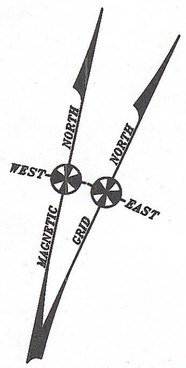
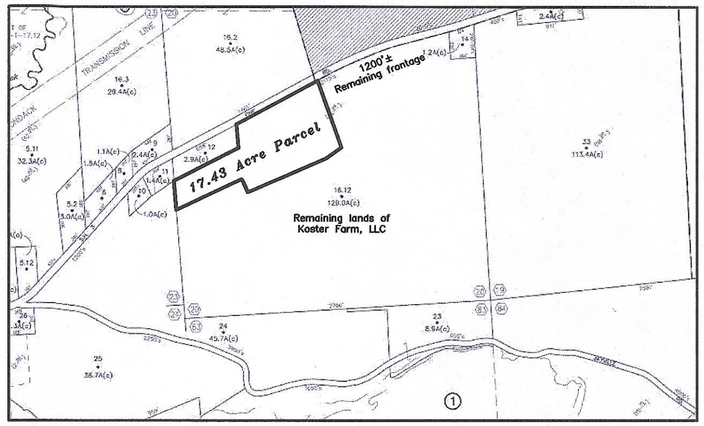
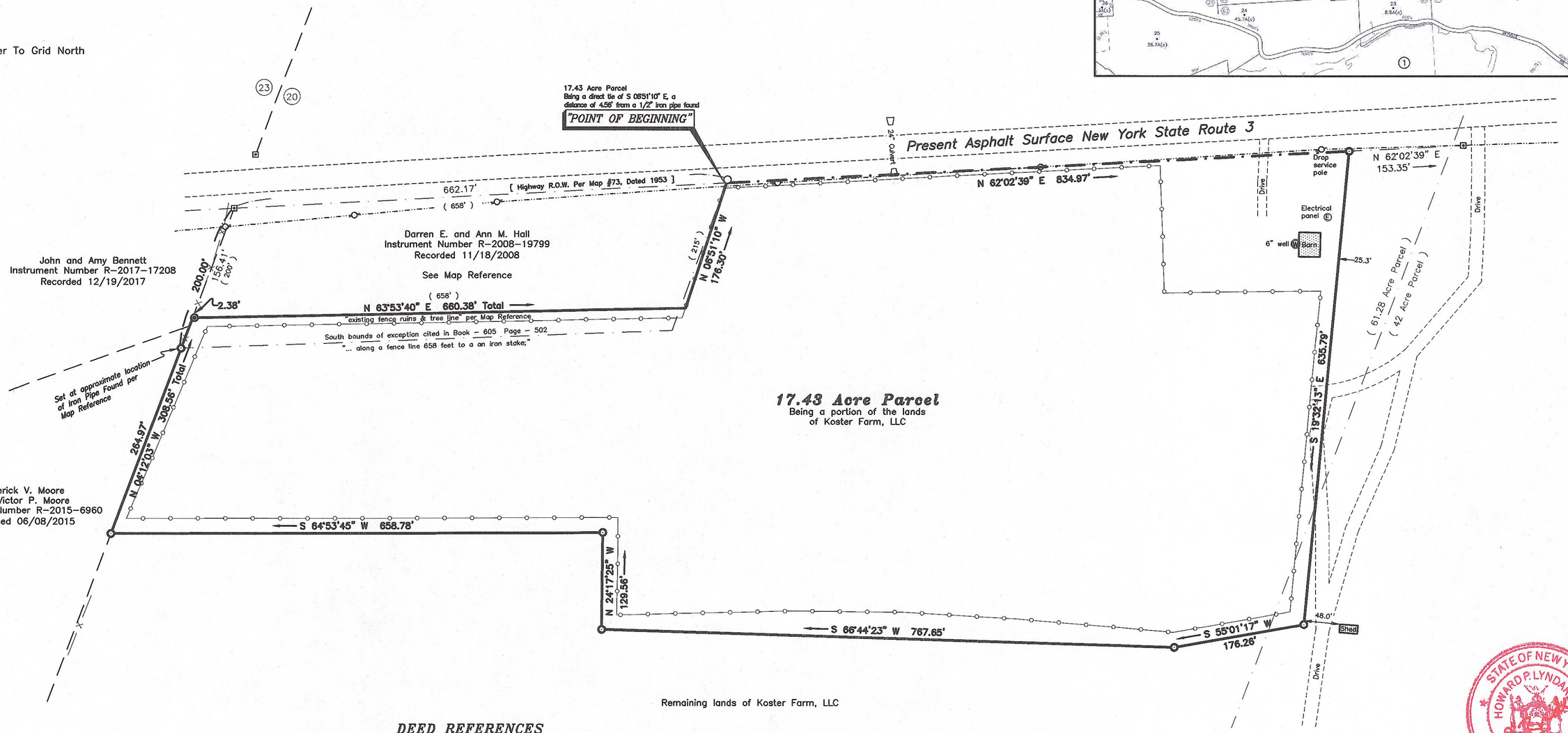


