NEW YORK STATE OF OPPORTUNITY. Adirondack Park Agency
RECEIVED
Date: September 15, 2026

DEED REFERENCES:

1) TITLE SOURCE (Deed – Warranty With Lien Covenant)
Grantor: Robert Boellner, Edward A. Knapp, Michael W. Reilly, Rosalind Rubler, John H. Schilling and Gerhard Balk
Grantee: Robert C. Edwards & Linda A. Edwards
Dated: January 5, 1997
Recorded: February 19, 1998
Book 216 of Deeds at Page 755

2) TITLE SOURCE (Deed / Warranty)
Grantor: Michael W. Reilly, Robert Boellner, Edward A. Knapp, Rosalind Rubler, John H. Schilling and Gerhard Balk
Grantee: Robert C. Edwards and Linda A. Edwards
Dated: January 5, 1997
Recorded: February 19, 1998
Book 205 of Deeds at Page 9

3) TITLE SOURCE (Warranty Deed With Lien Covenant)
Grantor: Timothy G. Van Nostrand and Pamela Van Nostand
Grantee: Robert C. Edwards and Linda A. Edwards
Dated: December 5, 2017
Recorded: January 2, 2018
Instrument No. 2018–5

MAP REFERENCES:

1) Map Entitled: "Survey Map of Lands of Robert C. & Linda A. Edwards"
Map Date: April 10, 2017
Prepared By: Ferguson & Foss Professional Land Surveyors
Map Filed: Hamilton County Clerk's Office
September 27, 2017
Map No. 2461

2) Map Entitled: "Survey Map of Lands of Matthew J., Sr. & Brenda L. Ginter"
Map Date: April 16, 2013
Prepared By: Ferguson & Foss Professional Land Surveyors
Map Filed: Hamilton County Clerk's Office
June 18, 2013
Map No. 2244

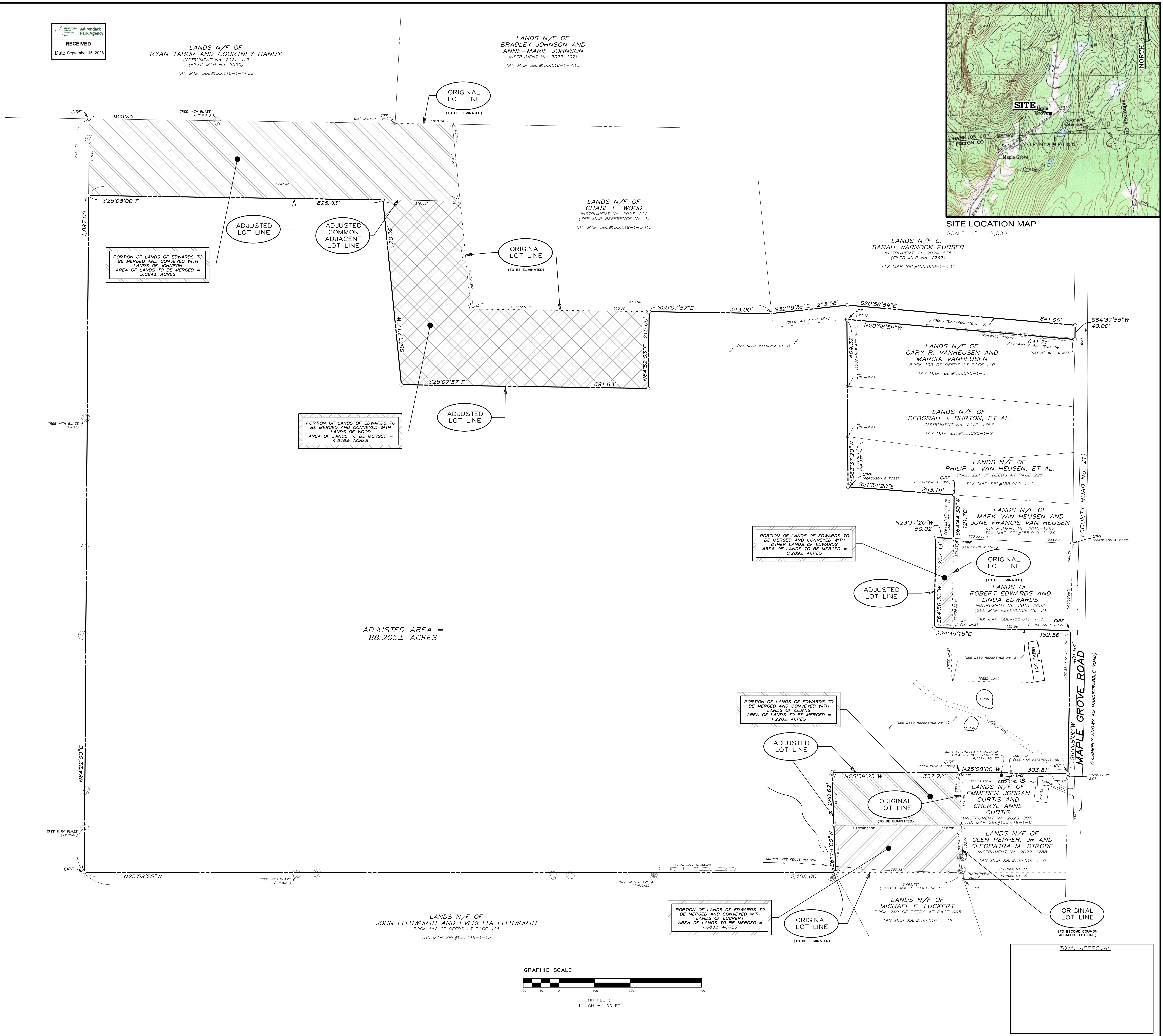
3) Hamilton County Real Property Tax Map
Town of Hope
Section 155.19
Block 1
Lot No. 5.111

