

7-12

# TRIBUNALE DI POTENZA

## SEZIONE CIVILE

### UFFICIO ESECUZIONI IMMOBILIARI



**Oggetto:** *Integrazione alla Perizia tecnica nella procedura esecutiva n.43/04 R..E.  
pendente presso il Tribunale di Potenza nei confronti di omissis.+7.*

**Il Giudice dell'Esecuzione:** Dott. essa Manuela Musi



Potenza , 2.06.12

Arch. Margherita Capasso



A espletamento dell'incarico ricevuto, la sottoscritta Arch. Margherita Capasso ha eseguito, con l'ausilio di strumentazione GPS, Leica 900gg, il rilievo di dettaglio delle aree interessate, riportate in catasto al foglio 22 particella 9.

Il rilievo, è stato riferito a spigoli di fabbricati d'impianto di cui al foglio 21 p.lla 1888 (ex 3) e p.lla 1488 PF08/0210 (fabbricato trigonometrico fasulo), che danno garanzia di stabilità e di esatta ubicazione sulla mappa catastale.

I confini della particella in oggetto sono identificati a valle dalla strada vicinale, a monte dalla recinzione in filo spinato e paletti in parte di legno e in parte in cls. Lungo la recinzione, sono posti, a delimitazione della proprietà, anche dei termini lapidei.

Il termine di vertice di confine, rappresenta anche un punto fiduciale individuato in catasto come PF30/0220/G942. Gli altri estremi della particella sono delimitati dal Vallone del Piano delle Mattine e da lotto particella 1236 individuato dal muro di cinta in c.a. e inferriata.

L'area in oggetto si presenta con un elevato dislivello tra valle e monte (oltre 30mt).

Dalla restituzione del rilievo GPS sulla mappa catastale, si è evidenziata una discordanza tra il rilievo e quanto riportato, graficamente, sulla mappa catastale.

In particolare si è evidenziato un traslamento del confine di monte (limite recintato) e della p.lla 1236, mentre a valle parte del lotto è occupato dalla sede stradale.

Per quanto attiene il confine delimitato dal vallone, non è stato possibile rilevarlo poiché inaccessibile.

Ai fini dell'ipotesi di divisione, si sono ipotizzati tre lotti, A, B e C, tutti ricadenti in zona "Ambito Extraurbano - Territorio Aperto" del vigente strumento urbanistico. L'ipotesi di divisione è stata sviluppata avendo come riferimento le superfici rivenienti dal rilievo di dettaglio, (al netto della sede stradale) non considerando quanto riportato in visura e sulla mappa catastale. La superficie rilevata (al netto della sede stradale) è di circa 16 400mq mentre la superficie in atti è di 19 770mq.

Per il lotto "A" si è ritenuto opportuno, nell'ipotesi di divisione, incrementare la superficie di circa il 10% in più rispetto ai lotti "B" e "C", in considerazione del maggior disagio dovuto alla

corografia del lotto, all'irregolarità dello stesso e dall'immediata vicinanza con il Vallone delle Mattine.

Pertanto sono state ipotizzate per i lotti in esame, le seguenti superfici:

- Lotto "A" - 5 832mq
- Lotto "B" - 5 284mq
- Lotto "C" - 5 284 mq.

Il tutto è evidenziato nell'elaborato grafico allegato.

In attesa di Vostro riscontro, porgo i miei saluti.