Bearings Refer To Grid North





MAP REFERENCE

"Map of the Lands of Darren E. & Ann M. Hall, Liber 1004 Page 154 in Lot 20, Town of Pitcairn, St. Lawrence County, New York"
Prepared by Carlton E. Morrow P.L.S. No. 49187
Dated August 1, 2008

NOTES

1) Field work for this survey was completed on July 24, 2024.
2) All adjoiners shown hereon are per the St. Lawrence County Real Property Tax Services Department.
3) This map was prepared without the benefit of an updated Abstract of Title and is subject to the findings of a more complete title search.
4) The lands shown hereon are subject to any rights, restrictions or covenants of record expressed or implied by usage or custom.
5) Unauthorized alteration or addition to a survey map bearing a Land Surveyor's seal is a violation of Section 7209, sub-division 2 of the New York State Education Law.

DEED REFERENCES

Theodore Kastner and Alix Ross
To - KOSTER FARM, LLC
Dated - 12/12/2008
Recorded - 12/19/2008
Instrument Number R-2008-21797
(61.28 Acre Parcel and 42 Acre Parcel)

Subject to the following as they may apply;
Right of grant to
NEW YORK TELEPHONE Co.
Recorded - 07/10/1964
Book - 739 Page - 326

Easement granted to
NEW YORK TELEPHONE Co.
Recorded - 10/13/1972
Book - 873 Page - 756

Formerly
Glenn E. Wright and Eva Mae Van Brocklin
To - CLYDE VROOMAN and JEAN VROOMAN
Dated - 02/26/1957
Recorded - 02/26/1957
Book - 605 Page - 502

LEGEND

- Denotes Rebar Found With "C.E. Morrow" Cap
- Denotes 1/2" Iron Pipe Found
- Denotes Concrete Highway Monument Found
- Denotes 1/2" Rebar Set
- Denotes Utility Pole
- Denotes Overhead Utility Line
- Denotes Highway R.O.W. Line
- Denotes Page Wire Fence
- Denotes Wire Fence Ruins

Courses and Distances in ( ) Taken from Deeds

Drawn By: GRS Checked By: HPL

A Portion of Tax Parcel 211.004-1-16.12

— MAP SHOWING PARTIAL SUBDIVISION —

LANDS OF KOSTER FARM, LLC

PART OF LOT NUMBER 20 OF TOWNSHIP NUMBER 11
GREAT LOT NUMBER 3 OF MACOMB'S PURCHASE
664 NEW YORK STATE ROUTE 3
Town of Pitcairn - St. Lawrence County - New York
Scale - 1" = 100'

0 50 100 200 300 400 500

August 12, 2024 Survey No. 24144

KOVACH LAND SURVEYING, P.C.
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DRAWING NUMBER 24144-1

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