Yates County Planning Board Referral Form

Referral # County Use Only 2016-60

Date Received 11/08/2016

Revised 7/2016

Municipality and Referring Agency TOWN OF BARRINGTON

Project Address 5443 DUTCH ST Project Tax Map # 124.02-1-1

Zoning District AR

Applicant (**Name & MAILING**) MARCELLE R. MITCHELLL

10121 HYATT HILL, DUNDEE, N.Y. Email marcy10120@roadrunner.com

Property Owner (**Name & MAILING**) same

Email

Reason for Referral (Prox. to Cty Rd., State Rd., Muni Boundary, etc.) 500' from Steuben County line.

Application Type

- Area Variance ☐
- Use Variance ☐
- Special Use Permit ☐
- Site Plan ☐
- Subdivision ☒
- Text Amendment ☐
- Map Amendment ☐
- Other ☐ _____

RECEIVED
NOV 08 2016
REAL PROPERTY TAX SERVICE
PLANNING DEPARTMENT

Project Description

subdividing 123.9 acres into 7 lots.

Supporting Documents Required (IF N/A, include explanation)

- Municipal Application ☒
- Tax Map or Plat ☒
- SEQR ☒
- Site Plan * ☐
- Variance Criteria ** ☐
- Subdivision Plat ☒ For Subdivision Referrals Only
- Other ☐ _____

*If Site Plan Review, Site Plan **MUST** be detailed and meet the municipal requirements.

All Variance referrals (Area/Use) **MUST include detailed justifications associated with reason/s for appeal.

Certification: *With the following signature I certify that this application provides a complete description of the proposed local action and is a complete application pursuant to NYS General Municipal Law Article 12b, Section 239-m, part c.*

John Griffin, Referring Official

Provision of required information is the responsibility of the referring agency. Failure to provide such information may result in a significant delay in processing.

Submit To: **Yates County Planning Department, tcutler@yatescounty.org or 417 Liberty St. Suite 1093, Penn Yan, NY 14527**

free

TOWN OF BARRINGTON

4424 Bath Rd. Penn Yan, N.Y. 14527
Ph. 607-243-5323 fax 607-243-7053 email barcode@frontier.com

PLANNING BOARD - ZONING BOARD OF APPEALS APPLICATION

Application No SUB-2016-21-9 Date 9/21/2016 Fee $100

Name: Marcelle R Mitchell phone 6073683449

Address: 10121 Hyatt Hill Dundee NY email marcy10120@roadrunner.com

Applicant is applying for the following:

( ) Area Variance
( ) Use Variance
( ) Special Use Permit
( ) Zoning Interpretation
(x) Subdivision
( ) Site Plan Review

Other _____

Location of Property 5443 Dutch St. Dundee NY 14837

Tax Map No. 129.02-1-1 Zoning District AR

Describe Action requested:

subdivide 1 lot of ~~38~~ 36 acres
1 lot of 9.14 acres with vineyard
1 lot of ~~6.~~ acres with house/barn 5.97 acres
1 lot of 5.5
1 lot of 5.7 about get acreage from survey map
1 lot of 5.7 about "

MAJOR SUBDIVISION

Area Variance Information:

	Required	Actual	Variance Request
Frontage:			
Front Setback:			
Side Setback:			
Rear Setback:			
Lot Size:			

Attached to this application is the following documentation:
( ) Site Plan ( ) Construction Plans ( ) SEQR ( )
Other Survey maps in John Green possession

Property Owner Marcelle R Mitchell Telephone 607-368 3449
Address 10121 Hyatt Hill Dundee NY 14837

Signature Marcelle R Mitchell Date 9-14-16

SUB 2016-21-9

FILE

PERMIT#_____

1Page of

TOWN OF BARRINGTON

BUILDING AND ZONING APPLICATION

4424 BATH RD.PENN YAN, N.Y.14527 PHONE 607-243-5323

FAX.607-243-7053 INSPECTIONS/QUESTIONS 24HR 315-759-0541

APPLICATION IS BEING MADE FOR A:

( ) Building Permit, ~~(X)~~ Variance/Special Use** ( ) Septic System permit**
( ) Site Plan** (X) Subdivision** ( ) Other_____ (** additional forms)

Name of Owner Marcelle R Mitchell Date 9/21/2016

Site Address 5443 Dutch St Dundee NY 14837 Phone# 6073683449

CONTRACTOR/Applicant: Marcelle R Mitchell PHONE: 607-3683449

Address 10121 Hyatt Hill Dundee NY 14837

ALL APPLICANTS MUST PROVIDE INSURANCE OR WAIVER FORM

NA

NA

INSURANCE: ( ) WORKMAN'S COMP ( ) LIABILITY ( ) EXEMPTION FORM CE-200

Zoning District AR Present use of property: agricultural grapes

Description of proposed improvements and/or use: subdivide property on the eastside of Dutch St

