

SURVEY NOTES

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3. Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.

4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

5. The certifications herein are not transferable.

6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.

7. Subject to the findings of a current title search.

8. Subject to covenants, easements, restrictions, conditions and agreements of record.

9. Subject to any right, title or interest the public may have for highway use.

10. Bearings and North shown hereon are referenced to NAD 83-NY East using NYSNET RTN GPS.

FILED MAP REFERENCE

Survey shown hereon depicts lot(s) 98 as shown on a map entitled "Map of Wildwood Forest" filed in the Dutchess County Clerk's office on January 15, 1964 as Map No. 3176

DEED REFERENCE

Doc. #02 2021 4013
Geraldine Mazzei
To
Stephen J. Mazzei Jr as Trustee of the Geraldine Mazzei Irrevocable Living Trust
August 31 2021

TAX PARCEL NUMBER

Town of Wappinger, Dutchess County, New York
6258-01-065735

DATE OF SURVEY

Field Completion: September 2, 2022

CERTIFICATIONS

Stephen J. Mazzei Jr as Trustee of the
Geraldine Mazzei Irrevocable Living Trust

AREA

14,835 Square Feet
0.341 Acres

**JOHNSON
SURVEYING**

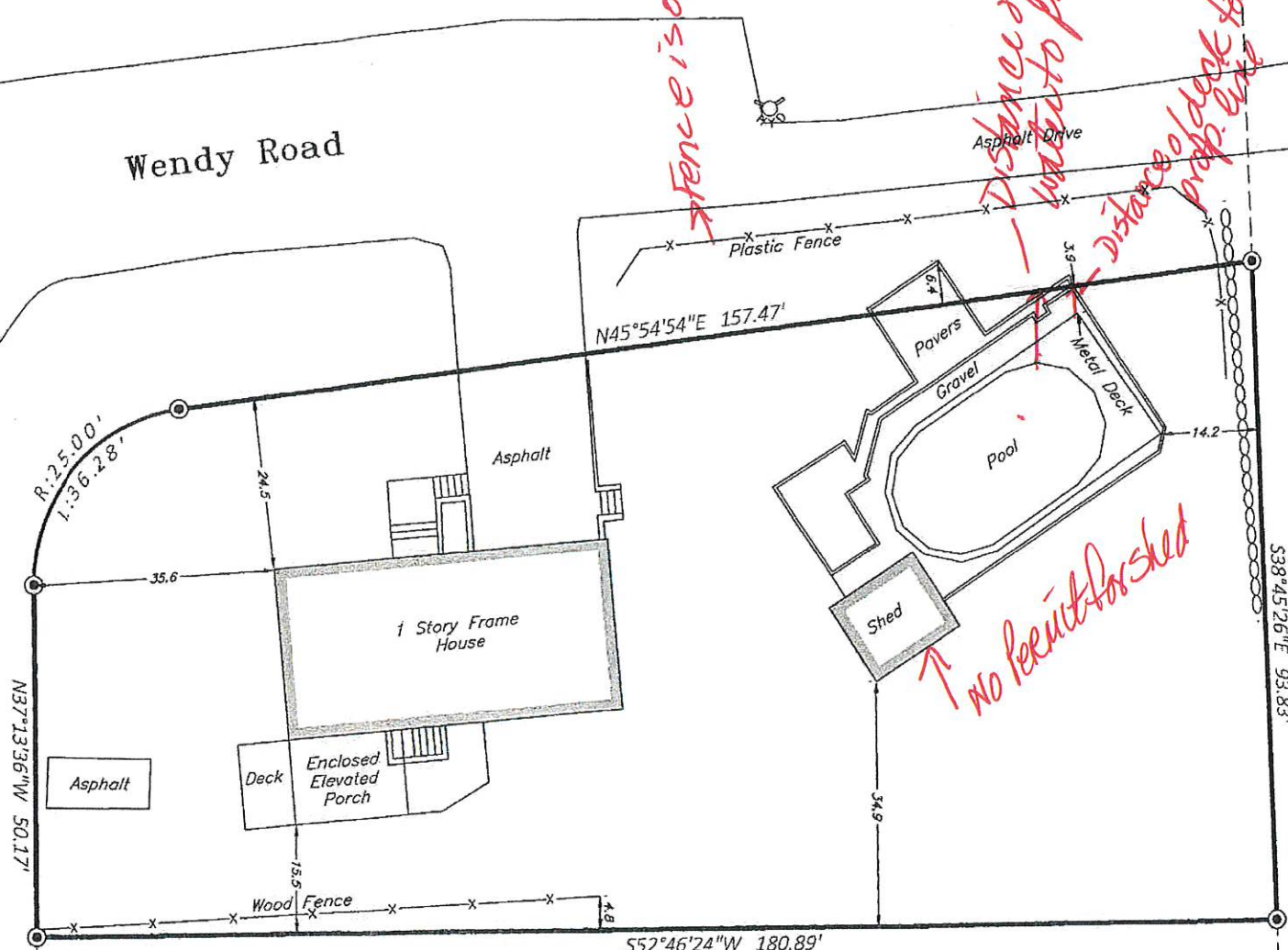
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Pleasant Valley, NY 12569
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johnsonboundaries@gmail.com

