

LOT AND BULK REQUIREMENTS
ZONE RA (RESIDENTIAL AGRICULTURAL)

CLASS 1	
FRONT SETBACK	40'
SIDE SETBACK	25'
REAR SETBACK	30'
MIN. LOT AREA	33,000 SQ. FT.
MIN. LOT WIDTH	100'
CLASS 2	
FRONT SETBACK	40'
SIDE SETBACK	25'
REAR SETBACK	30'
MIN. LOT AREA	44,000 SQ. FT.
MIN. LOT WIDTH	140'

LEGEND

	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	LOT LINE TO BE REMOVED
	OVERHEAD WIRES
	TREE LINE
	SPLIT RAIL FENCE
	IRON ROD FOUND
	SPIKE
	UTILITY POLE

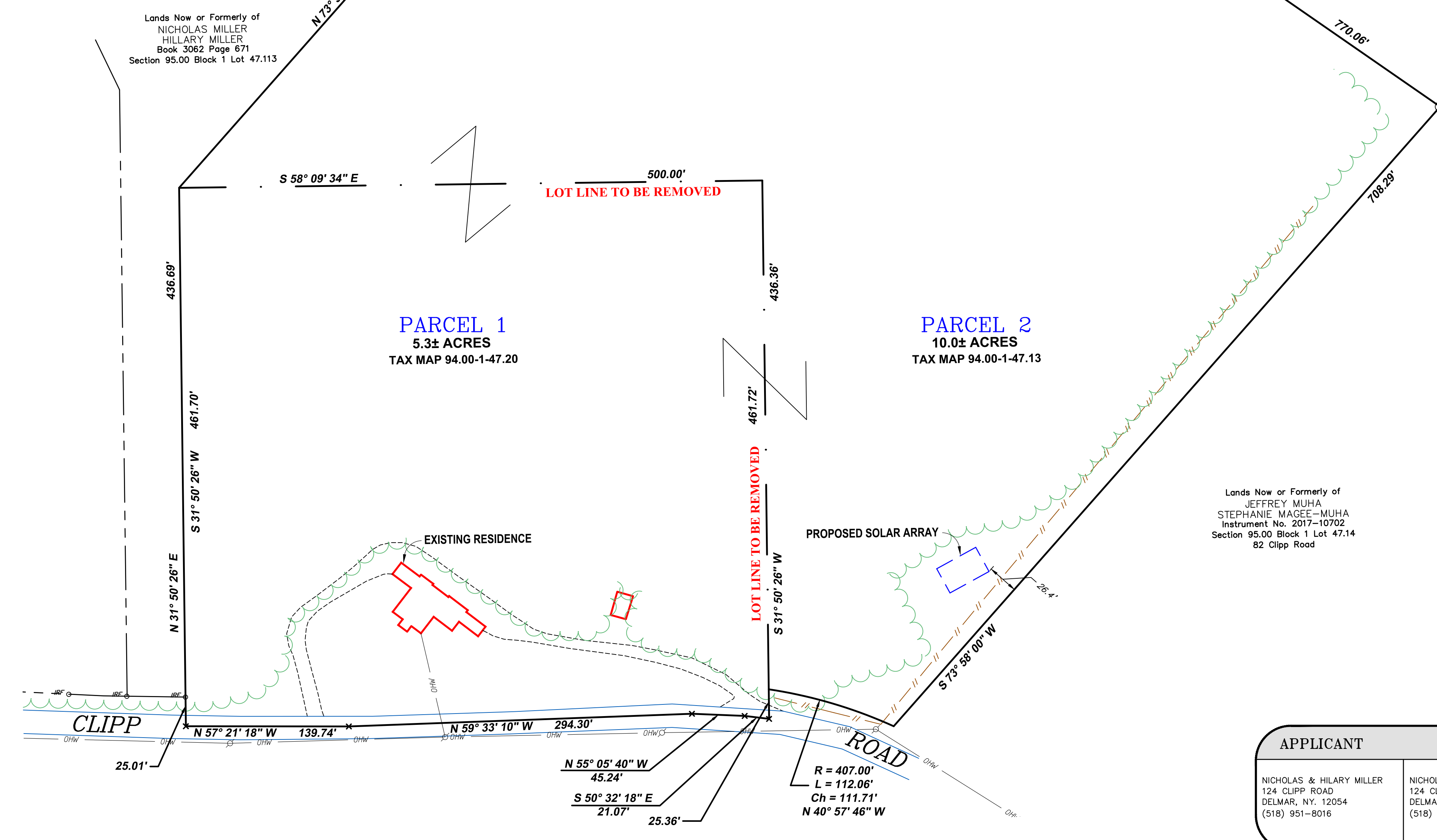
CERTIFICATIONS

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

THIS SURVEY HAS BEEN PREPARED EXPRESSLY FOR THE NAMED ENTITIES BELOW AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.

NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO ON THIS SURVEY.

