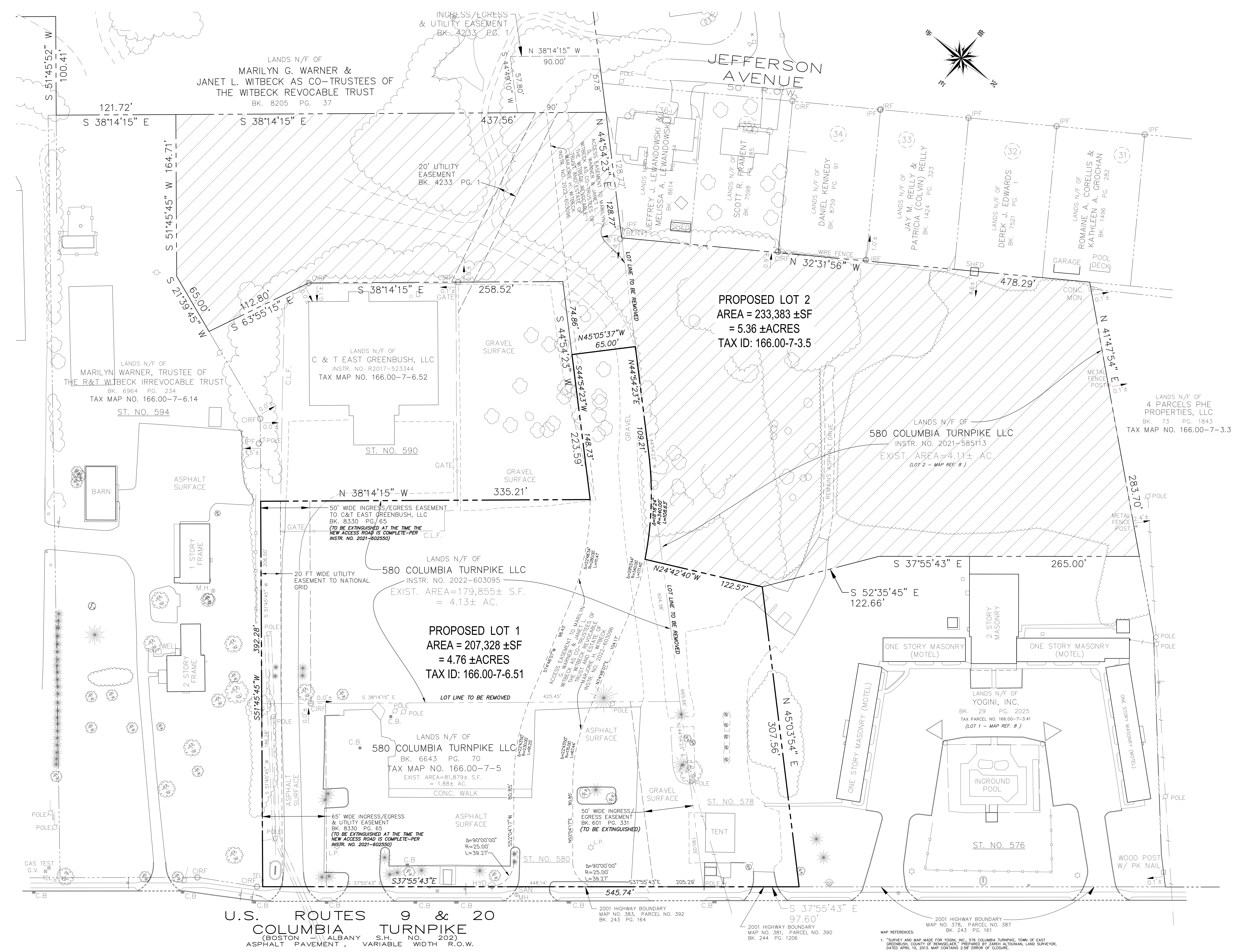
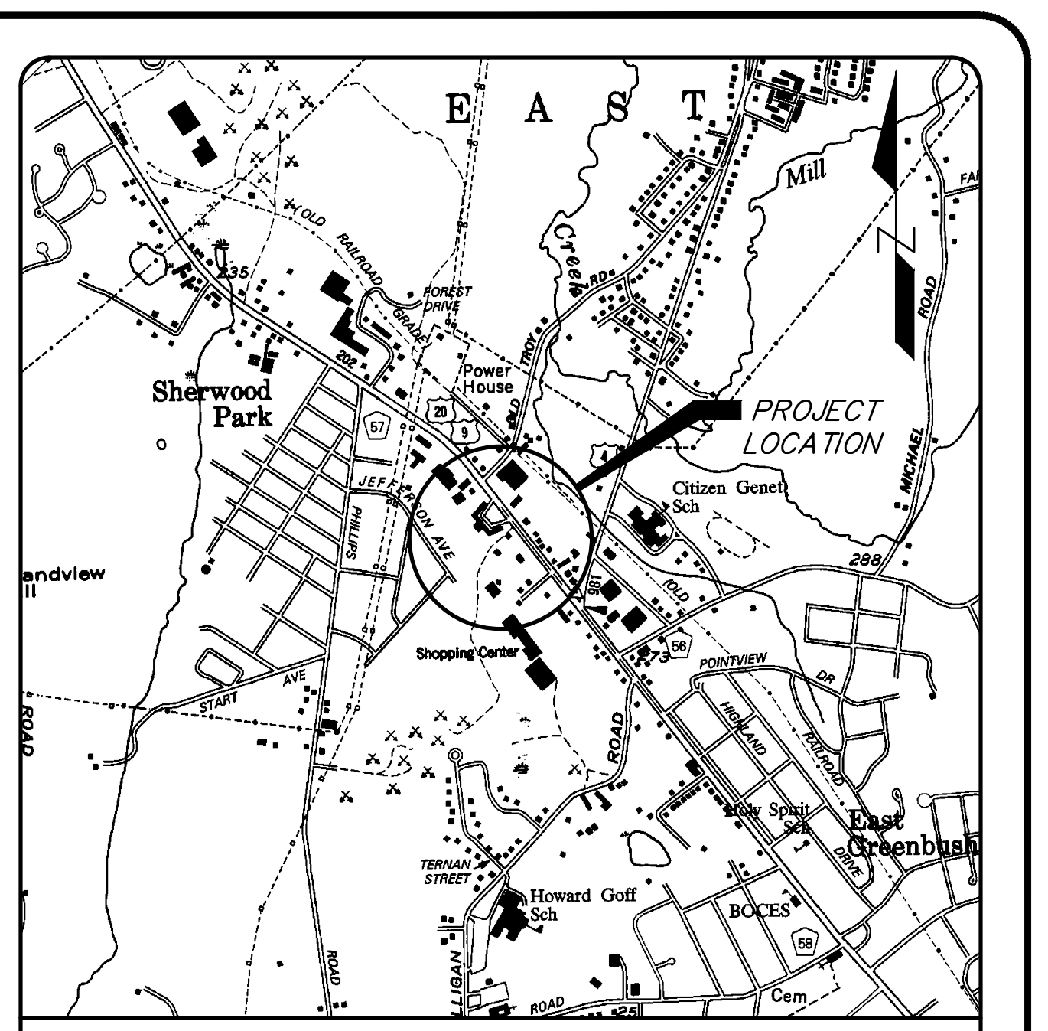
\\192.168.0.8\shared files\JOBS\Jobs 2016\#16206-weathervane, 576 & 580 route 9 & 20, s.hart\Dwg\16206-ODA2.DWG, 3/21/2022 8:20:10 AM, rober, 1:1


