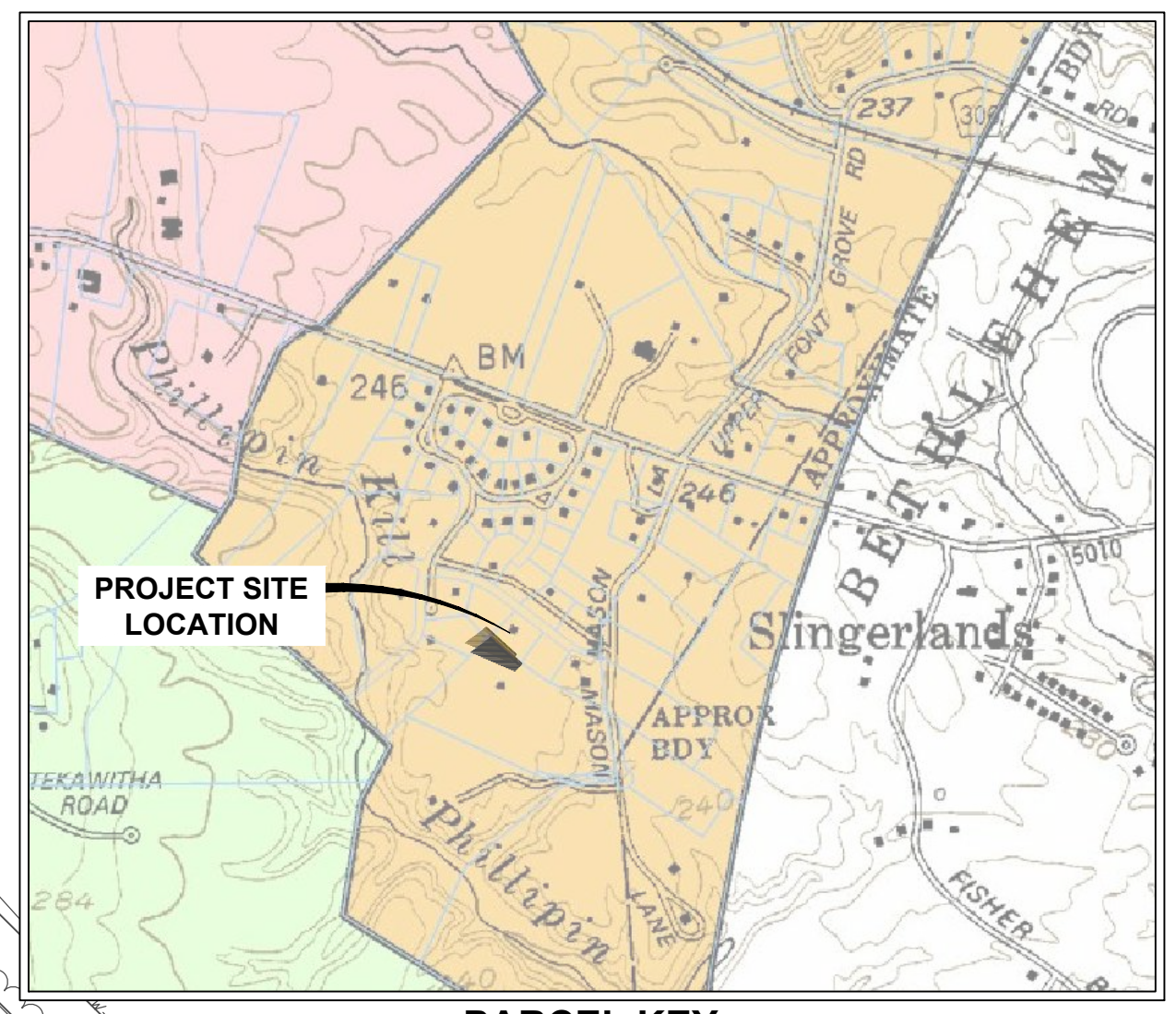
