Proposed division line
Proposed Lot 1
Proposed Lot 2
Proposed Lot 3
Structures

N

Lands Now or Formerly of
Linda Barber
Book 2811 Page 158
28.-3-4.3

Concrete Monument Found
Concrete Monument Found
Concrete Monument Found

Lands Now or Formerly of
Donald & Kathy Greenough
Book 821 Page 99
35.-1-4.3

Lands Now or Formerly of
Leland R Steele
Book W741 Page 252
28.-3-2

0 300 600 Feet
OVERALL PROPERTY

Proposed Lot 2
Area = 140 ± acres
Per Washington County
Tax Mapping

Site

CAT DEN ROAD

#12

Proposed Division Line

Total Combined Area = 370 ± acres
Per Washington County Tax Mapping

Lands Now or Formerly of
Leland R & Maxwell H Steele
Book 920 Page 319
35.-1-1

Proposed Lot 1
Area = 123 ± acres
Per Washington County
Tax Mapping

#10

#5

Proposed lot 3
Area = 108 ± acres
Per Washington County
Tax Mapping

#13

Lands Now or Formerly of
Maxwell Steele
Book W741 Page 252
35.-1-21

Lands Now or Formerly of
Greenough & Ryder
Book 2241 Page 40
35.-1-4.2

#14

#15

Lands Now or Formerly of
Linda Barber
Book 2811 Page 158
28.-3-4.3

OHW
Utility Pole
Concrete Monument Found

Proposed Division Line
S69° 35' 45"E
1261.84'

Total Combined Area = 370 ± acres
Per Washington County Tax Mapping

Utility Pole
Concrete Monument Found
Mail Box
Iron Rod Found
Capped Iron Rod Found

STATE ROUTE 22

Lands Now or Formerly of
Melanie Smith-Abbatiello & Richard Greenough
Book 3210 Page 323
35.-1-4.4

Concrete Monument Found

0 50 100 Feet

"ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION."

N:\Project Files\2024\24001 Greenough\DWG\24001-WRK SHT-2.dwg, 10/7/2024 12:05:22 PM, HP 24

DEED REFERENCE:

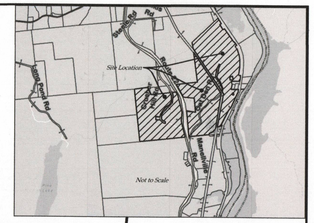
1. Conveyance to Mary E. Greenough, Richard L. Greenough, Donald P. Greenough & Susan L. Ryder by deed dated April 18, 2006, filed in the Washington County Clerks Office on October 3, 2006 in Book 2241 of Deeds at page 40.

MAP REFERENCES:

1. Map entitled "Map of a Portion of the Lands of Mary E. Greenough, Richard L. Greenough, Donald P. Greenough & Susan L. Ryder", prepared by John F. Grady, dated September 23, 2008, filed in the Washington County Clerks Office on November 12, 2010 as map number 1/12010.
2. Map entitled "Map of a Survey Made for Landvantage, inc", prepared by Bolster and Associates, dated April 24, 2009, filed in the Washington County Clerks Office on May 26, 2009 as map number 1/10118.
3. Map entitled "N.Y.P. & L. Corp. William & Susan M. Greenough", prepared by N. Y.P. & L. Corp., dated October 8, 1928, filed in the Washington County Clerks Office on November 7, 1928 as map number E-4454.
4. Map entitled "N.Y.P. & L. Corp. Dennis C. Barrett Est.", prepared by N.Y.P. & L. Corp., dated October 23, 1928, filed in the Washington County Clerks Office on December 10, 1928 as map number E-4519.
5. Map entitled "N.Y.P. & L. Corp.", prepared by N.Y.P. & L. Corp., dated October 8, 1928, filed in the Washington County Clerks Office on November 7, 1928 as map number F-1759.

MAP NOTES

1. Boundary information shown hereon was compiled from Washington County tax mapping lines, Map References 1-3, and an actual field survey conducted on January 11 - 12, September 13, 2024.
2. North orientation and bearing base per New York State Plane Coordinate System.
3. Washington County tax parcel 35.-1-4.1.
4. The location of underground improvements or encroachments, if any exist, or as shown hereon, are not certified. There may be other underground utilities, the existence of which are unknown. Size and location of all underground utilities must be verified by the appropriate authorities. The Underground Facilities Protective Organization must be notified prior to conducting test borings, excavation and construction.
5. This survey was prepared without the benefit of an up to date abstract of title.
6. Horizontal coordinates relative to the New York State plane coordinate system, East zone. Based on the North American Datum of 1983 (2011)(EPOCH:2010.0000).
7. Horizontal coordinate and elevation units are U.S. survey feet.
8. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.
9. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.
10. Property corner monuments were not placed as a part of this survey unless otherwise noted.



Lands Now or Formerly of
National Grid
28.-2-19

Proposed Lot 2
Area = 140 ± acres Per
Washington County
Tax Mapping

#12

CAT DEN ROAD

Mobile Home

N73° 54' 14"E
7.61'

Gravel Road

Proposed Division Line

N73° 54' 14"E
417.50'

Capped Iron Rod Found

Culvert

Dirt Road

Wood Fence Post

Transmission Lines

Utility Pole

Proposed lot 3
Area = 108 ± acres Per
Washington County Tax
Mapping

Lands Now or Formerly of
Raymond G & Gary R Hill
35.-1-7

Lands Now or Formerly of
Lawrence P Mullett, Sr & Laurie M Andrews
Book 2691 Page 301
35.-1-8

Iron Pipe Found

Iron Pipe Found

Iron Bolt Found

Capped Iron Rod Found

Lands Now or Formerly of
Mullett & Andrews
Book 2691 Page 301
35.-1-6

Lands Now or Formerly of
Laurie J & Joseph P Emde, III
Book 2856 Page 128
35.-1-9

Lands Now or Formerly of
Thomas Mowatt
Book 703 Page 325
35.-1-5

N

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ADIRONDACK PARK AGENCY
NOV 08 2024

FOR PRELIMINARY REVIEW

KRISTIN M. DARRAH
050803

DATE		REVISIONS RECORD/DESCRIPTION	DRAFTER

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
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Darrah Land Surveying, PLLC

APPROVED: KMD
DRAFTED: GCB
CHECKED: KMD
PROJ. NO: 24001
SCALE: 1"= 100'
DATE: 09/26/24

Map of a Proposed 3 Lot Subdivision

Lands Now or Formerly of
Mary E, Richard L, Donald P. Greenough & Susan L. Ryder

TOWN OF DRESDEN — WASHINGTON COUNTY, NEW YORK

Darrah Land Surveying, PLLC
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Voice: (518) 798-4692
or (518) 654-9016

24001-1
SHEET: 1 OF 1
PROJ NO: 24001