



N. OR F.  
O'REILLY  
LIBER 15068 PAGE 1684  
LOT No. 2 FILED MAP No. 745-04

N. OR F.  
ZOTTOLA  
LIBER 14388 PAGE 198  
LOT No. 3 FILED MAP No. 291-15

N. OR F.  
OPPMANN  
LIBER 14111 PAGE 1218  
LOT No. 4 FILED MAP No. 291-15

NORTHWESTERLY PORTION  
OF TAX LOT 17-1-102  
AREA = 17.618±ACRES

N. OR F.  
OPPMANN  
LIBER 4870 PAGE 346  
LOT No. 2 FILED MAP No. 6864

N. OR F.  
OPPMANN  
LIBER 12279 PAGE 241  
LOT No. 3 FILED MAP No. 6864

TAX LOT 17-1-15  
AREA = 6.802±ACRES

SURVEY OF PROPERTY  
FOR  
**ANDREW OPPMANN  
&  
CLAUDIA OPPMANN**

TOWN OF CHESTER  
SCALE: 1" = 60'

ORANGE COUNTY, N.Y.  
AUGUST 4, 2023

I HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON JULY 7, 2023.

\* ANDREW OPPMANN & CLAUDIA OPPMANN

**MAP NOTES:**

- TAX MAP DESIGNATION & DEED REFERENCE:
  - SECTION 17, BLOCK 1, LOT 15, LIBER 4330, PAGE 305
  - PART OF SECTION 17, BLOCK 1, LOT 102, LIBER 12279, PAGE 241
- UNLESS ILLUSTRATED AND NOTED BY POINT OF REFERENCE UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
- SURVEY SUBJECT TO THE FINDINGS OF AN UP TO DATE ABSTRACT OF TITLE.
- MISSING PROPERTY CORNERS WERE NOT PLACED AS PART OF THIS SURVEY.
- LEACH FIELD AND SEPTIC TANK LOCATION PER FIELD STAKES AND DRAWING PROVIDED DTH SEPTIC SERVICE LLC, P.O. Box 99, FLORIDA, N.Y. 10921.

KINGS ESTATES N. OR F.  
LIBER 2609 PAGE 19  
LOT No. 3 FILED MAP No. 8386

DEED PARCEL 1

N. OR F.  
HUBNER  
LIBER 11963 PAGE 1497

ORANGE COUNTY HIGHWAY No. 13  
(ALSO KNOWN AS KINGS HIGHWAY)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N22° 30' 00"E	25.00'
L2	S67° 30' 00"E	150.00'
L3	S22° 30' 00"W	25.00'
L4	S67° 30' 00"E	25.15'
L5	S16° 15' 00"W	183.35'

COPIES OF THIS SURVEY NOT BEARING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID. GUARANTEES OF CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. UNAUTHORIZED ALTERATION OF THIS DOCUMENT, IN ANY WAY, CONSTITUTES A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, SECTION 2208, SUB-DIVISION 2.

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FILE No. 22-3814