1. NICHOLAS AND HILARY MILLER



SURVEYOR'S NOTES

- THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY. BOUNDARY LINES SHOWN HEREON ARE BASED ON FOUND EVIDENCE, RECORD DESCRIPTIONS AND EVIDENCE OF POSSESSION.
- SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
- SURVEY SUBJECT TO ANY UNDERGROUND UTILITIES CROSSING THIS PROPERTY.
- DWELLING SHOWN HEREON SERVED BY UNDERGROUND UTILITIES.
- THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. LOCATION OF FACILITIES AND/OR STRUCTURES OUTSIDE OF LIMITS OF FIELD SURVEY ARE SUBJECT TO WHATEVER STATE OF FACTS A FIELD SURVEY MAY REVEAL. THEIR LOCATION IS NOT CERTIFIED BY THIS SURVEY.
- CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- AGRICULTURAL OPERATIONS EXIST THROUGHOUT THE TOWN OF NEW SCOTLAND AND THERE ARE PRESENTLY OR MAY IN THE FUTURE BE FARM USES ADJACENT TO OR IN CLOSE PROXIMITY TO THE SUBDIVIDED PREMISES. SUCH USES ARE PROTECTED BY NEW SCOTLAND'S RIGHT-TO-FARM LAW.
- PRIOR TO ANY LAND DISTURBANCE ACTIVITY TAKING PLACE, A "LAND DEVELOPMENT ACTIVITIES APPLICATION" MUST BE FILED WITH THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL IN ACCORDANCE WITH ARTICLE I, SECTION 4 OF LOCAL LAW FOR STORMWATER MANAGEMENT AND EROSION AND SEDIMENT AND CONTROL.

DEED REFERENCE

- ANTHONY FALCO AND ROBERTA MURCHISON TO NICHOLAS W. MILLER BY DEED DATED SEPTEMBER 09, 1983 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE IN DEED BOOK 2246 AT PAGE 129.
- JEFFREY NASNER AND KATHLEEN NASNER TO NICHOLAS W. MILLER AND HILARY J. MILLER BY DEED DATED AUGUST 18, 2006 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE IN DEED BOOK 2855 AT PAGE 293.

MAP REFERENCE

- MAP ENTITLED "SURVEY OF LANDS TO BE CONVEYED TO ANTHONY FALCO & ROBERTA MURCHISON" PREPARED BY L.C. KIERNAN, LAND SURVEYORS DATED APRIL 22, 1982 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE AS MAP NO. 5857 IN DRAWER 172.
- MAP ENTITLED "PROPOSED FOUR LOT SUBDIVISION LANDS OF NASNER" PREPARED BY CYNTHIA K. ELLIOTT DATED MAY 11, 2006, REVISED THROUGH JUNE 12, 2006 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE AS MAP NO. 11847 IN DRAWER 172.
- MAP ENTITLED "PROPOSED FOUR LOT MINOR SUBDIVISION LANDS OF JEFFREY AND KATHLEEN NASNER" PREPARED BY CYNTHIA K. ELLIOTT DATED JULY 21, 2010 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE AS MAP NO. 12701 IN DRAWER 172.
- MAP ENTITLED "RE-SUBDIVISION & LOT LINE ADJUSTMENT LANDS OF JEFFREY AND KATHLEEN NASNER" PREPARED BY CYNTHIA K. ELLIOTT DATED JULY 21, 2010, REVISED THROUGH OCTOBER 12, 2012 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE AS MAP NO. 12761 IN DRAWER 172.

PROPOSED PARCEL STATISTICS

PARCEL 1
SECTION 95.00 - BLOCK 1 - LOT 47.20
T/O NEW SCOTLAND - COUNTY OF ALBANY - STATE OF NEW YORK
EXISTING: 5.3± ACRES
PARCEL 2
SECTION 95.00 - BLOCK 1 - LOT 47.13
T/O NEW SCOTLAND - COUNTY OF ALBANY - STATE OF NEW YORK
EXISTING: 10± ACRES
PROPOSED PARCEL = 15.3± ACRES

TOWN OF NEW SCOTLAND ENDORSEMENT

APPLICANT	OWNER
NICHOLAS & HILARY MILLER 124 CLIPP ROAD DELMAR, NY, 12054 (518) 951-8016	NICHOLAS & HILARY MILLER 124 CLIPP ROAD DELMAR, NY, 12054 (518) 951-8016

PROJECT NO.: 2020-011	SCALE: 1"=60'
DRAWN BY: JRP	CHECKED BY: JRP
SP-1	FIELD SURVEY COMPLETED: MARCH 16, 2020
	SURVEY MAP COMPLETED: MARCH 28, 2020

BETHLEHEM LAND SURVEYING, P.C.

Jason R. Peterson, PLS
10 HALLWOOD ROAD
DELMAR, NEW YORK 12054
O: (518) 650-6434 C: (518) 813-0059

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UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7208, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

I HEREBY CERTIFY THAT THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED MARCH 16, 2020 AND THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION, AND CONFORMS WITH THE MINIMUM STANDARDS OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.



rev.	date	description

MAP OF SURVEY OF LOT LINE ADJUSTMENT

Lands at at 124 Clipp Road for
Nicholas and Hilary Miller

- SITUATE -

TOWN OF NEW SCOTLAND - COUNTY OF ALBANY
STATE OF NEW YORK