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Arch. Margherita Capasso



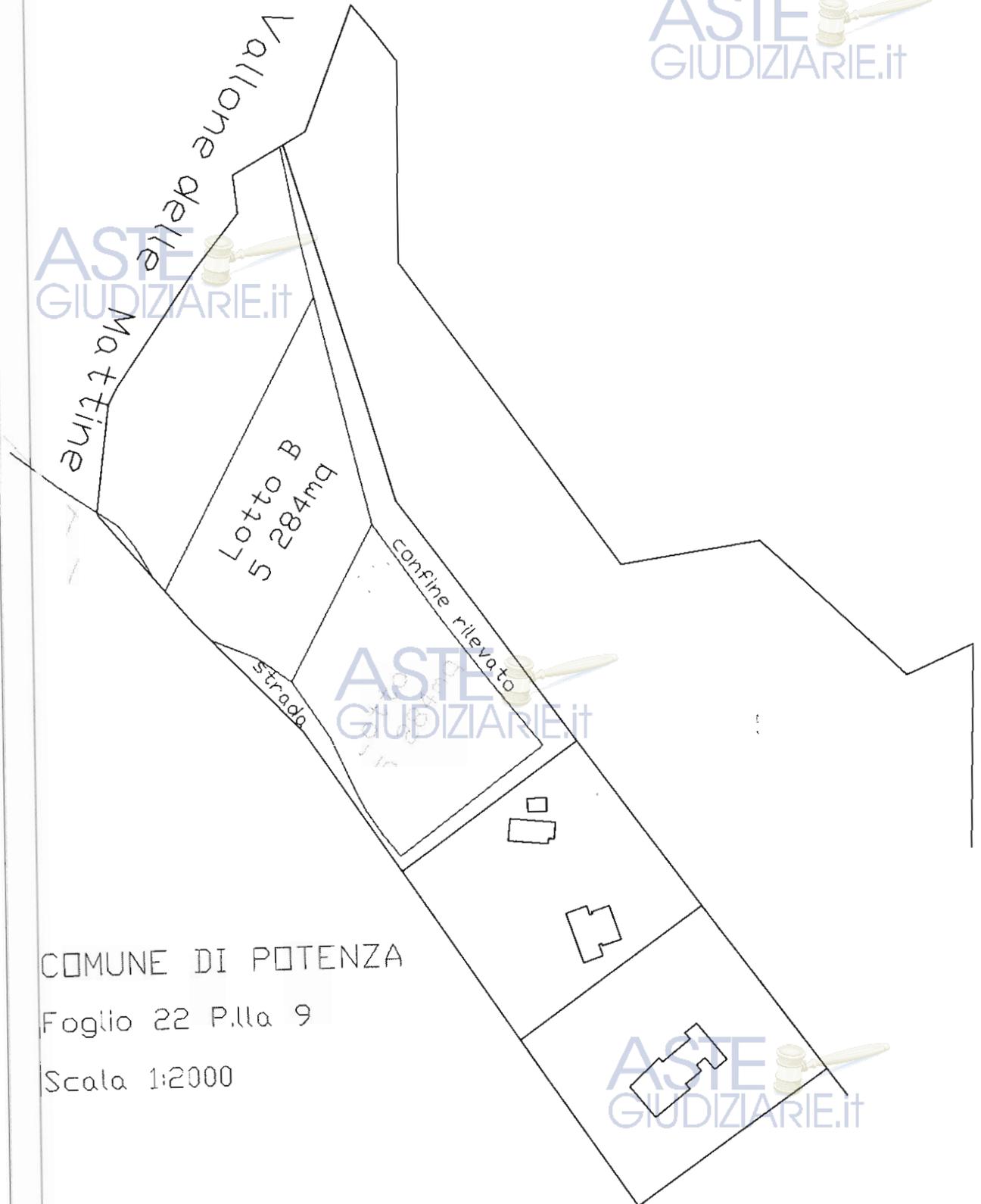
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## LIBRETTO DELLE MISURE – RILIEVO GPS