1 lot of 36 acres
1 lot of ~ 9.
1 lot of ~ 6 house/barn
1 lot of 5.5
1 lot of ~ 5. get accurate acreage from survey map
1 lot of ~ 5

Size of improvement: _____' x _____' = SQ. FT._____' Height_____

Setbacks: front,_____sides,___/___back,_____ **Estimated Cost,** $_____

OWNER/CONTRACTOR

- ***SIGN:*** Marcelle R Mitchell ***DATE:***_____

PERMIT # _____ FEE: $_____ CASH:____ CECK#:_____ int:_____

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Sub division property MRM Living Trust, Marcelle R Mitchell, Dundee, NY 5443 Dutch St, Dundee,NY 14837

Name of Action or Project:

Sub division property MRM Living Trust, Marcelle R Mitchell, Dundee, NY 5443 Dutch St, Dundee,NY 14837

Project Location (describe, and attach a location map):

Sub division property MRM Living Trust, Marcelle R Mitchell, Dundee, NY 5443 Dutch St, Dundee,NY 14837

Brief Description of Proposed Action:

Sub diving 2 existing lots at 5443 Dutch St into 5 new lots with the 2 previous existing lots, total of 7 lots. Leaving one 60.5 acre lot, one 36 acre lot and one 9.136 acre lot, one 5.822 acre lot, one 5.535 acre lot and one 5.745 acre lot and one 5.695.

Name of Applicant or Sponsor:	Telephone: 607-368-3449
Marcelle R Mitchell	E-Mail: marcy10120@roadrunner.com

Address:

10121 Hyatt Hill

City/PO:	State:	Zip Code:
Dundee	NY	14837

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Barrington, Sub division approval	☐	☑

3.a. Total acreage of the site of the proposed action? 128.5 acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 128.5 acres

4. Check all land uses that occur on, adjoining and near the proposed action.

☐ Urban ☑ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
☑ Forest ☑ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: MARCELLE R MITCHELL Date: 10-18-2016

Signature: Marcelle R Mitchell

PRINT FORM

Agency Use Only [If applicable]

Project: Mitchell sub division

Date: 10-19-2016

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

PRINT FORM

Project: Mitchell sub division
Date: 10/19/2016

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

BARRINGTON PLANNING BOARD
Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Marcelle R Mitchell, 10110 Hyatt Hill, Dundee, NY 14837 Agricultural data statement content:

An agricultural data statement shall include the following information:
the name and address of the applicant;

MRM Living Trust, 5443 Dutch St, Dundee, NY
Marcelle R Mitchell, 10110 Hyatt Hill, Dundee, NY 14837

A description of the proposed project and its location:
Sub diving existing lots at 5443 Dutch St into 5 new lots with the 2 previous existing lots, total of 7 lots. Leaving one 60.5 acre lot, one 36 acre lot and one 9.136 acre lot, one 5.822 acre lot, one 5.535 acre lot and one 5.745 acre lot and one 5.695.

Name and address of any owner of land within the agricultural district, which land contains farm operations and is located within five hundred feet of the boundary of the property upon which the project is proposed;

Marcelle R Mitchell, 5443 Dutch St, Dundee, NY 14837 Active Vineyard on said property has 10 acres.

McGregor Vineyard, 5503 Dutch St, Dundee, NY 14837 Active Vineyard on Dutch St and Goodwin Hill Rd.

Eastbranch Farms, John McGregor, 5503 Dutch St, Dundee, NY 14837

Vincente D'Ingianni, 9962 Lower East Lake Rd, Dundee, NY 14837 Active Vineyard on Dutch St.

