



MAGNETIC NORTH 2002

**RIGHT OF WAY NOTES:**  
 15' FOOT WIDE RIGHT OF WAY, SUBJECT TO A 15' FOOT WIDE RIGHT OF WAY AS GRANTED TO ROBERT L. BRIGGS, ET. UX. BY DOROTHY E. BRANDOW ON 25, NOVEMBER 1968 IN DEED LIBER 440 AT PAGE 672.  
 75' FOOT WIDE RIGHT OF WAY TO US TOGETHER WITH THE 75' FOOT WIDE RIGHT OF WAY SHOWN HEREON THE CENTER OF THE 75' FOOT WIDE RIGHT OF WAY AS DESCRIBED IN THE REFERENCE DEED DOES NOT AGREE WITH THE REFERENCE MAP(A) THE DEED DESCRIPTION DOES NOT STAY ON THE LANDS FROM WHICH IT IS EXCEPTED THE MAP DESCRIPTION IS SHOWN HEREON.

LAND REPUTEDLY OF KEVIN PICCOLI, ET UX. L. 961 P. 146

LAND REPUTEDLY OF KEVIN PICCOLI, ET UX. L. 961 P. 146

LAND REPUTEDLY OF JOHN R. KANE, ET UX. L. 812 P. 200

LAND REPUTEDLY OF RANDALL JOHN BRIGGS, ET UX. L. 501 P. 772  
 LAND REPUTEDLY OF ROBERT MABEN, ET AL. L. 964 P. 336  
 CENTER OF 15' FOOT WIDE RIGHT OF WAY TO ROBERT MABEN, ET AL. (L. 964 P. 336)  
 A - N21°33'16"E 41.44'  
 B - N30°47'16"E 44.88'

LAND REPUTEDLY OF RANDALL JOHN BRIGGS, ET UX. L. 501 P. 772  
 LAND REPUTEDLY OF ROBERT MABEN, ET AL. L. 964 P. 336  
 FOUND REBAR BY END OF STONE WALL (+89.20')

CORNER OF RIGHT OF WAY (+919.66')  
 CENTER OF RIGHT OF WAY (+919.66')  
 321°33'16"W 89.67'  
 89.67'  
 321°33'16"W  
 CENTER OF RIGHT OF WAY (+919.66')

LAND REPUTEDLY OF ADAM L. COOKE L. 973 P. 168  
 FOUND CORNERED 12" HEMLOCK TREE  
 EDGE OF RIGHT OF WAY (+44.90')

LAND REPUTEDLY OF CHARLES ALFRED HOAGLAND, ET AL. L. 457 P. 679

- REFERENCE DEEDS:**
- 1) DAVID H. GRIFFIN AND EMMA J. GRIFFIN TO WILLIAM H. SHAW 27, SEPTEMBER 1904 LIBER 169 PAGE 362
  - 2) CLARENCE M. BRANDOW AND NILDA E. BRANDOW TO FRANCIS S. ARGUNBAU 9, JANUARY 1951 LIBER 257 PAGE 525 (NOTE - THIS DEED SPECIFIES DISTANCES ARE "SURFACE MEASURE")
  - 3) DOROTHY E. BRANDOW TO ADAM L. COOKE 5, SEPTEMBER 2000 LIBER 923 PAGE 168
  - 4) WILLIAM D. CURTIS, ET AL. TO NICHOLAS BRANDOW 1, MARCH 1872 LIBER 78 PAGE 359
  - 5) ADDISON J. CHURCHILL AND MARY E. CHURCHILL TO DAVID H. GRIFFIN 15, DECEMBER 1884 LIBER 107 PAGE 135 (1ST PARCEL)
  - 6) ADDISON J. CHURCHILL AND MARY E. CHURCHILL TO DAVID H. GRIFFIN 15, DECEMBER 1884 LIBER 107 PAGE 135 (2ND PARCEL)
  - 7) JESSE BLAKE TO DAVID H. GRIFFIN 30, APRIL 1904 LIBER 169 PAGE 100

TAX MAP REFERENCE: PRATTSVILLE SECTION 82.00, BLOCK 06, LOT 7.2 LEXINGTON SECTION 02.00, BLOCK 06, LOT 3

SURVEY BY:  
**STEVEN C. SEBERA, L.L.S.**  
 16 CAPE HORN ROAD  
 STAMFORD, NY 12087

DATE: 9 OCTOBER 2002  
 STEVEN C. SEBERA, L.L.S.  
 NYS Registration #20008

MAP BY KELLY ALEXANDER

173.967 ACRES

**MAP OF SURVEY OF LANDS TO BE ACQUIRED BY KEVIN PICCOLI & JILL PICCOLI**  
 SITUATE IN DIVISION 43 - GREAT LOT 20 & LOTS 18 & 19 - WEST DIVISION GREAT LOT 21 HARDENBURGH PATENT BEING IN THE TOWNS OF PRATTSVILLE & LEXINGTON COUNTY OF GREENE STATE OF NEW YORK  
 SCALE 1" INCH = 100' FEET

**SUBJECT DEED:**  
 DOROTHY E. BRANDOW TO BARBARA J. COOKE 9, SEPTEMBER 2000 LIBER 973 PAGE 164  
**REFERENCE MAP A:** "MAP OF SURVEY OF A PORTION OF LANDS OF DOROTHY E. BRANDOW" DATED 2, MAY 2000, BY BRUCE MASEN, L.S. NO. 48360 FILED IN THE GREENE COUNTY CLERK'S OFFICE ON 10, JULY 2000 AS MAP NO. 2000-68 IN CABINET NO. 4.  
**REFERENCE MAP B:** "MAP OF SURVEY OF LANDS OF JULIUS HAGYMASSY AND STEVE SZABO" DATED 17, APRIL 1967, BY PHILIP HULBERT, L.S. NO. 40517, NOT FILED.