1|1000|4661596.51,1322165.52,4135066.19|0.000|asse chiusino|  
6|L2|01062012-14:39|01062012-16:55|RTK|PDOP=2|  
2|1001|306.968,-14.578,-405.235|0.000165696,0.000018319,0.000067853,0.000029223,0.000007847,0.000045296,1.170228004|PDOP=2|0|  
VERTICE RECINTO|  
2|1002|306.806,-16.027,-408.263|0.000169888,0.000019262,0.000069556,0.000029623,0.000007960,0.000046147,2.441037655|PDOP=2|0|  
STRADA DX|  
2|1003|304.421,-23.112,-401.768|0.000061816,0.000027679,0.000030127,0.000030116,0.000009812,0.000034284,1.722830892|PDOP=1|0|  
STRADA DX|  
2|1004|301.149,-30.223,-394.494|0.000061629,0.000027845,0.000029758,0.000030067,0.000010671,0.000031883,1.912291527|PDOP=1|0|  
STRADA DX|  
2|1005|291.936,-42.897,-377.977|0.000053722,0.000022845,0.000024250,0.000028638,0.000006004,0.000029445,2.558116913|PDOP=1|0|  
STRADA DX|  
2|1007|279.126,-94.047,-344.122|0.000050654,0.000021724,0.000022317,0.000027611,0.000005439,0.000027136,3.739027500|PDOP=1|0|  
STRADA DX|  
2|1008|277.924,-102.014,-340.467|0.000060009,0.000028126,0.000027510,0.000033926,0.000008392,0.000031656,3.819691658|PDOP=1|0|  
STRADA DX|  
2|1009|272.165,-113.882,-331.330|0.000071637,0.000027963,0.000031764,0.000033689,0.000008148,0.000033304,1.366297245|PDOP=1|0|  
STRADA DX|  
2|1010|279.606,-118.798,-338.324|0.000058561,0.000026889,0.000026670,0.000033354,0.000007523,0.000031436,1.236755133|PDOP=1|0|  
SEGNO DI MINIO|  
2|1011|263.676,-125.856,-319.201|0.000076677,0.000026946,0.000033353,0.000033100,0.000007370,0.000033994,2.822965384|PDOP=1|0|  
STRADA DX|  
2|1012|260.447,-132.763,-313.531|0.000057569,0.000025974,0.000026094,0.000032903,0.000006898,0.000031297,1.480279446|PDOP=1|0|  
STRADA DX|  
2|1013|258.199,-173.923,-288.720|0.000056638,0.000025065,0.000025552,0.000032432,0.000006293,0.000031168,3.861904383|PDOP=1|0|  
STRADA DX|  
2|1014|258.784,-162.425,-297.592|0.000067001,0.000032200,0.000016418,0.000037472,-0.000000172,0.000038607,4.806207180|PDOP=2|0|  
STRADA DX|  
2|1015|258.445,-155.956,-301.432|0.000104618,0.000012228,0.000040653,0.000012418,0.000003306,0.000023503,6.908563137|PDOP=3|0|  
STRADA DX|  
2|1016|279.081,-112.878,-338.860|0.000075001,0.000043966,0.000009738,0.000064384,-0.000002699,0.000056308,1.627650261|PDOP=1|0|  
VERTICE RECINTO|  
2|1017|279.083,-94.285,-343.980|0.000051070,0.000023098,0.000020791,0.000029882,0.000005738,0.000027332,1.833996654|PDOP=1|0|  
STRADA DX|  
2|1018|278.814,-76.476,-349.687|0.000052983,0.000020654,0.000023338,0.000029844,0.000003587,0.000030655,2.417251110|PDOP=1|0|  
STRADA DX|  
2|1019|280.641,-62.831,-356.859|0.000126400,0.000019164,0.000046685,0.000026143,0.000003132,0.000036055,2.220711470|PDOP=3|0|  
STRADA DX|  
2|1020|288.893,-46.692,-372.780|0.001541711,0.000339905,0.000533808,0.000785698,-0.000055911,0.000748614,1.182314992|PDOP=1|0|  
STRADA DX|  
2|1021|298.015,-34.898,-388.684|0.000051557,0.000017899,0.000022293,0.000027971,0.000002110,0.000030389,1.368941665|PDOP=1|0|  
STRADA DX|  
2|PF31|0220/G942|357.944,84.247,-499.740|0.000043483,0.000005876,0.000021797,0.000020482,-0.000002806,0.000034545,2.721008539|  
PDOP=1|0|PA|  
2|PF50|0220/G942|16.394,-241.853,45.893|0.000035719,0.000005648,0.000011067,0.000014115,0.000001498,0.000022698,1.155875325|