JEFFERSON AVENUE
50' R.O.W.
INGRESS/EGRESS & UTILITY EASEMENT BK. 4233 PG. 1
LANDS N/F OF MARILYN G. WARNER & JANET L. WITBECK AS CO-TRUSTEES OF THE WITBECK REVOCABLE TRUST BK. 8205 PG. 37
S 51°45'52" W 100.41'
121.72'
S 38°14'15" E
S 38°14'15" E 437.56'
N 38°14'15" W 90.00'
57.80'
S 51°45'45" W 164.71'
S 21°39'45" W 65.00'
S 63°55'15" E 112.80'
20' UTILITY EASEMENT BK. 4233 PG. 1
N 44°54'23" E 128.77'
LANDS N/F OF JEFFREY J. LEWANDOWSKI & MELISSA A. LEWANDOWSKI BK. 8614 PG. 34
LANDS N/F OF SCOTT R. FRAMENT BK. 7598 PG. 85
LANDS N/F OF DANIEL KENNEDY BK. 8759 PG. 91
LANDS N/F OF JAY M. REILLY & PATRICIA (COLVIN) REILLY BK. 1424 PG. 323
LANDS N/F OF DEREK J. EDWARDS BK. 7521 PG. 1
LANDS N/F OF ROMAINE A. CORELLIS & KATHLEEN A. GROCHAN BK. 1496 PG. 282
(36) (35) (34) (33) (32) (31)
N 32°31'56" W 478.29'
WIRE FENCE
SHED
GARAGE
POOL DECK
CONC. MON.
N 41°47'54" E 283.70'
METAL FENCE POST
PROPOSED LOT 2
AREA = 233,383 ±SF
= 5.36 ±ACRES
TAX ID: 166.00-7-3.5
LANDS N/F OF 580 COLUMBIA TURNPIKE LLC INSTR. NO. 2021-585113 EXIST. AREA=4.11± AC. (LOT 2 - MAP REF. 8)
REMAINS ASPHALT DRIVE
LANDS N/F OF 4 PARCELS PHE PROPERTIES, LLC BK. 73 PG. 1843 TAX MAP NO. 166.00-7-3.3
S 37°55'43" E 265.00'
S 52°35'45" E 122.66'
N24°42'40"W 122.57'
N44°54'23"E 109.21'
N45°05'37"W 65.00'
S 44°54'23" W 74.86'
S44°54'23"W 148.73' 223.59'
LOT LINE TO BE REMOVED
LANDS N/F OF MARILYN WARNER, TRUSTEE OF THE R&T WITBECK IRREVOCABLE TRUST BK. 6964 PG. 234 TAX MAP NO. 166.00-7-6.14
ST. NO. 594
LANDS N/F OF C & T EAST GREENBUSH, LLC INSTR. NO. R2017-523344 TAX MAP NO. 166.00-7-6.52
ST. NO. 590
S 38°14'15" E 258.52'
GRAVEL SURFACE
N 38°14'15" W 335.21'
ASPHALT SURFACE
BARN
1 STORY FRAME
2 STORY FRAME
WELL
50' WIDE INGRESS/EGRESS EASEMENT TO C&T EAST GREENBUSH, LLC BK. 8330 PG. 65 (TO BE EXTINGUISHED AT THE TIME THE NEW ACCESS ROAD IS COMPLETE-PER INSTR. NO. 2021-602550)
20 FT WIDE UTILITY EASEMENT TO NATIONAL GRID
LANDS N/F OF 580 COLUMBIA TURNPIKE LLC INSTR. NO. 2022-603095 EXIST. AREA=179,855± S.F. = 4.13± AC.
PROPOSED LOT 1
AREA = 207,328 ±SF
= 4.76 ±ACRES
TAX ID: 166.00-7-6.51
ACCESS EASEMENT TO MARILYN G. WARNER & JANET L. WITBECK AS CO-TRUSTEES OF THE WITBECK REVOCABLE TRUST AND ESTATE OF MARJORIE H. WITBECK INSTR. NO. 2022-603096
S51°45'45"W 392.28'
LOT LINE TO BE REMOVED
LANDS N/F OF 580 COLUMBIA TURNPIKE LLC BK. 6643 PG. 70 TAX MAP NO. 166.00-7-5 EXIST. AREA=81,879± S.F. = 1.88± AC.
CONC. WALK
65' WIDE INGRESS/EGRESS & UTILITY EASEMENT BK. 8330 PG. 65 (TO BE EXTINGUISHED AT THE TIME THE NEW ACCESS ROAD IS COMPLETE-PER INSTR. NO. 2021-602550)
50' WIDE INGRESS/EGRESS EASEMENT BK. 601 PG. 331 (TO BE EXTINGUISHED)
Δ=90°00'00" R=25.00' L=39.27'
S37°55'43"E 545.74'
ST. NO. 580
ST. NO. 578
TENT
GRAVEL SURFACE
N 45°03'54" E 307.56'
LANDS N/F OF YOGINI, INC. BK. 29 PG. 2025 TAX PARCEL NO. 166.00-7-3.41 (LOT 1 - MAP REF. 8)
ONE STORY MASONRY (MOTEL)
2 STORY MASONRY
INGROUND POOL
ST. NO. 576
WOOD POST W/ PK NAIL
U.S. ROUTES 9 & 20
COLUMBIA TURNPIKE
(BOSTON - ALBANY S.H. NO. 202)
ASPHALT PAVEMENT, VARIABLE WIDTH R.O.W.
2001 HIGHWAY BOUNDARY MAP NO. 383, PARCEL NO. 392 BK. 243 PG. 164
2001 HIGHWAY BOUNDARY MAP NO. 381, PARCEL NO. 390 BK. 244 PG. 1206
S 37°55'43" E 97.60'
2001 HIGHWAY BOUNDARY MAP NO. 378, PARCEL NO. 387 BK. 243 PG. 161
GAS TEST G.V.
POLE
CIRF
IPF
C.B.
HYD
SAN MH
L.P.
GATE
C.L.F.



