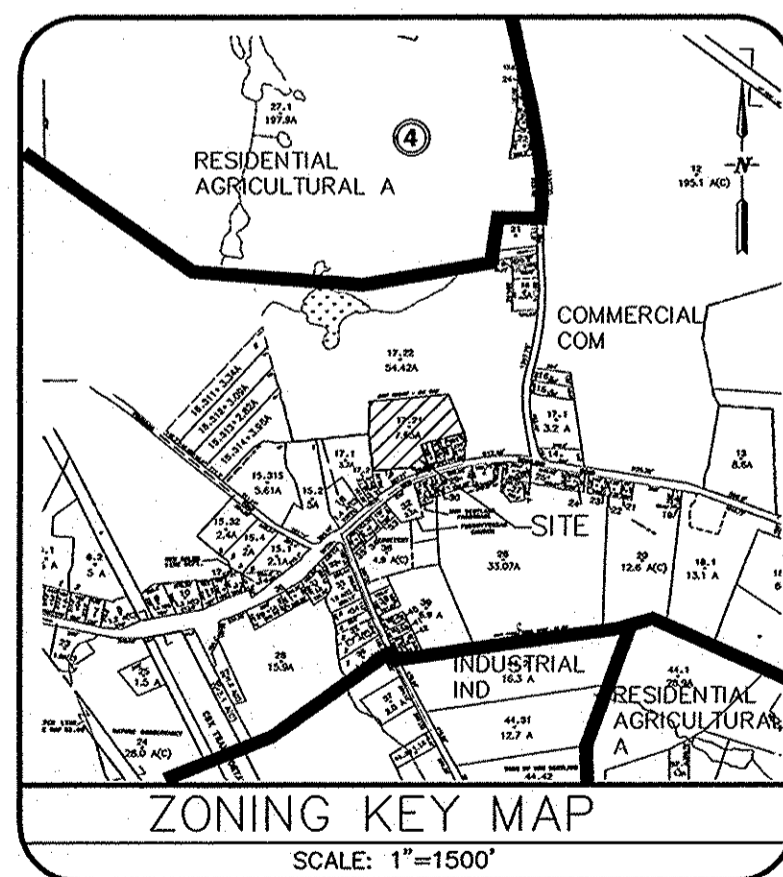
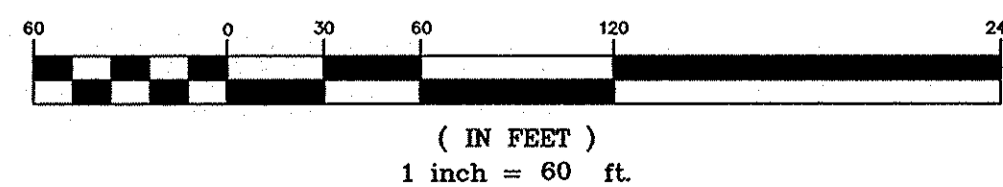




