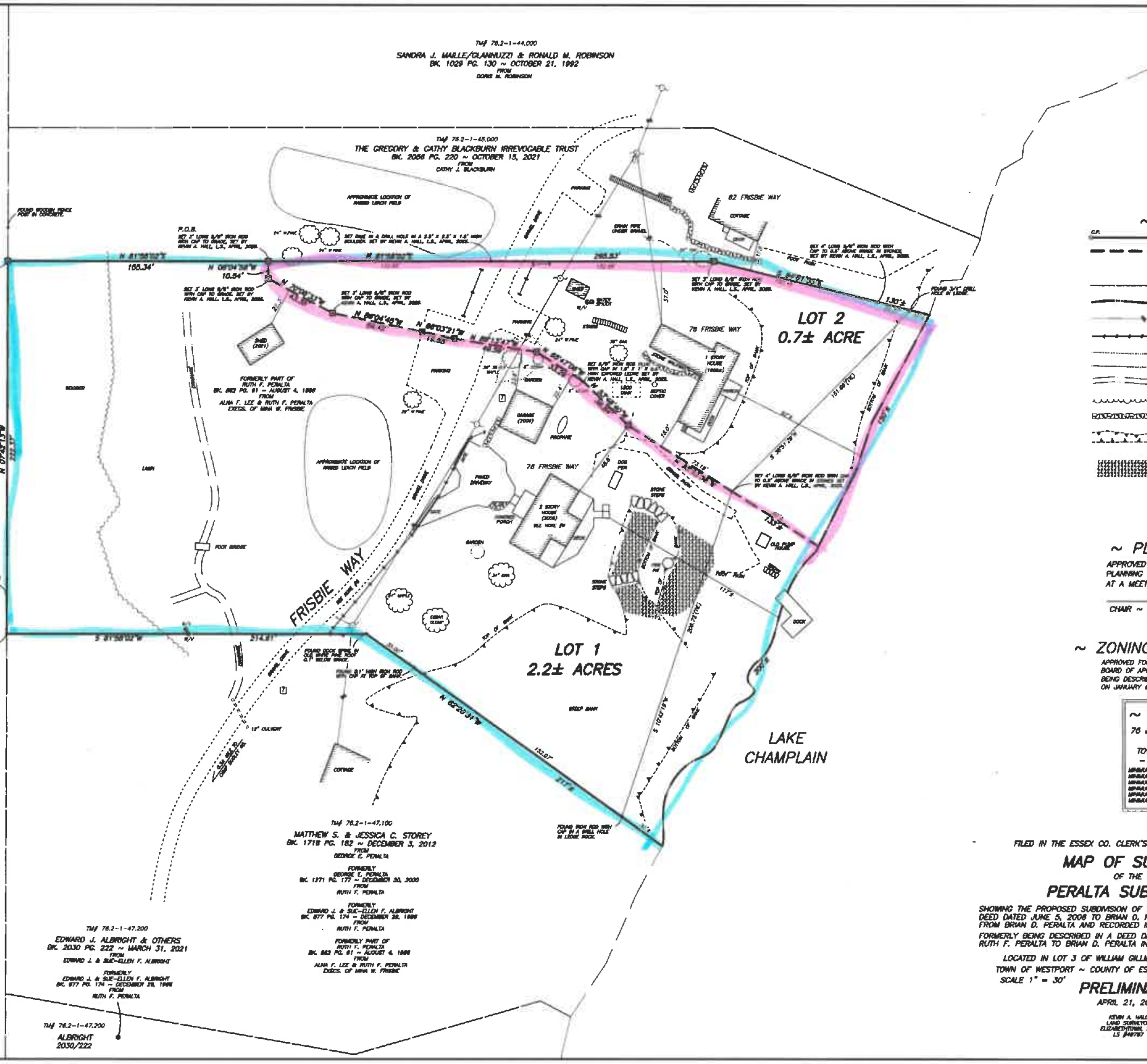
N.Y.S. GRID NORTH
~ 1983 DATUM ~
BY GPS OBSERVATIONS



~ MAP REFERENCES ~

#1. MAP OF SURVEY PREPARED FOR RUTH FRISBIE PERALTA BY KENNETH E. KRATZ, L.S., DATED NOVEMBER 22, 1985.