SURVEY NOTES:

1) Survey map as prepared for Linda Edwards
2) All underground utilities, if any, not field located.
3) This survey was prepared without the benefit of an up–to–date abstract of title and is made subject to whatever state of facts such a document would reveal.
4) Field survey completed on June 9, 2026.

LEGEND:

CIRF	denotes Capped Iron Rod Found
EOP	denotes Edge of Pavement
IPF	denotes Iron Pipe Found
IRF	denotes Iron Rod Found
N/F	denotes Now or Formerly


LANDS N/F OF RYAN TABOR AND COURTNEY HANDY
INSTRUMENT No. 2021–415
(FILED MAP No. 2590)
TAX MAP SBL#155.016–1–11.22
LANDS N/F OF BRADLEY JOHNSON AND ANNE–MARIE JOHNSON
INSTRUMENT No. 2022–1071
TAX MAP SBL#155.016–1–7.13
LANDS N/F OF CHASE E. WOOD
INSTRUMENT No. 2023–292
(SEE MAP REFERENCE No. 1)
TAX MAP SBL#155.019–1–5.112
LANDS N/F C. SARAH WARNOCK PURSER
INSTRUMENT No. 2024–875
(FILED MAP No. 2763)
TAX MAP SBL#155.020–1–4.11
LANDS N/F OF GARY R. VANHEUSEN AND MARCIA VANHEUSEN
BOOK 193 OF DEEDS AT PAGE 140
TAX MAP SBL#155.020–1–3
LANDS N/F OF DEBORAH J. BURTON, ET AL.
INSTRUMENT No. 2012–4363
TAX MAP SBL#155.020–1–2
LANDS N/F OF PHILIP J. VAN HEUSEN, ET AL.
BOOK 221 OF DEEDS AT PAGE 225
TAX MAP SBL#155.020–1–1
LANDS N/F OF MARK VAN HEUSEN AND JUNE FRANCIS VAN HEUSEN
INSTRUMENT No. 2015–1292
TAX MAP SBL#155.019–1–24
LANDS OF ROBERT EDWARDS AND LINDA EDWARDS
INSTRUMENT No. 2013–2052
(SEE MAP REFERENCE No. 2)
TAX MAP SBL#155.019–1–3
LANDS N/F OF EMMEREN JORDAN CURTIS AND CHERYL ANNE CURTIS
INSTRUMENT No. 2023–805
TAX MAP SBL#155.019–1–8
LANDS N/F OF GLEN PEPPER, JR AND CLEOPATRA M. STRODE
INSTRUMENT No. 2022–1288
TAX MAP SBL#155.019–1–9
LANDS N/F OF MICHAEL E. LUCKERT
BOOK 249 OF DEEDS AT PAGE 665
TAX MAP SBL#155.019–1–12
LANDS N/F OF JOHN ELLSWORTH AND EVERETTA ELLSWORTH
BOOK 142 OF DEEDS AT PAGE 498
TAX MAP SBL#155.019–1–15
LANDS N/F OF NICHOLAS J. DEMSKE
INSTRUMENT No. 2011–2454
TAX MAP SBL#155.019–1–1
ADJUSTED AREA = 88.205± ACRES
PORTION OF LANDS OF EDWARDS TO BE MERGED AND CONVEYED WITH LANDS OF JOHNSON AREA OF LANDS TO BE MERGED = 5.084± ACRES
PORTION OF LANDS OF EDWARDS TO BE MERGED AND CONVEYED WITH LANDS OF WOOD AREA OF LANDS TO BE MERGED = 4.976± ACRES
PORTION OF LANDS OF EDWARDS TO BE MERGED AND CONVEYED WITH OTHER LANDS OF EDWARDS AREA OF LANDS TO BE MERGED = 0.289± ACRES
PORTION OF LANDS OF EDWARDS TO BE MERGED AND CONVEYED WITH LANDS OF CURTIS AREA OF LANDS TO BE MERGED = 1.220± ACRES