Mary Kopozynski, 32 Clover Park Dr #3, Rochester, NY 16418

James Cole, 47 Edge Park Ave, Buffalo, NY 14260

Philip Schmeer, 309 Lower Valley Rd, North Wales, PA 19454-0366

Darlene Abott, Mary Hood, 5544 Dutch St, Dundee, NY 14837

Sam and Vicki Stea 192 Lamont Dr, Cogan, PA 17728

Salamar,

Kevin Mille, 6213 Roudebush Rd, Goshen OH 45122

Christopher Marino, 110 Hunters Land, Rochester, NY 14618

Kathryn Starr, 156 High Stone Circle, Pittsford, NY 14532

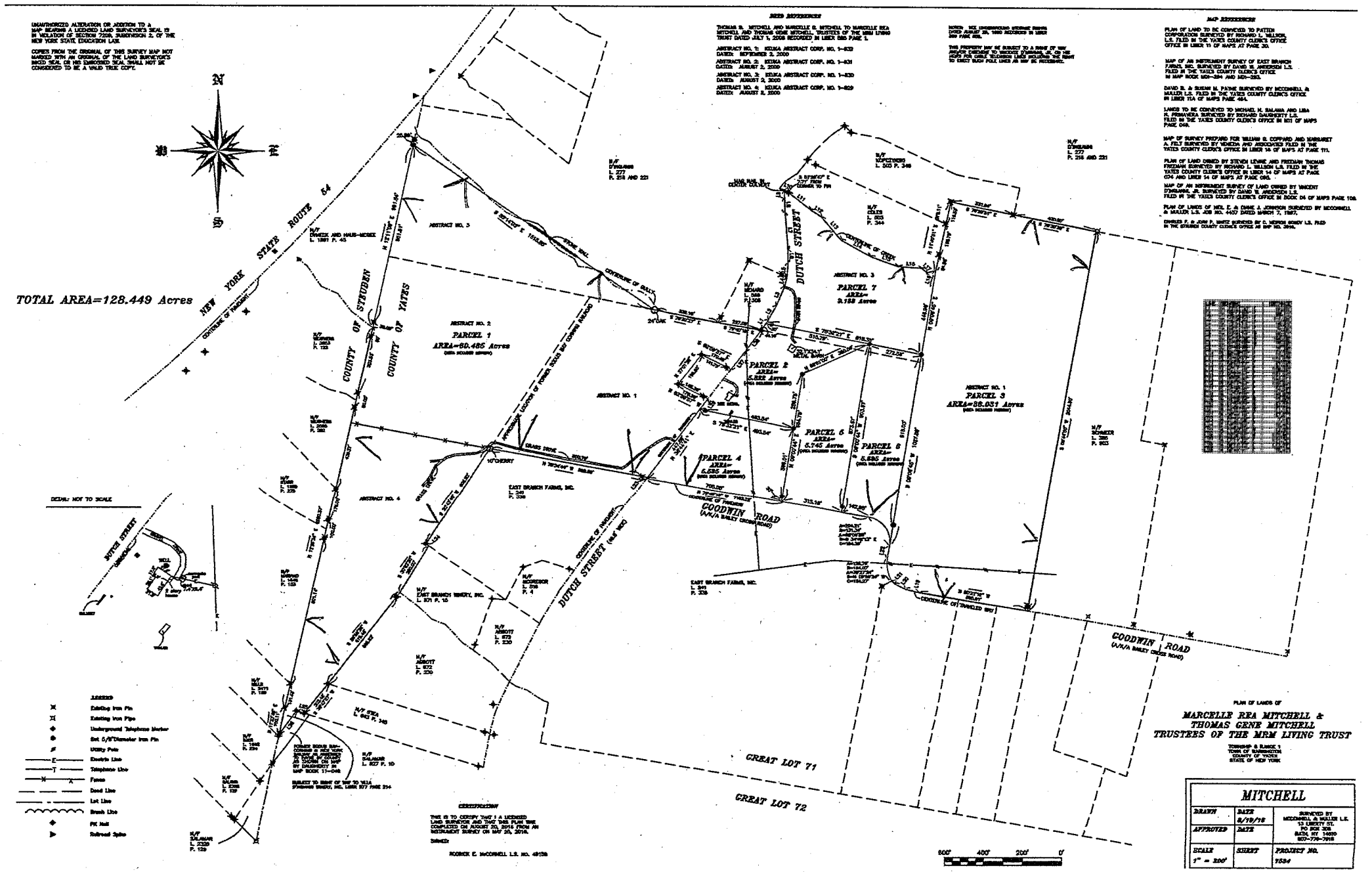
Sharon Dymeck and Marie Haus McGee, 2035 Bentley Dr, Williamsport, NY 17701-1958