#2. MAP OF SURVEY PREPARED FOR EARL R. FRISBIE BY KENNETH E. KRATZ, L.S., DATED NOVEMBER 28, 1967 AND FILED IN THE ESSEX CO. CLERK'S OFFICE AS MAP No. 3818.

TM# 76.2-2-9.000
FREDERICK MARCUS & MARGOT MARCUS
BK. 1704 PG. 310 ~ AUGUST 6, 2012
FROM
MARGOT MARCUS a/k/a MARGIE MARCUS, AND FREDERICK G. MARCUS, AND ROBERT L. CHASE, AND MARILYNN F. CHASE AS TRUSTEES OF THE MARCUS/CHASE TRUST DATED NOVEMBER 18, 2005
MAP REF. #2

FORMERLY
WILLIAM & EMMA TAUSSIG
BK. 908 PG. 202 ~ FEBRUARY 10, 1988
FROM
EARL R. FRISBIE

~ NOTES ~

#1 UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

#2 ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY, SIGNED AND DATED IN RED INK AND MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL, SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

#3 "ASSUMED ROAD BOUNDS" INDICATES THAT LIMITED WORK HAS BEEN DONE TO ATTEMPT TO DETERMINE THE TRUE LEGAL BOUNDS OF THE ROAD SHOWN HEREON.

#4 WETLANDS, IF ANY, NOT SHOWN HEREON.

#5 UNDERGROUND UTILITIES NOT SHOWN HEREON.

#6 FRISBIE WAY IS A 18 FOOT WIDE PRIVATE RIGHT OF WAY AS SHOWN AND DESCRIBED ON MAP REFERENCE No. 2.

#7 PROPERTY IS A PART OF A WATERLINE EASEMENT BETWEEN PERALTA, CAMP DUDLEY YMCA, INC. AND OTHERS DATED NOVEMBER 1, 2012 RECORDED IN DEED BOOK 1717 AT PAGE 71.

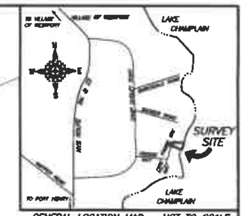
#8 APA PERMIT P86-200R ISSUED MARCH 3, 1987, AND RECORDED IN THE ESSEX COUNTY CLERK'S OFFICE ON APRIL 21, 1987, IN APA BOOK 20 AT PAGE 163 WAS FOR A TWO-LOT SUBDIVISION CREATING A 0.8± ACRE PARCEL BEING TM#76.2-1-47.200 FOR SALE BY RUTH PERALTA WAS SOLD BY DEED BOOK 877 AT PAGE 174 AND SHOWN ON ESSEX COUNTY FILED MAP NO. 3818. THE 4.8± ACRES RETAINED BY RUTH PERALTA WAS DETERMINED TO BE 4.7± ACRES BY FIELD SURVEYS. THE LOT FOR 4.7± ACRES WAS SUBDIVIDED BY A GIFT CONVEYED FROM RUTH PERALTA TO HER SON GEORGE PERALTA BEING 1.8± ACRES (TM#76.2-1-47.300) WITH A SINGLE-FAMILY DWELLING BUILT PRIOR TO AUGUST 1, 1973. THE 2.9± ACRES BEING PROPOSED TO BE SUBDIVIDED AT THIS TIME WAS GIFTED FROM RUTH PERALTA TO HER SON BRIAN PERALTA BY DEED BOOK 1271 AT PAGE 181. NOTE: APA PERMIT P86-308 ISSUED AUGUST 26, 1986, AND RECORDED ON SEPTEMBER 8, 1986, IN APA BOOK 19 AT PAGE 260 INCORRECTLY REFERRED TO DEED BOOK 128 AT PAGE 114.

