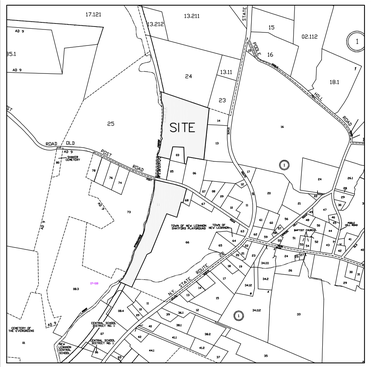


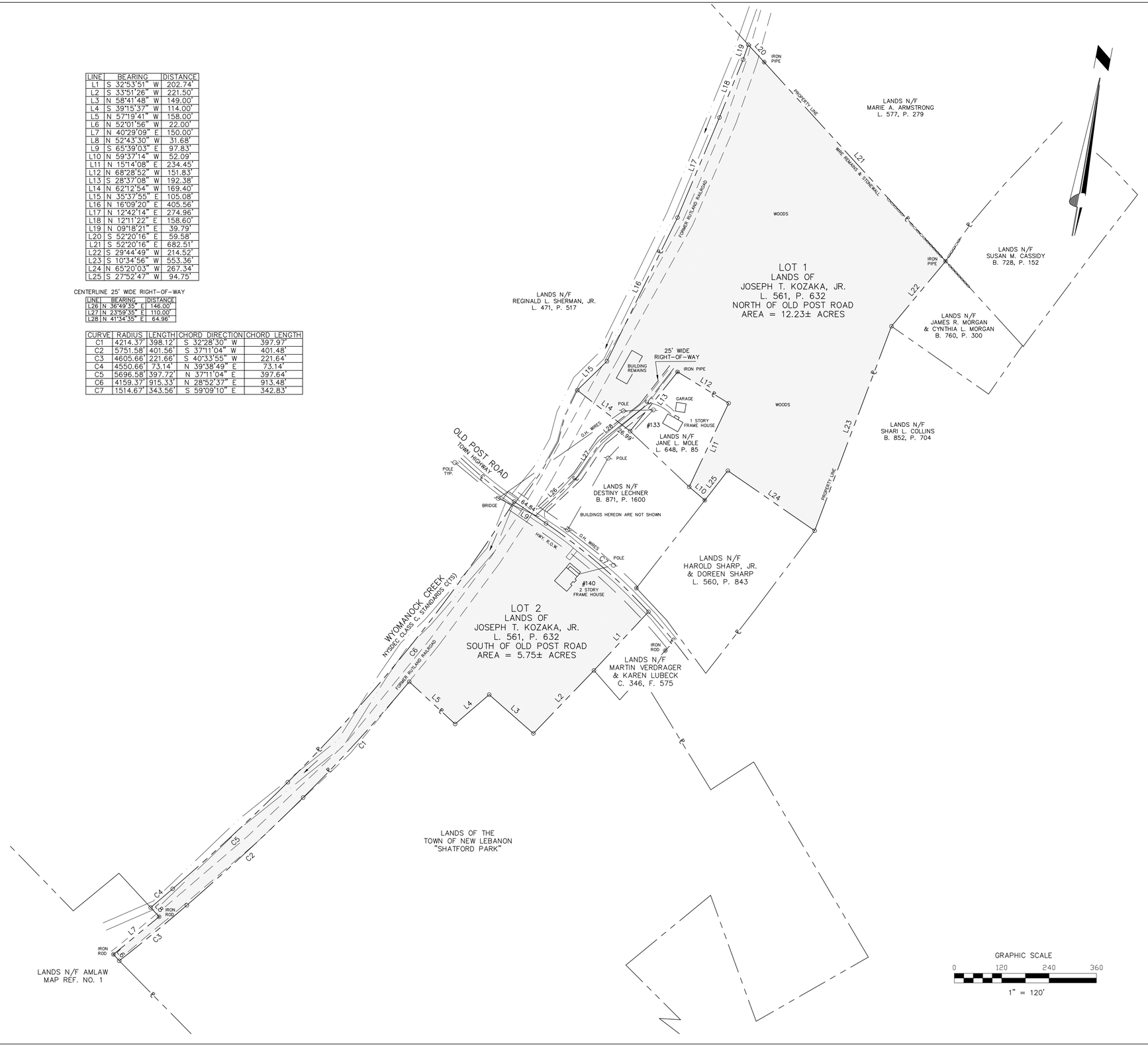
LOCATION MAP
TOWN OF NEW LEBANON TAX MAPS
SCALE: NONE

LINE	BEARING	DISTANCE
L1	S 32°53'51" W	202.74'
L2	S 33°51'26" W	221.50'
L3	N 58°41'48" W	149.00'
L4	S 39°15'37" W	114.00'
L5	N 57°19'41" W	158.00'
L6	N 52°01'56" W	22.00'
L7	N 40°29'09" E	150.00'
L8	N 52°43'30" W	31.68'
L9	S 65°39'03" E	97.83'
L10	N 59°37'14" W	52.09'
L11	N 15°14'08" E	234.45'
L12	N 68°28'52" W	151.83'
L13	S 28°37'08" W	192.38'
L14	N 62°12'54" W	169.40'
L15	N 35°37'55" E	105.08'
L16	N 16°09'20" E	405.56'
L17	N 12°42'14" E	274.96'
L18	N 12°11'22" E	158.60'
L19	N 09°18'21" E	39.79'
L20	S 52°20'16" E	59.58'
L21	S 52°20'16" E	682.51'
L22	S 29°44'49" W	214.52'
L23	S 10°34'56" W	563.36'
L24	N 65°20'03" W	267.34'
L25	S 27°52'47" W	94.75'

CENTERLINE 25' WIDE RIGHT-OF-WAY

LINE	BEARING	DISTANCE
L26	N 36°49'35" E	146.00'
L27	N 23°59'35" E	110.00'
L28	N 41°34'35" E	64.96'

CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	4214.37'	398.12'	S 32°28'30" W	397.97'
C2	5751.58'	401.56'	S 37°11'04" W	401.48'
C3	4605.66'	221.66'	S 40°33'55" W	221.64'
C4	4550.66'	73.14'	N 39°38'49" E	73.14'
C5	5696.58'	397.72'	N 37°11'04" E	397.64'
C6	4159.37'	915.33'	N 28°52'37" E	913.48'
C7	1514.67'	343.56'	S 59°09'10" E	342.83'



NOTES:

1. MAPPING PREPARED BY FREDERICK J. HALEY PLS FROM AN ACTUAL FIELD SURVEY CONDUCTED IN AUGUST 2018.

2. NORTH REFERENCE USED HEREON IS APPROXIMATE MAGNETIC.

3. UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.

4. PARCEL SURVEYED IS SUBJET TO THE RIGHTS OF THE PUBLIC IN AND TO LANDS WITHIN THE BED OF OLD POST ROAD LYING BETWEEN THE CENTERLINE SHOWN HEREON AND A TYPICAL 3 ROD WIDE HIGHWAY MAINTENANCE RIGHT-OF-WAY LINE.

