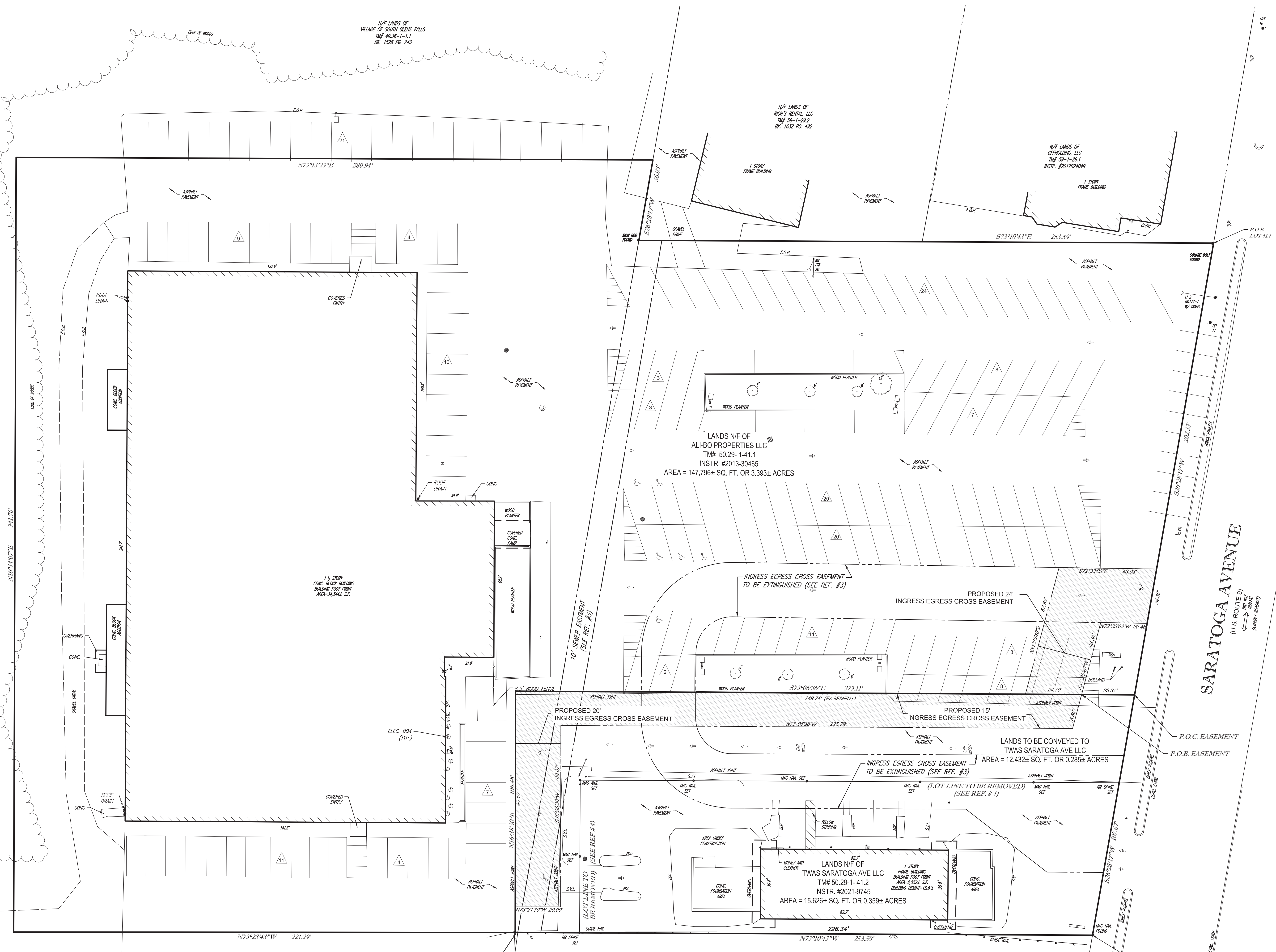


VICINITY MAP
© 2008 DeLorme, Avenor, Atlas USA



- NOTES:**
- PROPERTIES KNOWN AS LOT 41.2 BLOCK 1 AS SHOWN ON THE OFFICIAL TAX MAP OF THE VILLAGE OF SOUTH GLENS FALLS, SARATOGA COUNTY STATE OF NEW YORK ON SHEET 50.29
 - AREA LOT 41.1 = 147,796± SQ. FT. OR 3.393± ACRES
AREA TO BE CONVEYED = 12,432± SQ. FT. OR 0.285± ACRES
TOTAL AREA REMAINING = 135,364± SQ. FT. OR 3.108± ACRES
AREA LOT 41.2 = 15,626± SQ. FT. OR 0.359± ACRES
AREA TO BE CONVEYED = 12,432± SQ. FT. OR 0.285± ACRES
TOTAL AREA = 28,058± SQ. FT. OR 0.644± ACRES
 - THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. UTILITY INFORMATION SHOWN IS LIMITED TO VISIBLE UTILITY HARDWARE AND UTILITY MARKOUTS AT THE SURFACE AND DOES NOT INCLUDE SUCH ITEMS AS SUBSURFACE PIPING, UTILITY LINES, ETC. BEFORE ANY EXCAVATION IS TO BEGUN, UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) PER REF. # 2
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