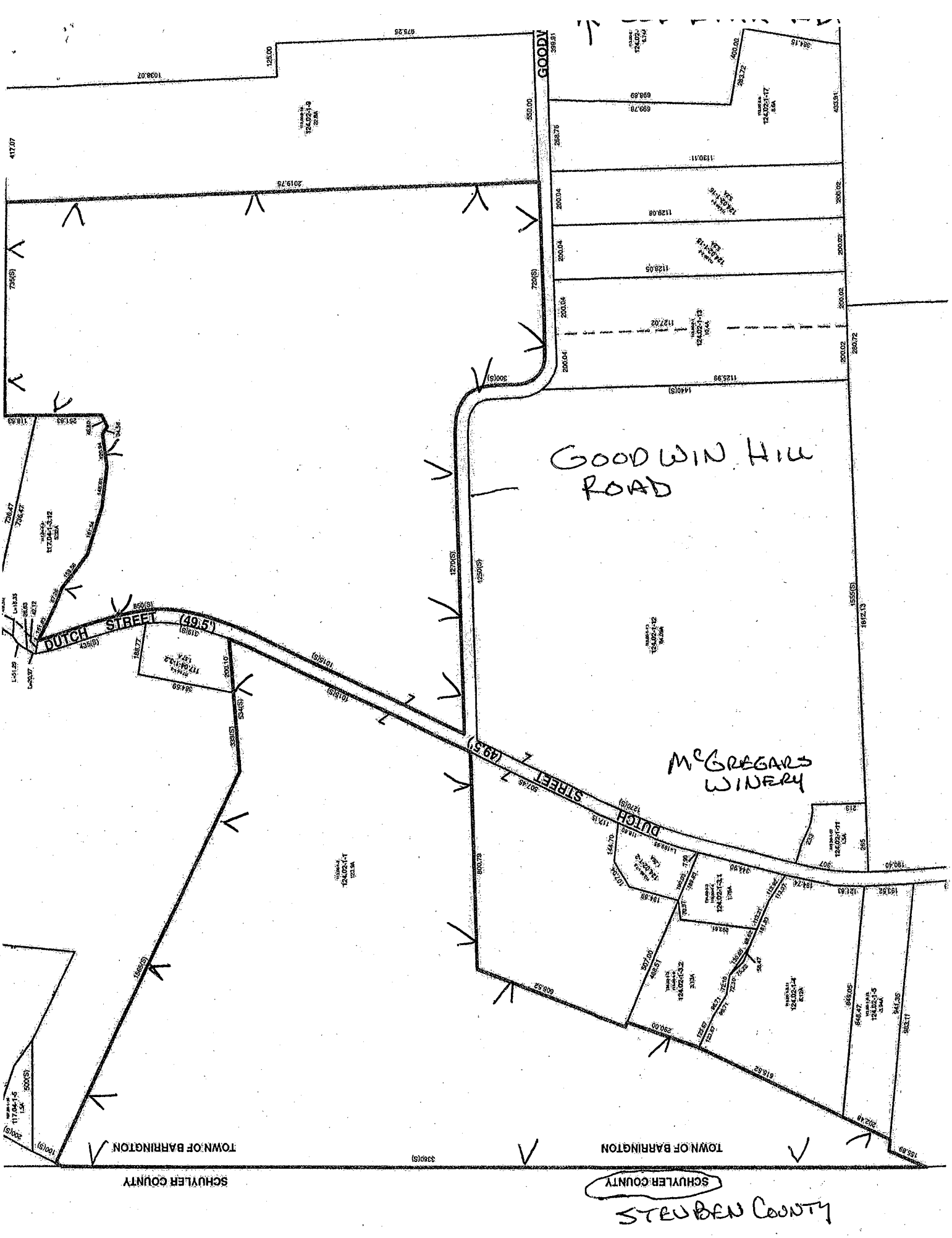
Declaration of Covenants, Easements, Restrictions and Conditions for Lots #2, #4, #5 and #6

MRM LIVING TRUST, Marcelle R Mitchell

The lot will be sold subject to the following Covenants, Restrictions and Conditions:

1. No structures shall be erected, altered, placed or permitted to remain on said lot other than a single family home, not to exceed two (2) stories in heighth, and appropriate garage facilities and accessory structures as allowed by the municipality.
2. No private residence shall be constructed on the premises unless such residence shall be of a minimum above-ground living area of 1500 square feet, exclusive of the garage and cellar. All residences shall have below grade walls. There will be no "slab" construction for a foundation allowed.
3. There shall be no single wide or double wide mobile homes placed on the site. No unlicensed motor vehicles or trailers, boats, motorcycles, commercial and recreational vehicles (ATV's, snow mobiles, campers etc) may be stored on the premises unless in an enclosed structure.
4. There shall be no further subdivision of said lot.
5. There shall be no commercial livestock allowed on the premises.
6. Violation or breach of any of the covenants, easements, restrictions and/or conditions herein contained shall give any owner of Lot numbers 2, 4, 5 , 6 of the MRM Living Trust subdivision, the right to obtain an injunction or Court Order to remove the things or conditions that may be or exist thereon contrary to the intent and meaning of the provision hereof. Any party to a proceeding who succeeds in enforcing a covenant, easement, restriction and/or condition or enjoining a violation against another lot owner shall be entitled to reasonable attorney's fees against the violating owner.
7. All covenants, easements, restrictions, conditions, charges and agreements contained herein shall run with the land and continue as such until 30 years from the date of recording of the Deed and they shall, as they then are enforced, be extended from the time of the successive periods of 20 years, **unless** all of the collective owners vote to alter, modify or eliminate any or all of these provisions at any time.
8. The covenants, easements, restrictions, and conditions heretofore set forth are not intended to effect any real property other than the Lots designated and do not obligate the property owner to impose similar restrictions on other land owned by the Grantor.


UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS IN VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.
TOTAL AREA=128.449 Acres
NEW YORK STATE ROUTE 64
COUNTY OF STEUBEN
COUNTY OF YATES
DUTCH STREET
GOODWIN ROAD
(N/K/A BAILEY CREEK ROAD)
GREAT LOT 71
GREAT LOT 72
ABSTRACT NO. 1
ABSTRACT NO. 2
ABSTRACT NO. 3
ABSTRACT NO. 4
PARCEL 1 AREA=60.485 Acres
PARCEL 2 AREA= 5.822 Acres
PARCEL 3 AREA=36.051 Acres
PARCEL 4 AREA= 5.535 Acres
PARCEL 5 AREA= 5.745 Acres
PARCEL 6 AREA= 5.582 Acres
PARCEL 7 AREA= 3.158 Acres
DEED REFERENCES
MAP REFERENCES
LEGEND
Existing Iron Pin
Existing Iron Pipe
Underground Telephone Marker
Set 5/8"Diameter Iron Pin
Utility Pole
Electric Line
Telephone Line
Fence
Deed Line
Lot Line
Brush Line
PK Nail
Railroad Spike
CERTIFICATION
SCALE: NOT TO SCALE
PLAN OF LANDS OF
MARCELLE REA MITCHELL &
THOMAS GENE MITCHELL
TRUSTEES OF THE MRM LIVING TRUST
TOWNSHIP 8 RANGE 1
TOWN OF BARRINGTON
COUNTY OF YATES
STATE OF NEW YORK
MITCHELL
DRAWN
DATE 8/19/19
SURVEYED BY MCCONNELL & MALLEN L.S. 13 LIBERTY ST. PO BOX 308 BATH, NY 14810 607-776-7918
APPROVED
DATE
SCALE 1" = 200'
SHEET
PROJECT NO. 7534
800' 400' 200' 0'



KEUKA LAKE ↓ RT. 54

LOT SIZE REQUIREMENTS

Town of Barrington
Schedule A
District Regulations

District	Minimum Area per Dwelling Unit (acres)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	~~Minimum~~ MAX Height (feet)
LRD[3] With lake frontage	--	60		25[2] 35	8	8	35
LRD without lake frontage	--	150	150 125	20[1] 35	8	8	35 (17)
AR	1	150[4]	150[4]	40[1]	25	10	35
HRD	2	200	200	50[1]	25	50	35
FHD	An overlay district; any development must abide by district standards plus supplementary regulations of the flood hazard district.						
PDD	An overlay district; development must be approved by the Planning Board (§§ 7.11 through 7.21).						

AR

A. There shall be only one (1) dwelling unit per lot plus accessory buildings.
B. Lots of record as of the effective date of this law shall be exempt from lot size requirements.

NOTES:
1. Footage from the road right-of-way.
2. Footage from the high-water mark of the lake or the bank of a stream.
3. In a lake residential district, any lot abutting the lake will be at least sixty (60) feet wide. Those lots without lake frontage will be at least one hundred fifty (150) feet wide.
4. **[Amended 10-11-1982 by L.L. No. 1-1982]**

5. Footage from Lower Lake Rd only 25 feet

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

COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

N

W E

S

TOTAL AREA=128.449 Acres

DEED REFERENCES

THOMAS G. MITCHELL AND MARCELLE R. MITCHELL TO MARCELLE REA MITCHELL AND THOMAS GENE MITCHELL, TRUSTEES OF THE MRM LIVING TRUST DATED JULY 1, 2008 RECORDED IN LIBER 585 PAGE 1.

ABSTRACT NO. 1: KEUKA ABSTRACT CORP. NO. 1–632
DATED: SEPTEMBER 2, 2000

ABSTRACT NO. 2: KEUKA ABSTRACT CORP. NO. 1–631
DATED: AUGUST 2, 2000

ABSTRACT NO. 3: KEUKA ABSTRACT CORP. NO. 1–630
DATED: AUGUST 2, 2000

ABSTRACT NO. 4: KEUKA ABSTRACT CORP. NO. 1–629
DATED: AUGUST 2, 2000

NOTES: SEE UNDERGROUND STORAGE RIGHTS DATED AUGUST 29, 1990 RECORDED IN LIBER 369 PAGE 852.

THIS PROPERTY MAY BE SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT TO VINCENTE D'INGIANNI, JR. OR HIS HEIRS FOR CABLE TELEVISION LINES INCLUDING THE RIGHT TO ERECT SUCH POLE LINES AS MAY BE NECESSARY.

MAP REFERENCES

PLAN OF LAND TO BE CONVEYED TO PATTEN CORPORATION SURVEYED BY RICHARD L. WILLSON, L.S. FILED IN THE YATES COUNTY CLERK'S OFFICE OFFICE IN LIBER 11 OF MAPS AT PAGE 30.

MAP OF AN INSTRUMENT SURVEY OF EAST BRANCH FARMS, INC. SURVEYED BY DAVID W. ANDERSEN L.S. FILED IN THE YATES COUNTY CLERK'S OFFICE IN MAP BOOK M01–294 AND M01–293.

DAVID B. & SUSAN M. PAYNE SURVEYED BY MCCONNELL & MULLER L.S. FILED IN THE YATES COUNTY CLERK'S OFFICE IN LIBER 11A OF MAPS PAGE 464.

LANDS TO BE CONVEYED TO MICHAEL H. SALAMA AND LISA N. PRIMAVERA SURVEYED BY RICHARD DAUGHERTY L.S. FILED IN THE YATES COUNTY CLERK'S OFFICE IN M11 OF MAPS PAGE 049.