5. PARCEL SURVEYED WITHOUT BENEFIT OF AND IS SUBJECT TO THE REVIEW OF A COMPLETE AND UP-TO-DATE ABSTRACT OF TITLE.

6. GROUND CONTOURS SHOWN HEREON, IF ANY, ARE APPROXIMATE USGS.

7. PARCEL SURVEYED IS FURTHER REFERENCED TO THE TOWN OF NEW LEBANON TAX MAP PARCEL ID NO. 10.03-1-71

MAP REFERENCES:

1. "MINOR SUBDIVISION LANDS OF THE ESTATE OF FRANCIS AMLAW, JOANNE AMLAW EXECUTOR, AND JOANNE E. AMLAW", DATED JULY 2017 AS PREPARED BY CARL S. MATUSZEK, PE, LS AND AS FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 2017-118

2. "RIGHT-OF-WAY AND TRACK MAP, RUTLAND RAILROAD, SHEETS V6/19 & V6/20", DATED JUNE 30, 1917 AS PREPARED BY THE RUTLAND RAILROAD COMPANY AND AS FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE.

3. "PROPERTY OF THE TOWN OF NEW LEBANON, SHATFORD PARK", DATED OCTOBER 1996 AS PREPARED BY BERNARD J. KELLEHER PE & LS FOR THE COLUMBIA COUNTY ENGINEERING DEPARTMENT.

4. EXHIBIT MAP PREPARED FOR THE "PROPOSED LEBANON SPRINGS WATER CO." DATED APRIL 1920 AS PREPARED BY A.J. KOHLHOFER, ENGINEER.

NOTES :

NO. ISSUE/REVISION

FREDERICK J. HALEY PLS LLC

1218 STATE ROUTE 43
STEPHENTOWN, NY 12169
Tel: (518) 577-5044
email: frederickhaley@hotmail.com

CLIENT:

OWNER INFORMATION:
JOSEPH T. KOZAKA, JR.
260 PITTSFIELD ROAD
LENOX, MA 01240

DEED INFORMATION:
LIBER 561, PAGE 632
DEED DATED MAY 27, 1982

PROJECT TITLE:

LANDS OF
JOSEPH T. KOZAKA, JR.

140 OLD POST ROAD

NEW LEBANON, NEW YORK

SHEET TITLE:

MINOR 2 LOT
SUBDIVISION PLAN

SCALE: 1"=120'

DATE: SEPTEMBER 14, 2018

PROJ. NO: KOZAKA NEW LEBANON
CAD FILE NAME : KOZAKA
LAYOUT TAB: W01