LANDS N/F
CASEY D. HUGHES
AND
CONOR J. HUGHES
L. 2827 P. 491



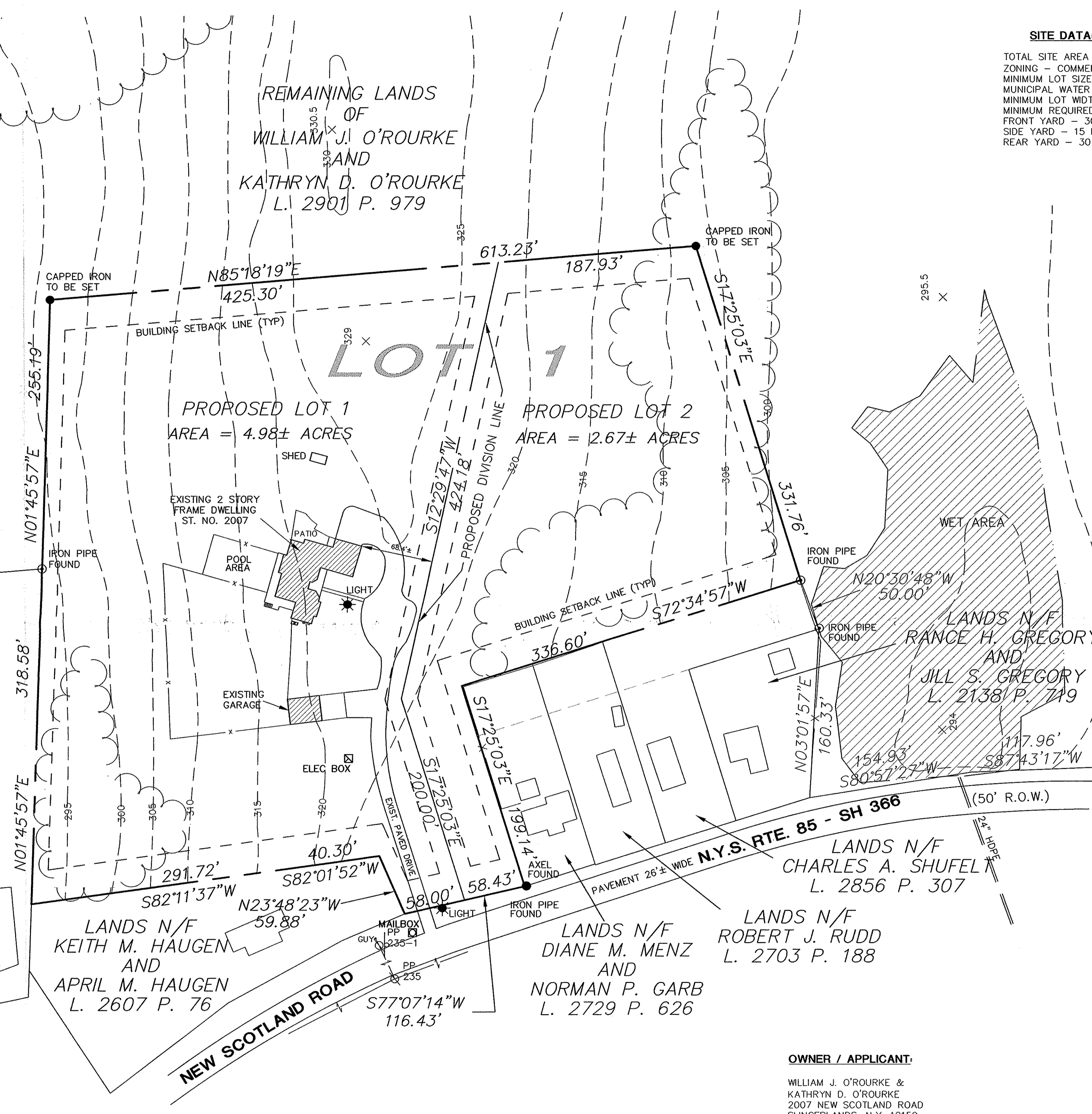
GRAPHIC SCALE



REMAINING LANDS
OF
WILLIAM J. O'ROURKE
AND
KATHRYN D. O'ROURKE
L. 2901 P. 979

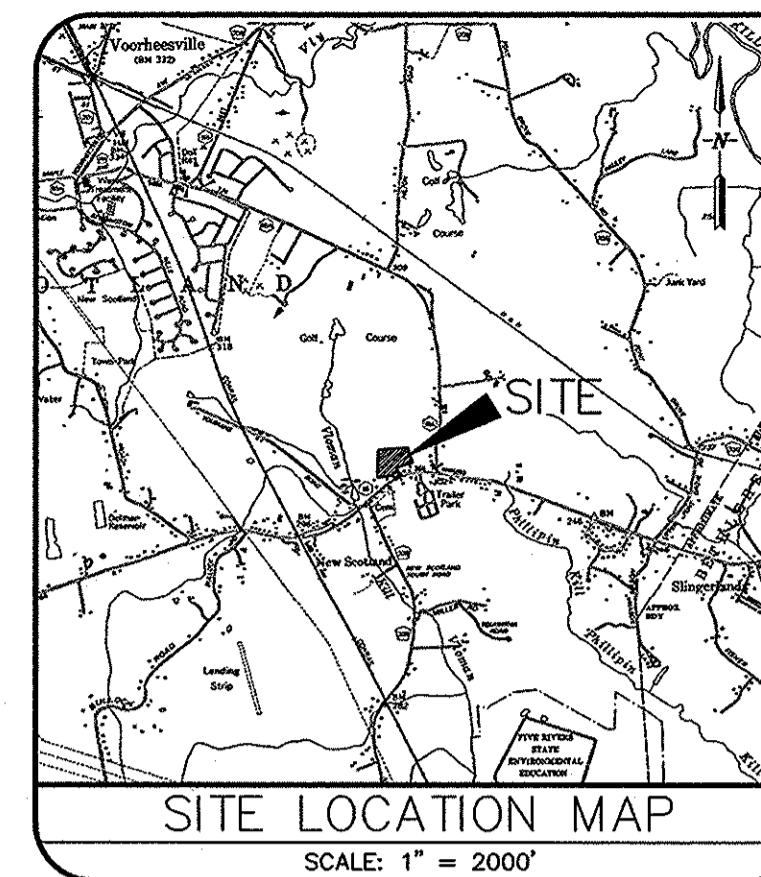
PROPOSED LOT 1
AREA = 4.98± ACRES

PROPOSED LOT 2
AREA = 2.67± ACRES



SITE DATA:

TOTAL SITE AREA = 7.65± ACRES
ZONING - COMMERCIAL (COM) (RESIDENTIAL-SPECIAL USE)
MINIMUM LOT SIZE - 33,000 SQ. FT. CLASS
MUNICIPAL WATER AND ON-SITE SEWERAGE DISPOSAL
MINIMUM LOT WIDTH - 120 FEET
MINIMUM REQUIRED YARD SETBACKS:
FRONT YARD - 30 FEET
SIDE YARD - 15 FEET
REAR YARD - 30 FEET



DEED REFERENCES:

- 1) CONVEYED BY WILLIAM J. O'ROURKE AND KATHRYN D. O'ROURKE TO WILLIAM J. O'ROURKE AND KATHRYN D. O'ROURKE BY DEED DATED OCTOBER 29, 2007 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON OCTOBER 31, 2007 IN LIBER 2901 OF DEEDS AT PAGE 979.
- 2) CONVEYED BY LYNCH ASSOCIATES, LLC TO WILLIAM J. O'ROURKE AND KATHRYN D. O'ROURKE BY DEED DATED MAY 17, 2002 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON MAY 23, 2002 IN LIBER 2710 OF DEEDS AT PAGE 7.

MAP REFERENCE:

- 1) MAP ENTITLED "MINOR SUBDIVISION PLAT, LANDS N/F OF O'ROURKE, AS DESCRIBED IN LIBER 2901 AT PAGE 979, TOWN OF NEW SCOTLAND, ALBANY COUNTY, STATE OF NEW YORK" AS PREPARED BY INGALLS & ASSOCIATES, LLP, ENGINEERS & SURVEYORS ON FEBRUARY 18, 2009 AND FILED IN THE OFFICE OF THE ALBANY COUNTY CLERK ON AUGUST 21, 2009 AS MAP NO. 172-12347.