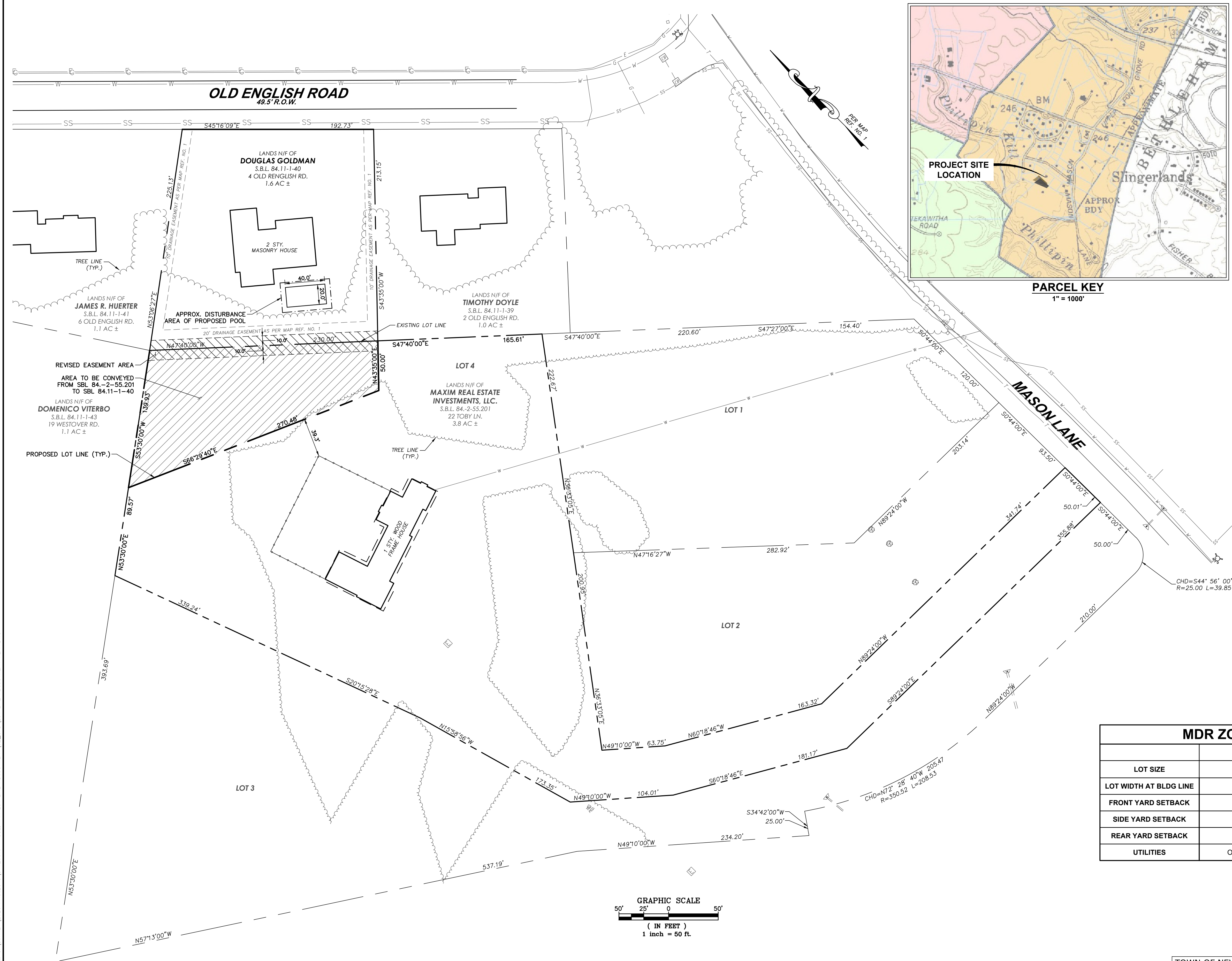