- REFERENCES:**
- THE OFFICIAL TAX ASSESSOR'S MAP OF VILLAGE OF SOUTH GLENS FALLS, SARATOGA COUNTY, NEW YORK, SHEET #50.29
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP, VILLAGE OF SOUTH GLENS FALLS, SARATOGA COUNTY, NEW YORK, AS PREPARED BY VAN DUSEN & STEVES, LANE SURVEYORS, DATED JULY 3, 2012, LAST UPDATED MAY 07, 2013 AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE AS M2013112
 - MAP ENTITLED "MAP OF A SURVEY MADE FOR CORLEY FAMILY REALTY LIMITED PARTNERSHIP, VILLAGE OF SOUTH GLENS FALLS, SARATOGA COUNTY, NEW YORK, AS PREPARED BY VAN DUSEN & STEVES, LANE SURVEYORS, DATED JULY 3, 2012, LAST UPDATED MAY 07, 2013 AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE AS M2013112
 - MAP ENTITLED "ALTAIRNSP'S LAND TITLE SURVEY, 168 SARATOGA AVENUE, T.M. 50.29-141.2 VILLAGE OF SOUTH GLENS FALLS, SARATOGA COUNTY, STATE OF NEW YORK, AS PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED JANUARY 20, 2021.

CERTIFIED TO:

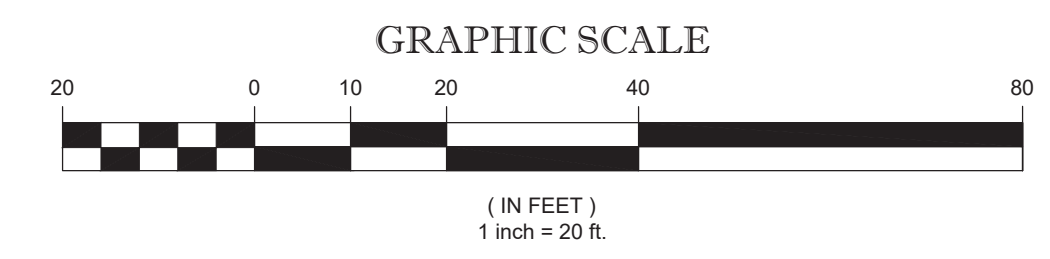
- TWAS SARATOGA AVENUE LLC
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED HAVE BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

- LEGEND**
- 1/4" EXISTING CONTOUR
 - 1/2" EXISTING SPOT ELEVATION
 - x 12 123.45 EXIST. TOP OF CURB ELEVATION
 - x 12 122.85 EXIST. GUTTER ELEVATION
 - x FF 123.45 EXIST. FINISHED FLOOR ELEVATION
 - OH OVERHEAD WIRES
 - G APPROX. LOC. UNDERGROUND GAS LINE
 - HYDRANT
 - WATER VALVE
 - UP UTILITY POLE
 - PAINTED ARROWS
 - SIGN
 - BOLLARD
 - METAL GUIDE RAIL
 - AREA LIGHT
 - CATCH BASIN OR INLET
 - METAL COVER
 - PARKING SPACE COUNT
 - SZL SOLID YELLOW LINE



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR AN OTHER PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



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

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INK SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

STATE OF NEW YORK
WILLIAM T. WHIPPLE
LICENSED LAND SURVEYOR
APRIL 21, 2022
DATE

1	CERTIFIED PARTIES ADDED	NA	WTV	WTV	4-21-2022
No.	DESCRIPTION OF REVISION			FIELD CREW	DATE
1	DATE: 01-13-2021				
2	DATE: 04-12-2021				
3	FIELD BOOK NO. 21-1				
4	FIELD BOOK PG. 15				
5	FIELD CREW: DL/RB				
6	DRAWN: D.J.D.				
7	REVIEWED: C.E.L.				
8	APPROVED: J.J.L.				
9	DATE: 02-18-2022				
10	SCALE: 1" = 20'				
11	FILE NO: 09-200248				
12	DWG. NO: 1 OF 1				

LOT LINE & EASEMENT PLAN
168 SARATOGA AVENUE
T.M. 50.29-141.2 & 41.1
VILLAGE OF SOUTH GLENS FALLS
SARATOGA COUNTY
STATE OF NEW YORK

CONTROL POINT ASSOCIATES, INC. PC
26 AVANTION ROAD
ALBANY, NY 12205
TEL: 518-750-1100 | FAX: 518-750-1101
WWW.CONTROLPOINT.COM
ROCHESTER, NY 585 291-7144
WADSWORTH, NY 866 468-0709
MET LACELLE, NY 607 732-2300
NEW YORK, NY 646 360-0111
LONG BEACH, NY 616 361-2341
ROCHESTER, NY 585 344-3300