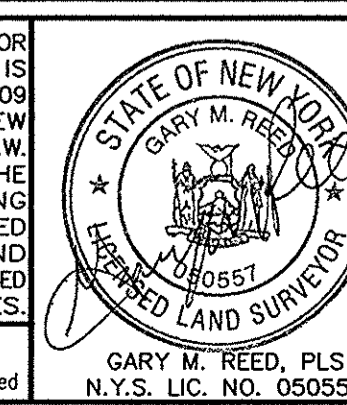
NOTES:

- 1) SUBJECT PARCEL: TOWN OF NEW SCOTLAND - TAX MAP 73.00, BLOCK 4, PARCEL 17.21.
- 2) SURVEY PREPARED BY INGALLS & ASSOCIATES, LLP FROM A JANUARY, 2009 FIELD SURVEY. ONLY THE SOUTHERLY AND EASTERLY BOUNDARIES WERE FIELD SURVEYED, THE REMAINING ACREAGE OF THE PARCEL WAS DETERMINED BY DEEDS AND MAPS OF RECORD. THEREFORE THE REMAINING ACREAGE IS SUBJECT TO VERIFICATION AND IS REFERENCED AS 'REMAINING LANDS', SEE MAP REFERENCE 1.
- 3) NORTH IS REFERENCED TO NAD 83 NEW YORK STATE PLANES, EAST ZONE.
- 4) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTION; RECORDED OR UNRECORDED.
- 5) SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- 6) SUBJECT TO A WATER LINE EASEMENT AND MAINTENANCE AGREEMENT AS RECITED IN LIBER 1807 AT PAGE 393 AND ALSO A WATER LINE EASEMENT RESERVATION AS RECITED IN LIBER 2570 AT PAGE 457.
- 7) SOME FEATURES DEPICTED HEREON WERE TAKEN FROM PREVIOUS SURVEYS AND AERIAL PHOTOGRAPHS. THEY ARE SHOWN AS APPROXIMATE AND FOR ORIENTATION PURPOSES ONLY.
- 8) UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY LOCATIONS AND CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS. INGALLS & ASSOCIATES, LLP MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE UNDERGROUND UTILITY LOCATIONS AND OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
- 9) SURVEY IS PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS CODE OF PRACTICE FOR LAND SURVEYS AS ADOPTED IN OCTOBER OF 1966 AND LAST REVISED ON JULY 18, 1997.
- 10) DUE TO SNOW COVERED CONDITIONS AT THE TIME OF THE ORIGINAL FIELD SURVEY, CERTAIN EXISTING SURFACE AND SUBSURFACE FEATURES MAY NOT HAVE BEEN VISIBLE AT THE TIME OF THE FIELD SURVEY AND THEREFORE NOT SHOWN ON THIS PLAT.
- 11) 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.
- 12) 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 1, SECTION 4 OF LOCAL LAW FOR STORM WATER MANAGEMENT AND EROSION AND SEDIMENT AND CONTROL.
- 13) WATER SERVICE TO EXISTING RESIDENTIAL STRUCTURE BY PERMISSIVE SERVICE AREA FROM TOWN OF BETHLEHEM WATER MAIN.

OWNER / APPLICANT:

WILLIAM J. O'ROURKE &
KATHRYN D. O'ROURKE
2007 NEW SCOTLAND ROAD
SLINGERLANDS, N.Y. 12159

NO.	DATE	REVISIONS	BY



GARY M. REED, PLS
N.Y.S. LIC. NO. 050557

DAVID F. INGALLS JR., P.E.
N.Y.S. LIC. NO. 064993

ingalls
ingalls & associates, LLP
engineers / surveyors
2603 GUILDFORD AVENUE
SCHEENSBURY, N.Y. 12150
PHONE: (518) 393-7725
FAX: (518) 393-2324

MINOR SUBDIVISION PLAT
LANDS N/F OF O'ROURKE
LOT 1 - # 2007 NEW SCOTLAND ROAD
TOWN OF NEW SCOTLAND
COUNTY OF ALBANY STATE OF NEW YORK

DATE: JUNE 16, 2011
CHECKED BY: GMR
JOB NO. 09-005

DRAWN BY: RDF
CADD FILE: 09-005 EX

SCALE: 1" = 60'
SHEET 1 OF 1