OLD ENGLISH ROAD
49.5' R.O.W.



PARCEL KEY
1" = 1000'

- LEGEND**
- EXISTING PROPERTY LINE
 - - - EXISTING ADJACENT PROPERTY LINE
 - PROPOSED PROPERTY LINE

SITE STATISTICS:

OWNER: DOUGLAS GOLDMAN
SITE ADDRESS: 4 OLD ENGLISH ROAD
 NEW SCOTLAND, NY 12159
 (LOT 84.11-1-40)
COORDINATES: LAT 42° 37' 32.6", LONG 73° 53' 20.5"
TOTAL SITE AREA: 68,107.5 SF (1.56 AC±)
EXISTING ZONING: MDR - MEDIUM DENSITY RESIDENTIAL
EXISTING USE: SINGLE FAMILY RESIDENTIAL

SURVEY NOTES:

- UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION.
- UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.
- THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC PURPOSE AND USE THEREFORE, THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.
- EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY.
- SUBJECT TO ALL RIGHTS, EASEMENTS COVENANTS AND RESTRICTIONS OF RECORD.
- TAX MAP DESIGNATION: 84.11-1-40 & 84.-2-55.201

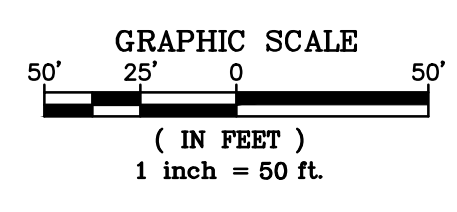
MAP REFERENCES:

- AS SHOWN ON "MAP SHOWING LOCATION OF BUILDINGS AND IMPROVEMENTS WITH REFERENCE TO PROPERTY LINES NO.4 OLD ENGLISH ROAD" TOWN OF NEW SCOTLAND, COUNTY OF ALBANY, STATE OF NEW YORK, MAP NO. 190322, PREPARED HERSBERG & HERSBERG CONSULTING ENGINEERS AND LAND SURVEYORS BEARING A DATE OF 12/4/2019.
- AS SHOWN ON MAP TITLED "FINAL PLAT, MAXIM REAL ESTATE -- 22 TOBY LANE", FILED AS INSTRUMENT NO. 13794 WITHIN THE ALBANY COUNTY CLERK'S OFFICE.

NOTES:

- 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 STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL.
- APPROVED LOT CORNERS SHALL BE SET WITH 30" NO. 5 REBAR

MDR ZONE BULK REQUIREMENTS		
	CLASS 2	CLASS 3
LOT SIZE	30,000 SF	44,000 SF
LOT WIDTH AT BLDG LINE	130 FT	150 FT
FRONT YARD SETBACK	40 FT	40 FT
SIDE YARD SETBACK	25 FT	25 FT
REAR YARD SETBACK	30 FT	30 FT
UTILITIES	ONSITE WATER OR SEWER	ONSITE WATER AND SEWER



TOWN OF NEW SCOTLAND APPROVAL:
 APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF NEW SCOTLAND, NEW YORK, ON THE _____ DAY OF _____, 20__ BY CHAIRMAN _____.

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CHK	REV	DESCRIPTION	NO.	DATE

MICHAEL L. GROFF, P.L.S.
 NYS LICENSE NO. 46454

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 Engineering & Land Surveying, P.C.
 2391 Western Avenue • Guilderland, NY 12094
 518-607-3359 • www.insitenortheast.com

**LOT LINE ADJUSTMENT PLAN OF
 LANDS N/F
 DOUGLAS GOLDMAN & MAXIM REAL
 ESTATE INVESTMENTS, LLC.**

TOWN OF NEW SCOTLAND ALBANY COUNTY NEW YORK STATE

DATE: 8/13/20
 JOB #: SVY20016
 SCALE: 1" = 50'
 SURVEYED BY: INE
 DRAWN BY: RGA
 CHECKED BY: MIG

DWG. NO.
PLAT
 SHEET 1 OF 1