#9 THE DWELLING ON LOT 1 BEING 76 FRISBIE WAY WAS DETERMINED TO BE NON-JURISDICTIONAL BY THE APA. SEE J2003-804 DATED NOVEMBER 17, 2003.

#10 THE SUBDIVISION SHOWN HEREON WAS DETERMINED TO BE NON-JURISDICTIONAL BY THE APA. SEE J2024-0762 DATED AUGUST 23, 2024.

#11 THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF AN ABSTRACT.

30 0 30 60 90
GRAPHIC SCALE – FEET



GENERAL LOCATION MAP ~ NOT TO SCALE

~ LEGEND ~

- PROPERTY LINE AND CORNER MARKER AS DESCRIBED OR C.P. = COMPUTED POINT
- PROPOSED NEW BOUNDARY LINE AND MARKER TO BE SET
- SET 3' LONG 5/8" IRON ROD WITH CAP TO GRADE, SET BY KEVIN A. HALL, L.S., APRIL, 2025.
- CURRENT TITLE LINE
- WATERLINE OF LAKE CHAMPLAIN
- UTILITY POLE & GUY ANCHOR ~ OVERHEAD WIRES
- WOOD RAIL FENCELINE
- GARDEN
- RAISED SEPTIC FIELD
- DRAINAGE
- APPROXIMATE EDGE OF WOODED AREAS
- STONEWALK OR STONE STEPS
- TOP OF BANK / BOTTOM OF BANK
- AREAS OF BOULDER COVERED SLOPE
- TELEPHONE BOX
- WATER VALVE

~ PLANNING BOARD ~

APPROVED AS A MINOR SUBDIVISION BY THE PLANNING BOARD OF THE TOWN OF WESTPORT AT A MEETING HELD ON FEBRUARY 26, 2025.

CHAIR ~ ELISHA BARTLETT

~ ZONING BOARD OF APPEALS ~

APPROVED FOR A VARIANCE BY THE TOWN OF WESTPORT ZONING BOARD OF APPEALS AT A MEETING HELD ON OCTOBER 3, 2024 BEING DESCRIBED IN MISCELLANEOUS RECORDS FILED AT THE E.C.C.O. ON JANUARY 6, 2025 AS INSTRUMENT #2025-053 (BK. 2190 PG. 20).

~ ZONING DATA ~

76 & 78 FRISBIE WAY, WESTPORT NY
TM# 76.2-1-46.000
TOWN OF WESTPORT LAND USE
– LAKESHORE RESIDENTIAL –
MINIMUM LOT SIZE: 1 ACRE
MINIMUM SETBACK FROM CENTER OF R.O.W.: 100 FEET
MINIMUM SIDE AND REAR SETBACKS: 30 FEET
MINIMUM ROAD FRONTAGE: 200 FEET
MINIMUM LAKE FRONTAGE: 200 FEET
MINIMUM SETBACK FROM LAKE: 150 FEET

FILED IN THE ESSEX CO. CLERK'S OFFICE AS MAP No. XXXX.

MAP OF SURVEY
OF THE
PERALTA SUBDIVISION

SHOWING THE PROPOSED SUBDIVISION OF THE PROPERTY DESCRIBED IN A DEED DATED JUNE 5, 2008 TO BRIAN D. PERALTA & KIMBERLY A. PERALTA FROM BRIAN D. PERALTA AND RECORDED IN DEED BOOK 1491 AT PAGE 300.

FORMERLY BEING DESCRIBED IN A DEED DATED DECEMBER 20, 2000 FROM RUTH F. PERALTA TO BRIAN D. PERALTA IN DEED BOOK 1271 AT PAGE 181.

LOCATED IN LOT 3 OF WILLIAM GILLILAND'S 2415 ACRE PATENT
TOWN OF WESTPORT ~ COUNTY OF ESSEX ~ STATE OF NEW YORK

SCALE 1" = 30' XXXXXXXXXXXX

PRELIMINARY

APRIL 21, 2025

KEVIN A. HALL
LAND SURVEYOR
ELIZABETHTOWN, N.Y.
LS #49787

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY, SIGNED AND DATED IN RED INK AND MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

WE-24-124-1