SITE LOCATION MAP
SCALE : 1" = 2000'±

NOTES:

1. BOUNDARY EVIDENCE AND PLANIMETRIC INFORMATION SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC JULY, 2017 THROUGH AUGUST, 2017 AND REFLECTS VISIBLE CONDITIONS EXISTING AT THOSE OCCASIONS.
2. TAX MAP DESIGNATION: 166.00–7–3.4 (ST. NO. 576) & 166.00–7–3.5 (ST. NO. 578)
3. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM PROPERTY LINES TO BUILDINGS ARE FOR BUILDING REFERENCE AND LOCATION AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.
4. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
5. CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. 1703–73010 USED TO PROVIDE RECORD INFORMATION REGARDING TITLE FOR ST. NO. 576 COLUMBIA TURNPIKE (TAX PARCEL NO. 166.00–7–3.4).
6. CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. 1703–73024 USED TO PROVIDE RECORD INFORMATION REGARDING TITLE FOR ST. NO. 578 COLUMBIA TURNPIKE (TAX PARCEL NO. 166.00–7–3.5).
7. (D) DENOTES DEED BEARING AND/OR DISTANCE.
(C) DENOTES COMPUTED BEARING AND/OR DISTANCE.
8. THE DEED DESCRIPTION OF THE PARCEL DESCRIBED IN LIBER 29 OF DEEDS AT PAGE 2025 CONTAINS TWO DESCRIPTIONS (ORIGINAL & MORE MODERNLY DESCRIBED). THE ORIGINAL DESCRIPTION CONTAINS A 6.38' ERROR OF CLOSURE. THE MORE MODERN DESCRIPTION CONTAINS VARIATIONS FROM THE ORIGINAL DESCRIPTION. THIS SURVEY SHOWS DEED AND COMPUTED BEARINGS AND/OR DISTANCES.
BOTH DESCRIPTIONS CONTAINED IN LIBER 29 OF DEEDS AT PAGE 2025 STATE THE WESTERLY LINE OF SAID PARCEL ALONG THE EASTERLY LINE OF LOTS IN WOODLAND PARK.

MAP REFERENCES:

