

SURVEY NOTES

1. Copyright Johnson Surveying. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.
2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
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 Parcel B as shown on a map entitled "Subdivision of Property of James Paul Cogan" prepared by Richard G. Barger and filed in the Dutchess County Clerks office on March 9, 1972 as Map No. 3913

Map entitled "Subdivision of Section No. 2 Snug Harbor Hill " prepared by Victor Erikson and filed in the Dutchess County Clerks office on November 2, 1961 as Map No. 3001.

DEED REFERENCE

Doc. #2020 4891
Miguel Aviles
To
Dominick Quitoni
November 27, 2020

TAX PARCEL NUMBER

Town of Wappinger, Dutchess County, New York
6259-04-774257

DATE OF SURVEY

Field Completion: December 27, 2022

CERTIFICATIONS

Dominick Quitoni

AREA

38,161 Square Feet
0.876 Acres

JOHNSON
SURVEYING

BRENDAN JOHNSON, PLS
10 Meadow Lane
Pleasant Valley, NY 12569
Phone No. (845) 380-0528
johnsonboundaries@gmail.com

Copyright 2014



Brendan Johnson, PLS
PLS No. 50919

Now or Formerly
Hardesty
Doc. #02 2015 2721
6259-04-773286

Now or Formerly
Furman
Liber 1999, Page 301
6259-04-772300

Now or Formerly
Smith
Doc. #02 2021 51484
6259-04-782311

Now or Formerly
Bliss
Doc. #02 2019 1521
6259-04-783271

Now or Formerly
Global Satellite LLC
Doc. #02 2005 5684
6259-04-908414

Now or Formerly
Scholl
Doc. #02 2006 1312
6259-04-812257

39 VANDEWATER

**MAP OF A SURVEY
PREPARED FOR
QUITONI**

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

Vandewater Drive

To Corbin Street

Asphalt Drive

1 Story
Frame House

Septic Tank

Deck

R:50.00'
L:56.60'

MagNail Found

Rebar Found

Pipe Found

N 34° 26' 18" E
15.00'

N 6° 54' 32" W 303.47'

S 52° 21' 12" E 278.65'

S 42° 23' 28" W 207.50'

RECEIVED

JAN 10 2024

Building Department
TOWN OF WAPPINGER

tax id	6259-04-774257
address	39 VANDEWATER DR
date	12/28/2022
drawn	BJ
scale	1"=40'
checked	BJ
project no.	22-216
project name	39 VANDEWATER DR
sheet	1 OF 1