PORTION OF LANDS OF EDWARDS TO BE MERGED AND CONVEYED WITH LANDS OF LUCKERT AREA OF LANDS TO BE MERGED = 1.083± ACRES
ORIGINAL LOT LINE (TO BE ELIMINATED)
ADJUSTED LOT LINE
ADJUSTED COMMON ADJACENT LOT LINE
ORIGINAL LOT LINE (TO BECOME COMMON ADJACENT LOT LINE)
S25°08'00"E 825.03'
1,897.00
N64°22'00"E
N25°59'25"W 2,106.00'
520.59' S58°17'17"W
S25°07'57"E 691.63'
N64°52'03"E 215.00'
S25°07'57"E 343.00'
S32°19'55"E 213.58'
S20°56'59"E 641.00'
S64°37'55"W 40.00'
N20°56'59"W 641.71'
(640.84'–MAP REFERENCE No. 1)
(N35°26', 5.1' TO IRF)
469.32'
(469.00'–MAP REF. No. 1)
S63°37'20"W
(S63°40'40"W–MAP REF. No. 1)
S21°34'20"E 298.19'
S64°44'30"W 121.70'
(S64°55'35"W, 121.82–MAP REF. No. 1)
N23°37'20"W 50.02'
S23°37'20"E 333.32'
252.33' S64°56'35"W
251.28'
244.31'
N65°05'55"E
S24°49'15"E 382.56'
332.56'
50.00'
S65°08'00"W 401.94'
(402.27'–MAP REF. No. 1)
N25°08'00"W 303.81'
16.62'
302.91'
S65°08'00"W 12.07'
N25°59'25"W 357.78'
280.62'
148.62'
132.00'
S61°51'00"W
S61°51'00"W 20.00'
2,463.78'
(2,463.24'–MAP REFERENCE No. 1)
S25°08'00"E
1018.54'
520.60'
216.43'
1,041.46'
2,112.00'
215.00'
304.17'
S58°17'17"W
S25°07'57"E
500.00'
843.00'
CIRF
CIRF (0.6' WEST OF LINE)
CIRF (FERGUSON & FOSS)
IPF (BENT)
IRF (ON–LINE)
IRF
IPF
TREE WITH BLAZE (TYPICAL)
STONEWALL REMAINS
BARBED WIRE FENCE REMAINS
STREAM
(DEED LINE / MAP LINE)
(SEE DEED REFERENCE No. 1)
(SEE DEED REFERENCE No. 2)
(SEE DEED REFERENCE No. 3)
(DEED LINE)
LOG CABIN
POND
LOGGING ROAD
AREA OF UNCLEAR OWNERSHIP AREA = 0.010± ACRES OR 4,351± SQ. FT.
MAP LINE (SEE MAP REFERENCE No. 1)
SHED
POOL
HOUSE
ASPHALT DRIVE
EOP
(PARCEL No. 1)
(PARCEL No. 2)
MAPLE GROVE ROAD
(FORMERLY KNOWN AS HARDSCRABBLE ROAD)
(COUNTY ROAD No. 21)
RECORD NORTH AS PER MAP REFERENCE No. 1
GRAPHIC SCALE
100 50 0 100 200 400
(IN FEET)
1 INCH = 100 FT.
SITE
Maple Grove
HAMILTON CO
FULTON CO
NORTHAMPTON
NORTH
TOWN APPROVAL

SITE LOCATION MAP
SCALE: 1" = 2,000'

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TAX MAP No. 155.019-1-5.111
SEPTEMBER 11, 2026

LOT LINE ADJUSTMENT - SURVEY OF LANDS OF
ROBERT C. & LINDA A. EDWARDS

539 MAPLE GROVE ROAD (COUNTY ROAD No. 21)
TOWN OF HOPE
HAMILTON COUNTY, NEW YORK

DRAWN BY	RGM
CHECKED BY	ZMB
EDP PROJECT NUMBER	15075

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ZACHARY MATTHEW BEAUREGARD 051241

SCALE:
1"=100'

SHEET TITLE:
LOT LINE ADJUSTMENT SURVEY

SHEET:
1 of 1

H:\HAMILTON\HOPE\Maple Grove Road\539-Edwards\05-Dwg\Survey\Sheets\2026 LLA 559 Maple Grove.dwg Sep 11, 2026 03:58:09PM,