1. "SURVEY AND MAP MADE FOR YOGINI, INC., 576 COLUMBIA TURNPIKE, TOWN OF EAST GREENBUSH, COUNTY OF RENNSELAER," PREPARED BY ZAREH ALTOUNIAN, LAND SURVEYOR, DATED APRIL 10, 2013. MAP CONTAINS 2.58' ERROR OF CLOSURE.
2. "WOODLAND PARK, SECTION 1, 2 AND 3, TOWN OF EAST GREENBUSH, COUNTY OF RENSSELAER, STATE OF NEW YORK," PREPARED BY MARCUS J. MAINS, DATED JUNE 3, 1958, LAST REVISED SEPT. 23, 1958 AND FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE ON MAY 20, 1955 AS MAP NO. 46–24.
3. NEW YORK STATE DEPARTMENT OF TRANSPORTATION DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY, BOSTON–ALBANY, S.H. NO. 202, MAP NO. 378, PARCEL NO. 387, YOGINI, INC. (REPUTED OWNER), DATED FEBRUARY 23, 2001.
4. NEW YORK STATE DEPARTMENT OF TRANSPORTATION DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY, BOSTON–ALBANY, S.H. NO. 202, MAP NO. 381, PARCEL NO. 390, ELIZABETH GONYEA GALLUP & RUTH V. WRIGHT (REPUTED OWNERS), DATED FEBRUARY 1, 2001.
5. "MAP OF SURVEY AND LOT LINE ADJUSTMENT BETWEEN LANDS OF WITBECK & 590 COLUMBIA TURNPIKE, TOWN OF EAST GREENBUSH, STATE OF NEW YORK," PREPARED BY R. SCOTT LAND SURVEYING AND HART ENGINEERING, DATED OCT. 30, 2103 AND FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE ON FEB. 24, 2104 AS MAP NO. 2014–23.
6. "MAP SHOWING LOCATION OF BUILDINGS AND IMPROVEMENTS WITH REFERENCE TO PROPERTY LINES OF PETER HARRIS CLOTHES, COLUMBIA TURNPIKE (ROUTES 9 & 20), TOWN OF EAST GREENBUSH, COUNTY OF RENSSELAER, STATE OF NEW YORK," PREPARED BY HERSHBERG & HERSHBERG CONSULTING ENGINEERS AND LAND SURVEYORS, DATED APRIL 12, 2016.
7. "RECORD DRAWING, PETER HARRIS CLOTHES, COLUMBIA TURNPIKE (ROUTES 9 & 20), EAST GREENBUSH, NEW YORK," PREPARED BY HERSHBERG & HERSHBERG CONSULTING ENGINEERS AND LAND SURVEYORS, DATED AUGUST 1, 1997, LAST REVISED OCTOBER 9, 1997.
8. "PROPOSED LOT LINE ADJUSTMENT BETWEEN LANDS OWNED BY YOGINI, INC. & BHARAT PATEL, TOWN OF EAST GREENBUSH, COUNTY OF RENSSELAER, NEW YORK," PREPARED BY ADVANCE ENGINEERING & SURVEYING PLLC, DATED JULY 24, 2018, LAST REVISED MARCH 19, 2020 AND FILED IN THE RENSSELAER COUNTY CLERKS OFFICE ON AUGUST 20, 2020 AS MAP NO. 2020–73.

LOT LINE ADJUSTMENT DATA

TAX LOT	EXISTING		PROPOSED
166.00–7–3.5	4.11 ±AC.		5.36 ±AC.
166.00–7–6.51	4.13 ±AC.	4.76 ±AC. (INCLUDES ALL OF TAX LOT 166.00–7–5)	
166.00–7–5	1.88 ±AC.		
TOTAL	10.12 ±AC.	10.12 ±AC.	

PLANNING BOARD TOWN OF EAST GREENBUSH, N.Y.
VALID FOR FILING WITH RENSSELAER COUNTY CLERK
APPROVAL ISSUED UNDER AUTHORITY OF AND SUBJECT TO
CONDITIONS IN ACCORDANCE WITH ARTICLE 16 TOWN LAW STATE OF
NEW YORK
DATED_______________________________
APPROVED BY______________________________________
CHAIRMAN

NO.	REVISION	BY	APPD.	DATE	NO.	REVISION	BY	APPD.	DATE
1)	ISSUED FOR REVIEW	R.D.D.	R.D.D.	XX					

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PHONE: (518) 573–9961 E–MAIL: Robert.Davis.Jr@outlook.com
ROBERT D DAVIS,JR., P.L.S.

ENGINEERING SURVEYING ADVANCE

PROPOSED LOT LINE ADJUSTMENT
BETWEEN LANDS OWNED BY
580 COLUMBIA TURNPIKE LLC

ST. NO. 578 & 580 COLUMBIA TURNPIKE
COUNTY OF RENNSELAER
TOWN OF EAST GREENBUSH
STATE OF NEW YORK
DATE: MARCH 4, 2022
SCALE : 1" = 40'

SHEET NO.
LLA-2
1 OF 1 16206–0DA2