PDOP=1|0|ASSE CHIUSINO|  
2|1024|15.042,-238.844,46.277|0.000035764,0.000005405,0.000010880,0.000013839,0.000001532,0.000022593,1.551836133|PDOP=1|0|ASSE  
CHIUSINO|  
2|1025|279.901,31.061,-368.723|0.000039846,0.000001281,0.000007300,0.000009633,0.000003625,0.000023958,2.504027843|PDOP=1|0|PALO  
LEGNO|  
2|1027|275.817,9.267,-343.932|0.000040985,0.000000779,0.000006845,0.000009282,0.000004400,0.000025264,1.167962432|PDOP=1|0|PALO  
LEGNO|  
2|1028|271.005,-8.592,-324.124|0.000052012,-0.000000019,0.000007171,0.000009076,0.000004004,0.000023873,1.631117225|PDOP=1|0|PALO  
LEGNO|  
2|1029|268.167,-17.526,-313.908|0.000051668,0.000000021,0.000007365,0.000008870,0.000003781,0.000023007,1.065448165|PDOP=1|0|  
PALETTO CLS|  
2|1030|260.953,-36.756,-292.814|0.000051364,0.000000002,0.000007388,0.000008783,0.000003916,0.000023180,1.320066690|PDOP=1|0|  
PALETTO CLS|  
2|PF30/0220/G942|260.949,-37.142,-292.320|0.000051131,-0.000000002,0.000007426,0.000008718,0.000004021,0.000023318,2.319571257|  
PDOP=1|0|TERMINE LAPIDEO|  
2|1032|257.190,-39.841,-287.057|0.000121325,-0.000014564,0.000027419,0.000011955,0.000000733,0.000034471,1.097899199|PDOP=1|0|  
TERMINE LAPIDEO|  
2|1033|241.606,-50.385,-267.742|0.000050746,0.000000011,0.000007538,0.000008614,0.000004200,0.000023559,1.033140421|PDOP=1|0|  
PALETTO CLS|  
2|1035|215.351,-67.511,-237.846|0.000050458,0.000000039,0.000007662,0.000008539,0.000004336,0.000023744,1.170993924|PDOP=1|0|  
TERMINE LAPIDEO|  
2|1036|201.800,-75.813,-226.578|0.000050322,0.000000059,0.000007737,0.000008504,0.000004402,0.000023835,1.108107328|PDOP=1|0|  
PALETTO CLS|  
2|1037|193.200,-80.553,-221.425|0.000075651,0.000008065,0.000008175,0.000010931,0.000004602,0.000023989,1.501597047|PDOP=2|0|  
PALETTO CLS|  
2|1038|188.264,-82.905,-219.461|0.000064416,-0.000023304,-0.000034750,0.000050509,0.000074870,0.000150922,1.762945771|PDOP=2|0|  
PALETTO CLS|  
2|101|155.119,-216.676,-180.095|0,0,0,0,0|PDOP=1|0.000|SF|  
2|102|157.302,-218.248,-182.041|0,0,0,0,0|PDOP=1|0.000|SF|  
2|103|164.982,-224.259,-188.676|0,0,0,0,0|PDOP=1|0.000|SF|  
2|104|167.115,-225.831,-190.622|0,0,0,0,0|PDOP=1|0.000|SF|  
2|137|182.024,-199.744,-155.938|0.000034848,0.000009152,0.000021770,0.000011748,0.000004108,0.000028741,1.392693758|PDOP=1|0|  
SPIGOLO FABB.TO|  
2|PF49/0220/G942|91.238,-33.331,-109.831|0.000043706,0.000010656,0.000027509,0.000010513,0.000009305,0.000031617,1.169511080|  
PDOP=1|0|SPIGOLO FABB.TO|  
2|PF50/0220/G942|16.378,-241.841,45.910|0.000044365,0.000009969,0.000027111,0.000010168,0.000008967,0.000031355,1.360949397|  
PDOP=1|0|ASSE CHIUSINO|  
2|PF08/0210/G942|372.212,-225.923,-420.288|0,0,0,0,0|PDOP=2|0|SPIGOLO FABB.TO|  
2|PF28/0210/G942|226.576,-310.649,-156.794|0,0,0,0,0|PDOP=2|0|ASSE PALO ENEL|  
2|PF43/0220/G942|-173.496,625.668,23.263|0.000031589,0.000004388,0.000017830,0.000012298,-0.000004372,0.000036319,2.321813583|  
PDOP=1|0|SPIGOLO MURETTO|



COMUNE DI POTENZA

Foglio 22 P.lla 9

Scala 1:2000

COMUNE DI POTENZA  
SCHEMA DEL RILIEVO  
Scala 1:4000

PF50/0220/G942 1024  
ASSE CHIUSINO ASSE CHIUSINO

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1000  
ASSE CHIUSINO

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PF49/0220/G942  
SPIGOLLO FABB.TO

PF28/0210/G942  
ASSE PALO ENEL

101 SF  
102 SF  
103 SF  
104 SF  
137 SF

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1038 PALETTI CLS  
1037 PALETTI CLS  
1036 PALETTI CLS  
1024 TERME LAPIDEI  
1035 PALETTI CLS

1023 PALETTI CLS

1013 STRADA DX

1014 STRADA DX

1015 STRADA DX

1012 STRADA DX

1011 STRADA DX

STRADA DX

1010 SEGNO DI MODO

1016 VERTICE RECINTO

1009 STRADA DX

1008 STRADA DX

1007 STRADA DX

1018 STRADA DX

1019 STRADA DX

1020 STRADA DX

1005 STRADA DX

1004 STRADA DX

1003 STRADA DX

1002 STRADA DX

1001 VERTICE RECINTO

1032 TERME LAPIDEI

PF30/0220/G942 PALETTI CLS  
TERME LAPIDEI

1029 PALETTI CLS

1028 PALO LEGNO

1027 PALO LEGNO

1025 PALO LEGNO

TRIG. FASULO

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PF 43/0220/G942  
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