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Brendan Johnson, PLS
PLS No. 50919

Wendy Road

Dennis Road



Now or Formerly
O'Connell
Doc. #02 2004 3804
6258-01-135707

Now or Formerly
Sarab
Liber 1185, Page 812
6258-01-070728

16 WENDY RD

MAP OF A SURVEY
PREPARED FOR
GERALDINE MAZZEI IRREVOCABLE LIVING TRUST

TOWN OF WAPPINGER, COUNTY OF DUTCHESS, STATE OF NEW YORK

DRAFT

project name
16 WENDY RD
sheet
1 OF 1

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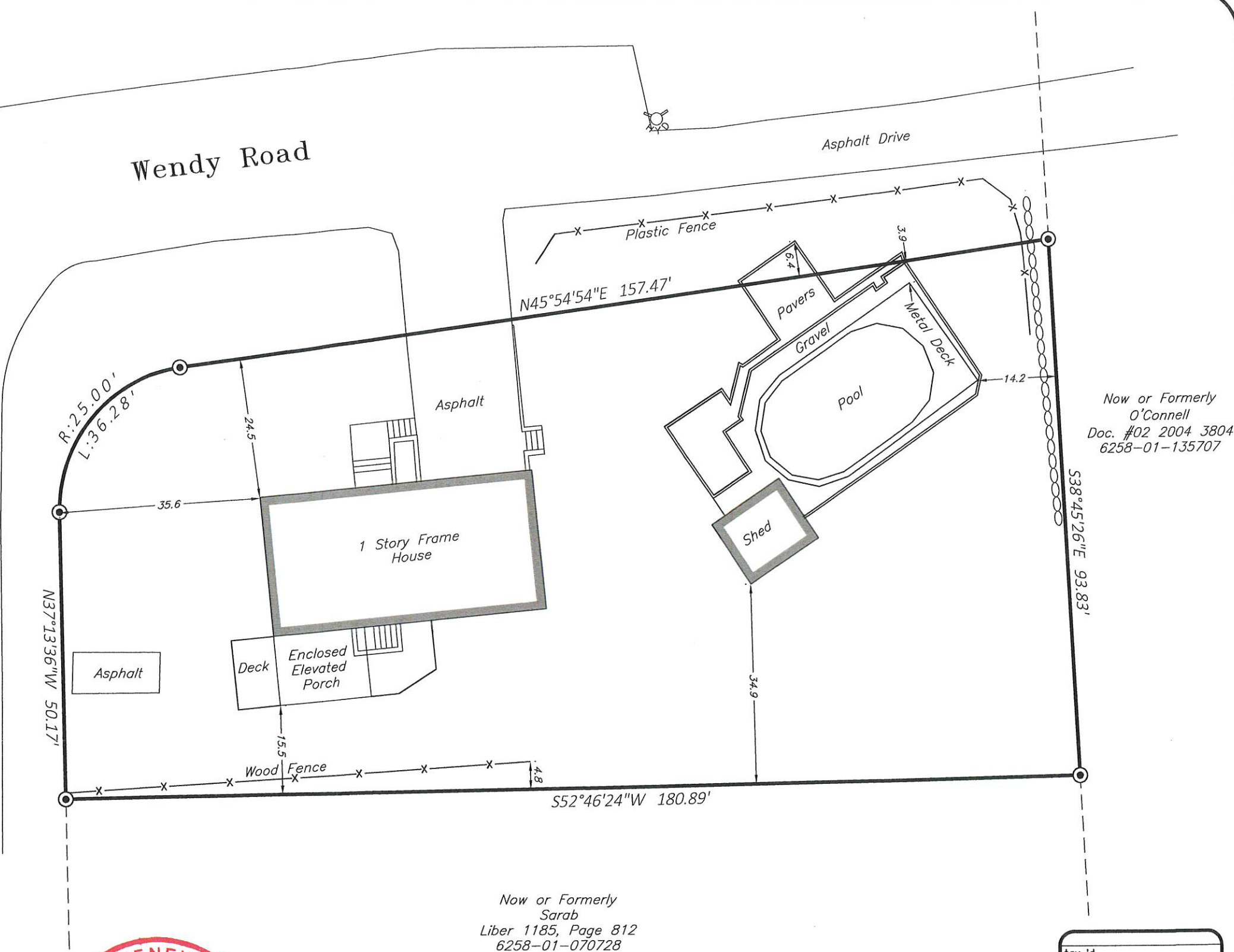
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PREPARED FOR
GERALDINE MAZZEI IRREVOCABLE LIVING TRUST

TOWN OF WAPPINGER, COUNTY OF DUTCHESS, STATE OF NEW YORK

tax id	6258-01-065735
address	16 WENDY RD
date	9/4/2022
drawn	BJ
scale	1"=20'
checked	BJ
project no.	22-152
project name	16 WENDY RD
sheet	1 OF 1