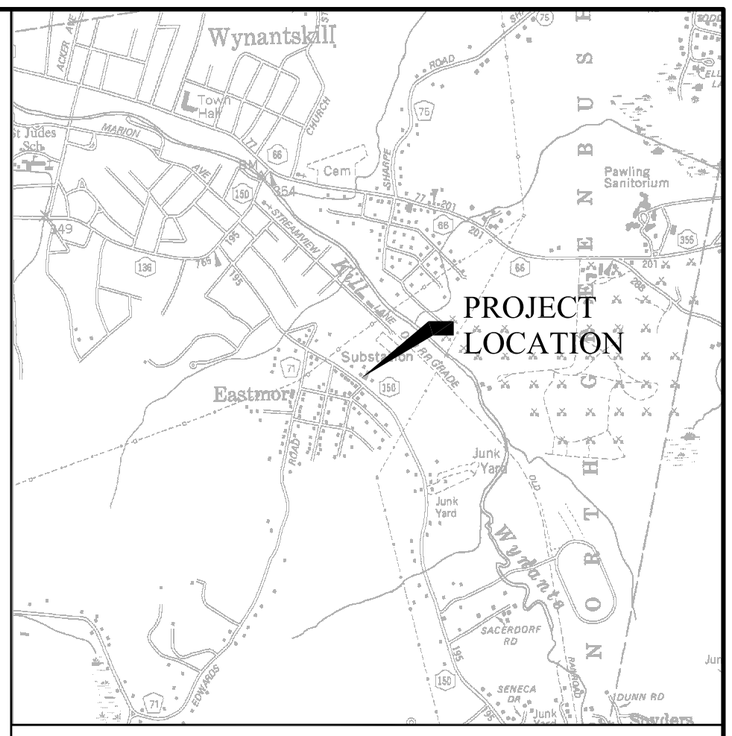
Lands N/F of
NEW YORK STATE ELECTRIC & GAS CORPORATION
Bk. 1074, Pg. 190
Section 124.00 Block 5 Lot 8.2

Lands N/F of
CHARLES M. REO &
CARRIE A. BEAULIEU
Bk. 1191, Pg. 170
Section 124.00 Block 5 Lot 7.2
Map Reference 1 & 2

Lands N/F of
NICHOLAS C. TESTO & ANTHONY J. TESTO
Bk. 7344, Pg. 26
Section 124.00 Block 5 Lot 7.1
Map Reference 1 & 2

Lands N/F of
THE SEASONS OF NORTH GREENBUSH, LLC
Bk. 3053, Pg. 228
Section 124.00 Block 5 Lot 8.11
Map Reference 1



SITE LOCATION PLAN: 1"=2000'

PRELIMINARY

CONCRETE MONUMENT FOUND

S 08°13'34" W 64.15'
249.47'
173.81'
N 77°14'26" E
S 08°13'34" W
247.12'
N 77°14'26" E
95.23'
128.89'
S 45°20'56" W
N 39°56'58" E
N 34°10'54" W 100.00'
N 55°49'06" E 40.00'
N 34°10'54" W 62.18'
N 34°10'54" W 143.33'
109.24'
N 34°10'54" W
N 38°38'03" W 40.76'
N 40°21'43" E 48.28'
N 26°12'43" E 36.50'
N 43°18'05" E 20.00'
S 46°08'47" E 47.28'

TOTAL AREA:
1.786 Acres

TO BE RETAINED BY HARD TARGET, LLC

LOT 2
AREA:
30,734± SQ.FT.
(0.706 Acre)

LOT 1
AREA:
47,071± SQ.FT.
(1.080 Acres)

1 STORY BARN
1 STORY GARAGE
2 STORY DWELLING
1 STORY "Worthington Flowers"
1 STORY DWELLING
GREEN HOUSE
CONCRETE SEPTIC TANK COVER
2.0'
ASPHALT DRIVEWAY
ASPHALT
COVERED CONCRETE
CONCRETE WALK
DECK
AC
EM
GM
WV
HYD
WSO
OH
26.3'±
19.3'±
24.6'±
64.6'±(TOTAL)
25.2'±
19.5'±
17.1'±
74.8'
38.3'
19.4'
14.8'
8.2'
28.7'
20.3'
30.6'
6.2'

WEST SAND LAKE ROAD
(ASPHALT SURFACE)
– S.H. 195
WORTHINGTON BLVD.

IRF

GENERAL NOTES:

NORTH ORIENTATION IS BASED ON DEED REFERENCE 1.