MAP OF SURVEY PREPARD FOR WILLIAM G. COPPARD AND MARGARET A. FELT SURVEYED BY VENEZIA AND ASSOCIATES FILED IN THE YATES COUNTY CLERK'S OFFICE IN LIBER 16 OF MAPS AT PAGE 111.

PLAN OF LAND OWNED BY STEVEN LEVINE AND FREEMAN THOMAS FREEMAN SURVEYED BY RICHARD L. WILSON L.S. FILED IN THE YATES COUNTY CLERK'S OFFICE IN LIBER 14 OF MAPS AT PAGE 074 AND LIBER 14 OF MAPS AT PAGE 095.

MAP OF AN INSTRUMENT SURVEY OF LAND OWNED BY VINCENT D'INGIANNI, JR. SURVEYED BY DAVID W. ANDERSEN L.S. FILED IN THE YATES COUNTY CLERK'S OFFICE IN BOOK 04 OF MAPS PAGE 108.

PLAN OF LANDS OF NEIL E. & DIANE J. JOHNSON SURVEYED BY MCCONNELL & MULLER L.S. JOB NO. 4457 DATED MARCH 7, 1997.

CHARLES F. & JOAN P. MARTZ SURVEYED BY C. NEWTON GOWDY L.S. FILED IN THE STEUBEN COUNTY CLERK'S OFFICE AS MAP NO. 3618.

NEW YORK STATE ROUTE 54
CENTERLINE OF PAVEMENT

COUNTY OF STEUBEN
COUNTY OF YATES

N/F DYMECK AND HAUS–MCGEE L. 1861 P. 45

N/F D'INGIANNI L. 277 P. 216 AND 221

N/F KOPCZYNSKI L. 503 P. 348

N/F COLES L. 503 P. 344

N/F D'INGIANNI L. 277 P. 216 AND 221

N/F WEATHERS L. 2553 P. 122

N/F WEATHERS L. 2585 P. 292

N/F STARR L. 1659 P. 275

N/F MARIANO L. 1646 P. 103

N/F MILLS L. 2411 P. 188

N/F BAER L. 1642 P. 224

N/F SALAMA L. 2328 P. 129

N/F SALAMA L. 2328 P. 129

N/F MENARD L. 566 P. 306

N/F EAST BRANCH WINERY, INC. L. 671 P. 15

N/F MCGREGOR L. 516 P. 4

N/F ABBOTT L. 672 P. 230

N/F ABBOTT L. 672 P. 230

N/F STEA L. 643 P. 145

N/F SALAMAR L. 627 P. 10

N/F SCHMEER L. 386 P. 903

EAST BRANCH FARMS, INC. L. 241 P. 336

EAST BRANCH FARMS, INC. L. 241 P. 336

ABSTRACT NO. 1
ABSTRACT NO. 2
ABSTRACT NO. 3
ABSTRACT NO. 4

PARCEL 1
AREA=60.485 Acres
(AREA INCLUDES HIGHWAY)

PARCEL 2
AREA=
5.822 Acres
(AREA INCLUDES HIGHWAY)

PARCEL 3
AREA=36.031 Acres
(AREA INCLUDES HIGHWAY)

PARCEL 4
AREA=
5.535 Acres
(AREA INCLUDES HIGHWAY)

PARCEL 5
AREA=
5.745 Acres
(AREA INCLUDES HIGHWAY)

PARCEL 6
AREA=
5.695 Acres
(AREA INCLUDES HIGHWAY)

PARCEL 7
AREA=
9.136 Acres

DUTCH STREET
DUTCH STREET (49.5 WIDE)
GOODWIN ROAD (A/K/A BAILEY CROSS ROAD)
GOODWIN ROAD (A/K/A BAILEY CROSS ROAD)

MAG NAIL IN CENTER CULVERT
S 51°26'47" E 7.71' FROM CORNER TO PIN
24"OAK
10"CHERRY
CENTERLINE OF GULLY
CENTERLINE OF CREEK
STONE WALL
GRASS DRIVE
GRAVEL DRIVE
APPROXIMATE LOCATION OF FORMER SODUS BAY CORNING RAILROAD
FORMER SODUS BAY–CORNING & NEW YORK RAILWAY AS ASSESSED TO PAYNE BY COUNTY AS SHOWN ON MAP BY DAUGHERTY IN MAP BOOK 11–049
SUBJECT TO RIGHT OF WAY TO VILLA D'INGIANNI WINERY, INC. LIBER 277 PAGE 214
CENTERLINE OF TRAVELED WAY
CENTERLINE OF PAVEMENT
321'X34.1' METAL BARN
SEE DETAIL
TRAILER
GREAT LOT 71
GREAT LOT 72

