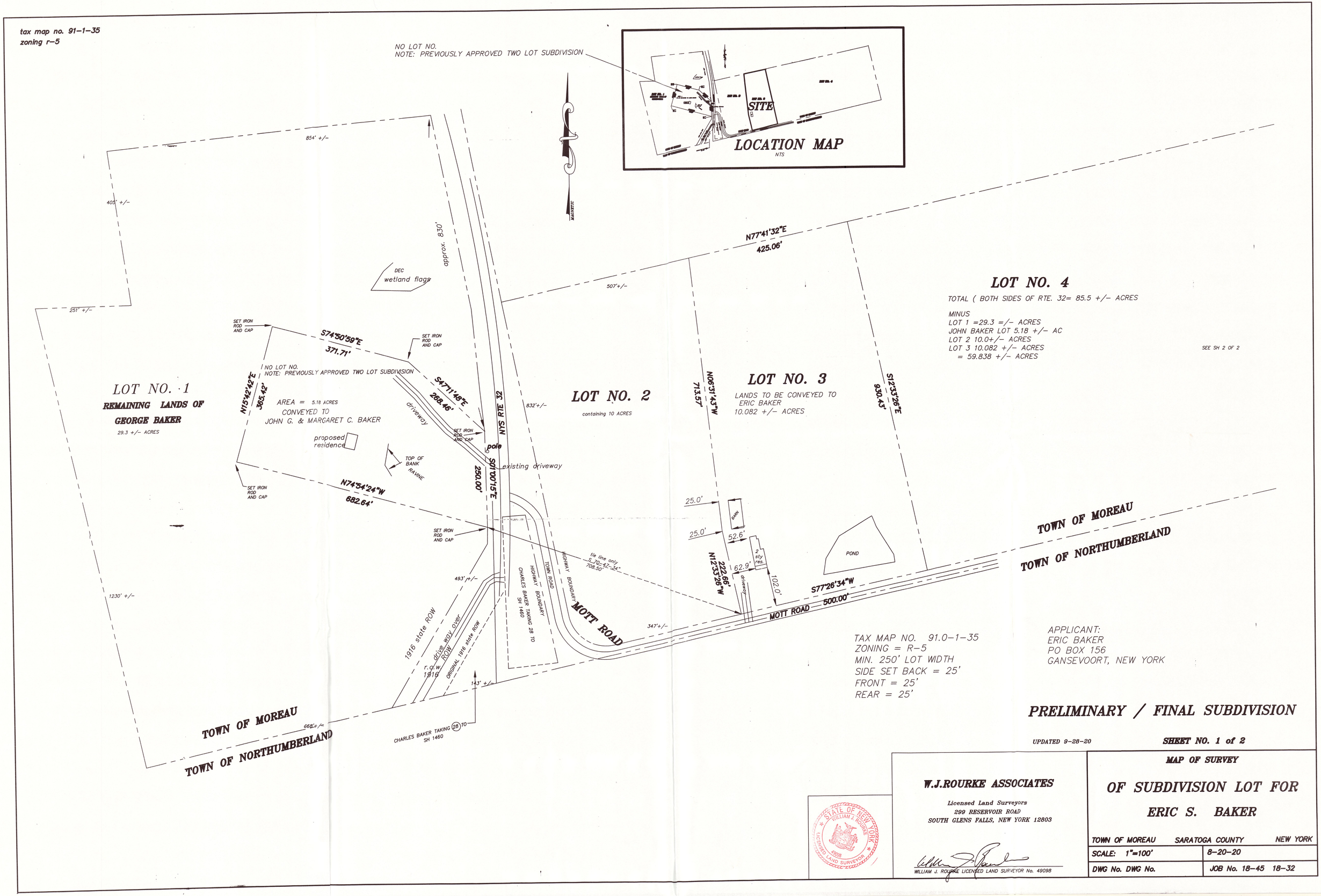
tax map no. 91-1-35
zoning r-5
NO LOT NO.
NOTE: PREVIOUSLY APPROVED TWO LOT SUBDIVISION
LOCATION MAP
NTS
SITE
MAGNETIC
854' +/-
405' +/-
251' +/-
1230' +/-
668' +/-
DEC
wetland flags
approx. 830'
SET IRON ROD AND CAP
S74°50'59"E
371.71'
S47°11'48"E
268.46'
N15°42'42"E
365.42'
NO LOT NO.
NOTE: PREVIOUSLY APPROVED TWO LOT SUBDIVISION
AREA = 5.18 ACRES
CONVEYED TO
JOHN G. & MARGARET C. BAKER
proposed residence
TOP OF BANK
RAVINE
driveway
NYS RTE 32
pole
existing driveway
S01°00'15"E
250.00'
N74°54'24"W
682.64'
LOT NO. 1
REMAINING LANDS OF
GEORGE BAKER
29.3 +/- ACRES
LOT NO. 2
containing 10 ACRES
832'+/-
507'+/-
N77°41'32"E
425.06'
N06°31'43"W
713.57'
LOT NO. 3
LANDS TO BE CONVEYED TO
ERIC BAKER
10.082 +/- ACRES
S12°33'26"E
930.43'
LOT NO. 4
TOTAL (BOTH SIDES OF RTE. 32= 85.5 +/- ACRES
MINUS
LOT 1 =29.3 =/- ACRES
JOHN BAKER LOT 5.18 +/- AC
LOT 2 10.0+/- ACRES
LOT 3 10.082 +/- ACRES
= 59.838 +/- ACRES
SEE SH 2 OF 2
25.0'
25.0'
52.6'
62.9'
102.0'
BARN
2 sty res.
POND
N12°33'26"W
222.66'
driveway
S77°26'34"W
500.00'
MOTT ROAD
MOTT ROAD
TOWN OF MOREAU
TOWN OF NORTHUMBERLAND
TOWN OF MOREAU
TOWN OF NORTHUMBERLAND
tie line only
S 70-47-34"
708.50'
HIGHWAY BOUNDARY
TOWN ROAD
HIGHWAY BOUNDARY
CHARLES BAKER TAKING 28 TO SH 1460
493'+/-
1916 state ROW
drive way over ROW
r.o.w. 1916
ORIGINAL 1916 state ROW
143' +/-
347'+/-
CHARLES BAKER TAKING 28 TO SH 1460
TAX MAP NO. 91.0-1-35
ZONING = R-5
MIN. 250' LOT WIDTH
SIDE SET BACK = 25'
FRONT = 25'
REAR = 25'
APPLICANT:
ERIC BAKER
PO BOX 156
GANSEVOORT, NEW YORK
PRELIMINARY / FINAL SUBDIVISION
UPDATED 9-28-20
SHEET NO. 1 of 2
STATE OF NEW YORK
WILLIAM J. ROURKE
LICENSED LAND SURVEYOR
49098
W.J.ROURKE ASSOCIATES
Licensed Land Surveyors
299 RESERVOIR ROAD
SOUTH GLENS FALLS, NEW YORK 12803
WILLIAM J. ROURKE LICENSED LAND SURVEYOR No. 49098
MAP OF SURVEY
OF SUBDIVISION LOT FOR
ERIC S. BAKER
TOWN OF MOREAU
SARATOGA COUNTY
NEW YORK
SCALE: 1"=100'
8-20-20
DWG No. DWG No.
JOB No. 18-45 18-32