



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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