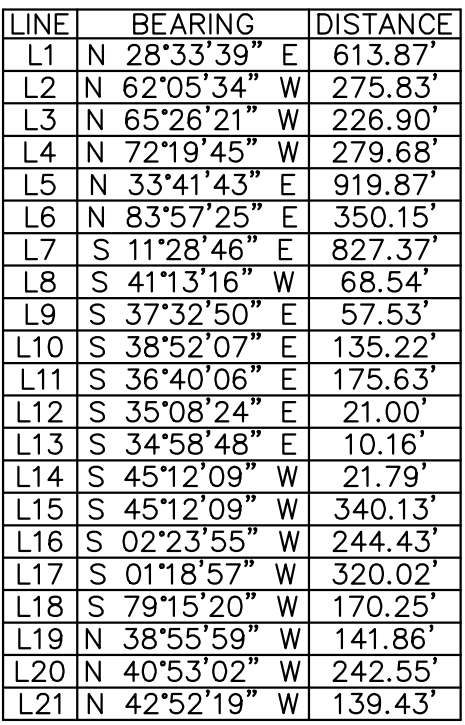
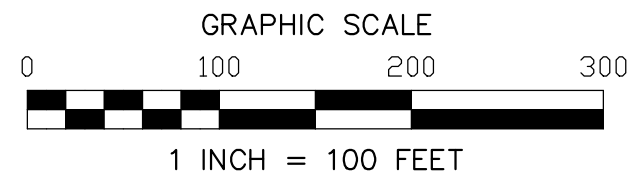


AREAS SHOWN HEREON ARE ZONED  
RR RURAL RESIDENTIAL  
MINIMUM LOT SIZE = 2 ACRES  
MINIMUM ROAD FRONTAGE RESIDENTIAL = 175'  
NON-RESIDENTIAL = 200'  
MINIMUM SETBACKS RESIDENTIAL FRONT/SIDE/REAR  
75'/50'/75'  
NON-RESIDENTIAL  
75'/75'/75'  
ADDITIONALLY THE AQUIFER PROTECTION OVERLAY DISTRICT  
APPLIES TO A PORTION OF THIS PARCEL, AS SHOWN HEREON

1. MAPPING PREPARED BY FREDERICK J. HALEY PLS FROM AN ACTUAL FIELD SURVEY CONDUCTED IN AUGUST 2020.
2. NORTH REFERENCE USED HEREON IS BASED ON NAD83 (2007) NYSPCS.
3. UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.
4. PARCEL SURVEYED MAY BE ALONG WITH RIGHTS, TITLE AND/OR INTERESTS IN TO LANDS WITHIN THE BED OF THE ADJACENT SAGSAY NASSA LAKE ROAD A TOWN HIGHWAY LYING BETWEEN THE HIGHWAY BOUNDARY LINE SHOWN HEREON AND THE CENTERLINE THEREOF.
5. PARCEL SURVEYED WITHOUT BENEFIT OF AND IS SUBJECT TO THE REVIEW OF A COMPLETE AND UP-TO-DATE ABSTRACT OF TITLE.
6. BATH TOWNSHIP ROAD MAY BE SUBJECT TO THE RIGHTS OF OTHERS HOWEVER THE UNMAINTAINED PORTION IS PHYSICALLY BLOCKED BY FLOODING AND IS SHOWN HEREON AS BELONGING IN FEE TO THE ADJACENT PARCEL SURVEYED.
7. PARCEL SURVEYED IS FURTHER REFERENCED TO THE TOWN OF NASSAU TAX MAP PARCEL ID NO. 213.-1-14-11

1. "MINOR 2 LOT SUBDIVISION LANDS OF LONG: 1236/342", DATED AUGUST 1994 AS PREPARED BY VAN SANTVOORD & ASSOCIATES AND AS FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE IN DRAWER 1994 AS MAP 118.
2. "LANDS OF BANK OF AMERICA, NA" DATED AUGUST 19, 2020 AS PREPARED BY FREDERICK J. HALEY PLS LLC



APPROVED by Resolution of the Planning Board of the Town of Nassau, New York, on the \_\_\_\_day of \_\_\_\_\_, 20\_\_, subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision of this plat, as approved shall void this approval. Signed this \_\_\_\_day of \_\_\_\_\_, 20\_\_.

By \_\_\_\_\_  
Chairman

[illegible]

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

CLIENT:

JEFF KREUTZIGER  
& LISA KREUTZIGER  
50 BATH TOWNSHIP RD  
EAST NASSAU, NY 12062

BOOK 9343, PAGE 272  
DEED DATED OCTOBER 6, 2020

PROJECT TITLE:

LANDS OF  
JEFF KREUTZIGER  
& LISA KREUTZIGER

NASSAU, NEW YORK

MINOR  
2 LOT  
SUBDIVISION PLAN

SCALE: 1"=100'

DATE: JULY 8, 2021

PROJ. NO: LONG NASSAU  
CAD FILE NAME : KREUTZIGER NASSAU  
LAYOUT TAB: W01