LINE	BEARING	DISTANCE
L1	N 33°22'50" E	84.90'
L2	N 29°13'29" E	86.14'
L3	N 22°08'22" E	111.99'
L4	N 13°14'11" E	49.84'
L5	N 04°21'33" E	74.59'
L6	N 00°45'14" W	69.93'
L7	N 04°36'36" W	198.08'
L8	N 02°29'32" W	75.89'
L9	N 01°26'26" E	37.39'
L10	S 68°48'20" E	15.30'
L11	S 51°26'47" E	151.63'
L12	S 56°02'27" E	67.26'
L13	S 40°11'19" E	159.56'
L14	S 69°23'44" E	181.54'
L15	S 70°35'40" E	148.61'
L16	S 86°12'24" E	120.94'
L17	S 45°30'45" E	34.58'
L18	N 74°10'52" E	46.60'
L19	N 76°29'36" W	72.80'
L20	N 61°31'07" W	63.28'
L21	N 44°07'26" W	21.12'
L22	N 09°44'18" E	67.87'
L23	N 37°31'08" E	7.19'
L24	S 54°07'50" E	18.49'
L25	N 71°50'20" W	42.00'
L26	S 36°05'55" W	155.89'
L27	N 37°14'32" E	124.70'
L28	N 36°15'33" E	133.26'
L29	N 36°44'41" E	70.40'

DETAIL: NOT TO SCALE

WELL
concrete pad
attached 7.4'X6.4'
2 story house
GRAVEL DRIVE
CULVERT
TRAILER

LEGEND

- Existing Iron Pin
- Existing Iron Pipe
- Underground Telephone Marker
- Set 5/8"Diameter Iron Pin
- Utility Pole
- E — Electric Line
- T — Telephone Line
- X — X — Fence
- Deed Line
- Lot Line
- Brush Line
- PK Nail
- Railroad Spike

CERTIFICATION

THIS IS TO CERTIFY THAT I A LICENSED LAND SURVEYOR AND THAT THIS PLAN WAS COMPLETED ON AUGUST 20, 2016 FROM AN INSTRUMENT SURVEY ON MAY 25, 2016.

SIGNED: Rodrick E. McConnell

RODRICK E. McCONNELL L.S. NO. 49158

STATE OF NEW YORK · RODRICK E. McCONNELL · 49158 · LICENSED LAND SURVEYOR

600' 400' 200' 0'

