

PARCEL 1
OF THE UNRECORDED
MINOR SUBDIVISION OF ALBERT & MARY NIGGLES
SITUATE
WAINSCOTT

Scale: 1"=20'

Scale: 1"=20'

Area: 16,334 S.F. or 0.375 Acres

Flood Zone: X - FIRM NO. 36103C0534H, 9/25/09

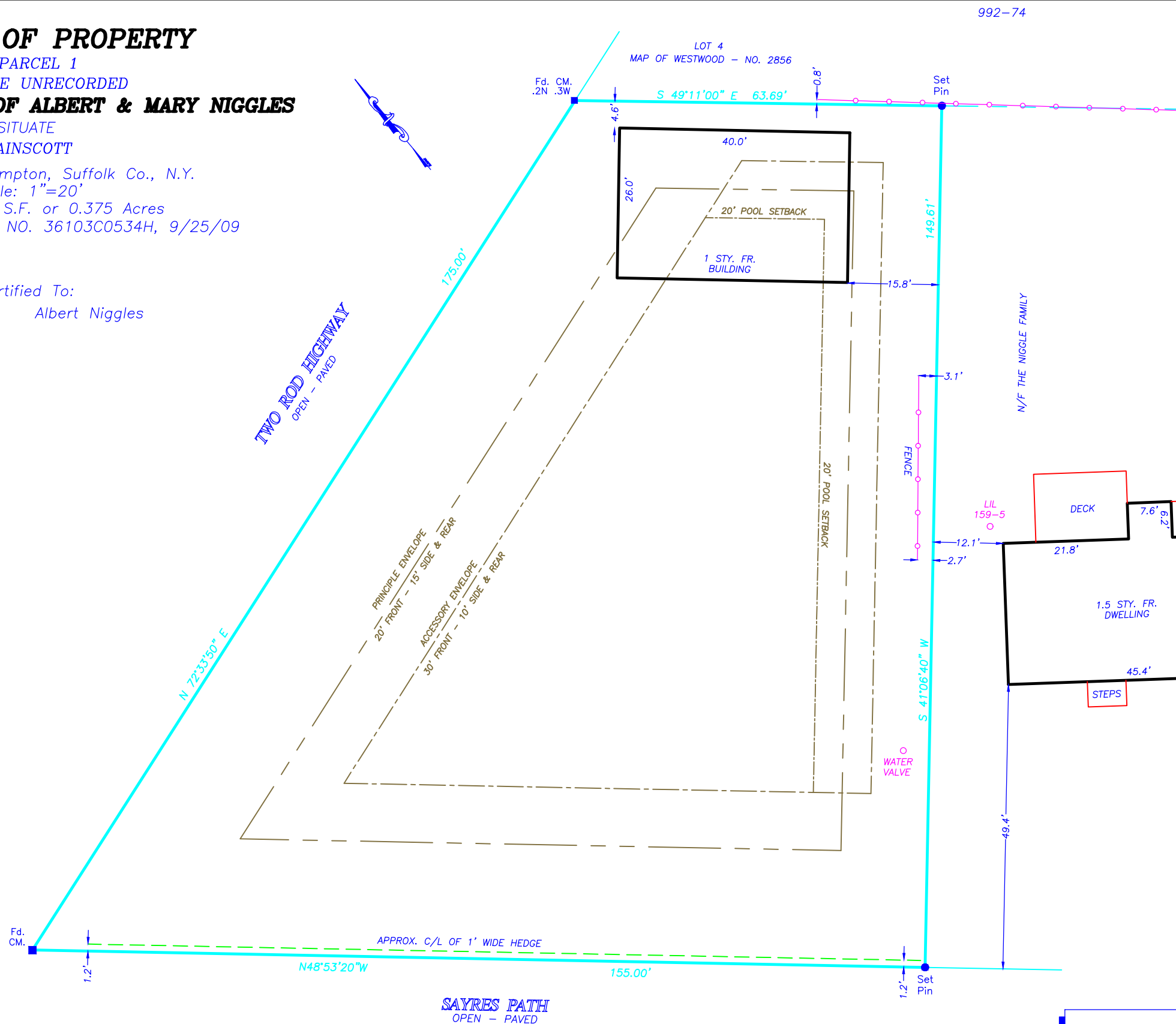
Certified To:
Albert Niggles

⌘	SIGN
BR	BRICK
CB	CATCH BASIN
CC	CONC. COVER
CE	CELLAR ENTRANCE
CM	CONC. MONUMENT
DW	DRY WELL
EB	ELECTRIC BOX
EM	ELECTRIC METER
EOP	EDGE OF PAVEMENT
EOC	EDGE OF CLEARING
EV	ELECTRIC VAULT
GM	GAS METER
GV	GAS VALVE
HYD	HYDRANT
IR	IRRIGATION BOX
LB	LIGHT BOX
LP	LEACHING POOL
LTP	LIGHT POST
MC	METAL COVER
MHW	MEAN HIGH WATER
OH	OVERHANG
PL	PROPERTY LINE
PT	PROPANE TANK
S	STEPS
SP	SLATE PAVERS
ST	SEPTIC TANK
TB	TELEPHONE BOX
TBR	TO BE REMOVED
UB	UTILITY BOX
WM	WATER METER
WV	WATER VALVE
WW	WINDOW WELL
TL	TRAFFIC LIGHT
TP	TELEPHONE POLE

- 1). *Unauthorized alteration or addition to a survey map bearing a licensed surveyors seal is a violation of section 7209 of the New York State Education Law.*
- 2). *Only copies from the original of this survey map bearing an original land surveyor's inked seal or embossed seal shall be considered to be a valid copy.*
- 3). *Certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his/her behalf to the title company, governmental agency and lending institution listed hereon. Certifications are not transferable to additional institutions or subsequent owners. Certifications indicated hereon signify that the survey was prepared in accordance with the existing code of practice for land surveyors adopted by the New York State Association of Professional Land Surveyors.*
- 4). *The existence of subsurface improvements or encroachments or wetlands, or easements, covenants, or restrictions of record, if any, not shown are not certified.*

S.C.T.M. 0300-197-05-1

chk'd dw - 6/24/25



COVERAGE
ALLOWED - 3,267 SF.
EXISTING - 1,040 SF. As Of 1/23/04

TOTAL COVERAGE
ALLOWED - 8,167 SF.
EXISTING - 1,040 SF. As Of 1/23/04

CLEARING
ALLOWED – 16,334 SF.
100% PER E.H. TOWN NATURAL RESOURCES
EXISTING – 16,334 SF.

Revised: June 23, 2025 – Bldg. Envelopes, Calcs.
 Surveyed: Jan 23, 2004

GEORGE WALBRIDGE SURVEYORS, P.C.
Land Surveyors & Land Planners
 300 Pantigo Place - Suite 116
 East Hampton, Long Island, N.Y. 11937
 Phone: (631) 324-0412 Fax: (631) 324-9849
 E-mail: info@walbridgesurveyors.com

c:\land_projects\niggles\dwg\survey_tm1_6-23-25

DC13797

DC13/9/