ADJOINING LAND OWNER AND PROPERTY INFORMATION IS FOR REFERENCE ONLY.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

ONLY SURVEY MAPS MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

SUBJECT TO ANY/ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD THAT MAY AFFECT THE PROPERTY SURVEYED. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH.

SURVEY SUBJECT TO ANY RIGHT, TITLE AND/OR INTEREST TO ANY PORTION OF LAND LYING WITHIN OR ADJACENT TO THE HIGHWAY BOUNDS THAT MAY BE CLAIMED FOR HIGHWAY AND/OR UTILITY PURPOSES. HIGHWAY BOUNDS ARE APPROXIMATE AND WERE NOT DETERMINED BY THIS SURVEY.

SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.

UNDERGROUND UTILITIES THAT MAY EXIST ARE NOT SHOWN ON THIS SURVEY.

THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS AND/OR ENCROACHMENTS EXIST, THEY ARE NOT COVERED BY THIS CERTIFICATE.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND/OR TITLE REPORT AND IS SUBJECT TO WHATEVER STATE OF FACTS SUCH REPORTS MAY REVEAL.

THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.

AREA AND BULK REGULATIONS:

TOWN OF NORTH GREENBUSH - ZONE: RESIDENTIAL (R2)

B - SINGLE FAMILY

MIN. LOT SIZE	30,000 SQ. FT
MIN. WIDTH AT SETBACK	150 FEET
MIN. FRONT YARD SETBACK	40 FEET
MIN. SIDE YARD SETBACK	30 FEET
MIN. REAR YARD SETBACK	40 FEET
MIN. LOT COVERAGE	10%

OTHER - COMMERCIAL

MIN. LOT SIZE	40,000 SQ. FT
MIN. WIDTH AT SETBACK	200 FEET
MIN. FRONT YARD SETBACK	35 FEET
MIN. SIDE YARD SETBACK	40 FEET
MIN. REAR YARD SETBACK	40 FEET
MIN. LOT COVERAGE	15%

MAP REFERENCE:

1. "LOT LINE ADJUSTMENT MAP, TAX MAP PARCELS 124.0-5-7, 8.3 & 8.11", PREPARED BY DAVID E. DICKINSON & ASSOC., DATED DECEMBER 18, 2003 AND FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE IN DRAWER 2003 AS MAP 163.

2. "2 LOT SUBDIVISION, LANDS OF CHARLES M. REO", PREPARED BY DONALD G. SOVEY, DATED MARCH 14, 2013 AND FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE IN DRAWER 2013 AS MAP 103.

3. "MAP OF SURVEY OF THE LANDS OF CYNTHIA L. BURKEE", PREPARED BY CAPITAL DISTRICT LAND SURVEYING AND DATED FEBRUARY 10, 2022.

DEED REFERENCE:

1. CONSTANCE HOLDING, LLC TO HARD TARGET, LLC, DATED NOVEMBER 19, 2021 AND FILED IN THE RENSSELAESR COUNTY CLERK'S OFFICE IN DEED BOOK 9957 AT PAGE 267.

LEGEND:

WSO	WATER SHUTOFF
WV	WATER VALVE
HYD	HYDRANT
GV	GAS VALVE
EM	ELECTRIC METER
GM	GAS METER
	UTILITY POLE
OH — OH	OVERHEAD WIRES
	DEED LINE
	SUBDIVISION LINE
	PROPERTY LINE

30 0 30
SCALE IN FEET
1"=30'

DANIEL A. PEETERS P.L.S.
LICENSE #050744

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NORTH GREENBUSH PLANNING BOARD APPROVAL

APPROVED by Resolution of the Planning Board of the Town of North Greenbush, New York, on _____Subject to all requirements and conditions of said Resolution and the Town of North Greenbush code. Any change, erasure, modification or revision of this Subdivision plat, as approved, shall void this approval.

Signed: _____ Date: _____

Signed: _____ Date: _____

125 - 127 WEST SAND LAKE ROAD | PROJECT NO: 26-328

TAX PARCEL NO: 124.00 - 5 - 8.3

2 LOT SUBDIVISION
OF THE LANDS OF
HARD TARGET, LLC

Capital District Land Surveying
Capital District Land Surveying, PLLC
3283 NY-43, Averill Park, NY
Phone: (518) 727-0665 / (518) 712-5015
www.capitaldistrictlandsurveying.com

OCTOBER 6, 2026 | SCALE: 1"=30'

TOWN OF NORTH GREENBUSH
RENSSELAER COUNTY, N.Y.