PLAN OF LANDS OF

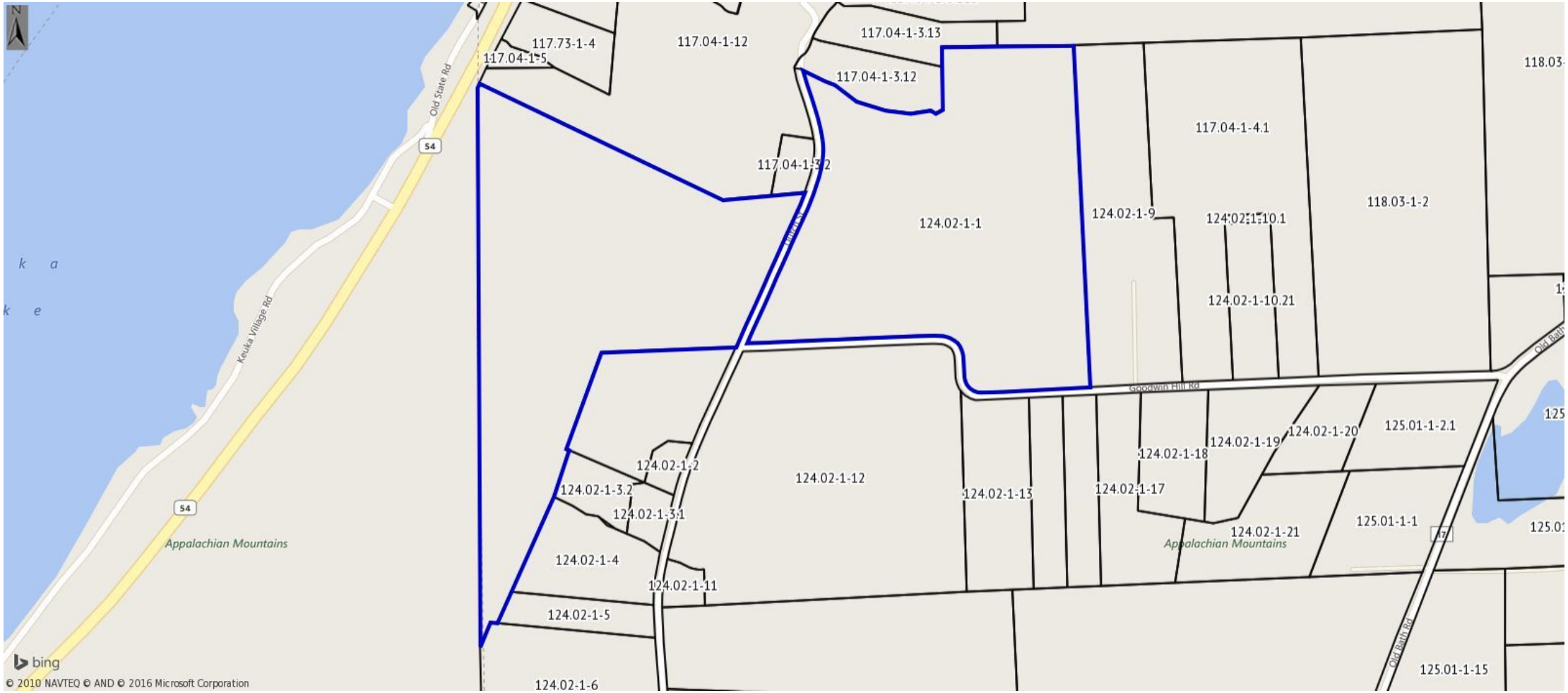
MARCELLE REA MITCHELL &
THOMAS GENE MITCHELL
TRUSTEES OF THE MRM LIVING TRUST

TOWNSHIP 6 RANGE 1
TOWN OF BARRINGTON
COUNTY OF YATES
STATE OF NEW YORK

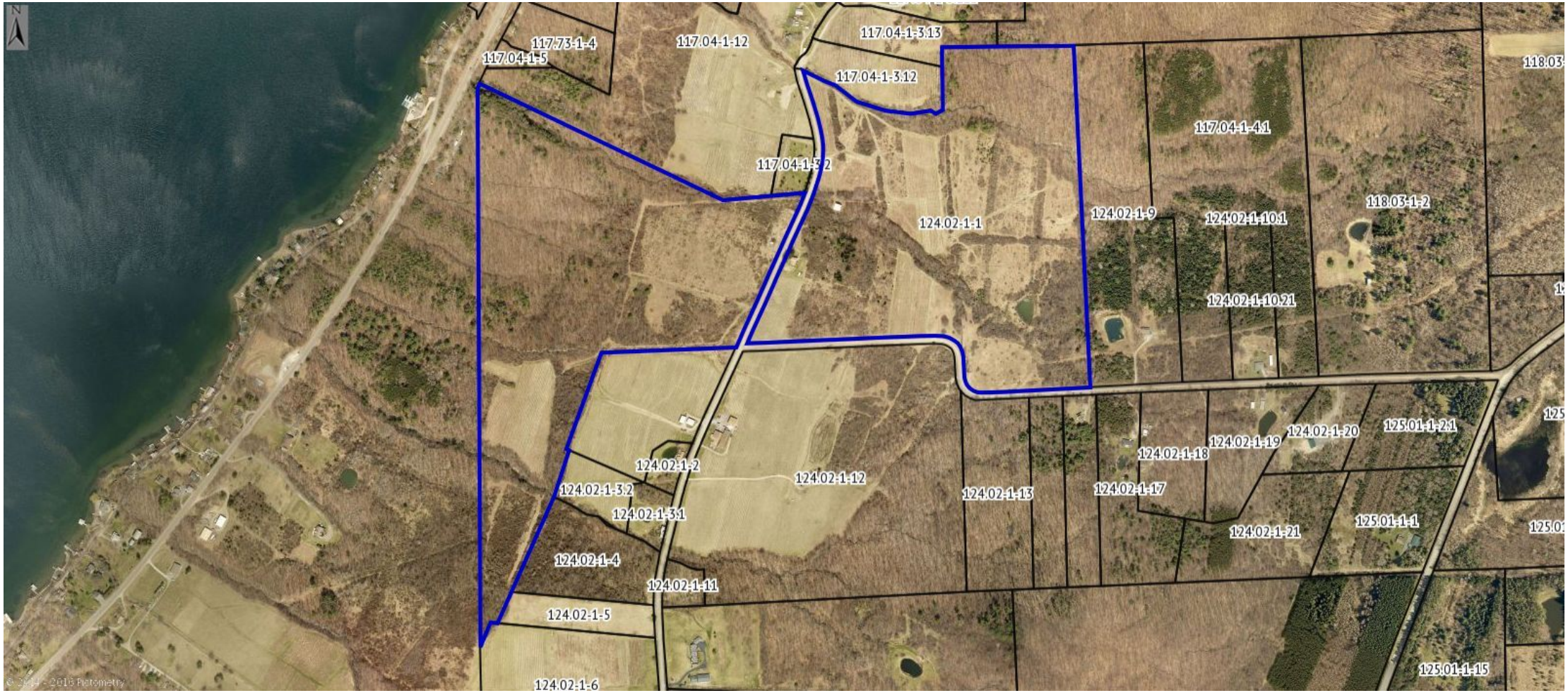
MITCHELL

DRAWN	*DATE* 8/19/16	SURVEYED BY MCCONNELL & MULLER L.S. 13 LIBERTY ST. PO BOX 308 BATH, NY 14810 607–776–7918
APPROVED	*DATE*	
SCALE 1" = 200'	*SHEET*	*PROJECT NO.* 7534

2016-60 tax map



2016-60 arial



04/20/2014 - 05/11/2014