

LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- HYDRANT
- WATER VALVE
- POWER/UTILITY POLE
- LIGHT POLE
- GAS VALVE
- GAS SERVICE
- TREE
- CATCH BASIN
- SANITARY MANHOLE
- 1 POST/2 POST SIGN
- PROPERTY LINE
- SO EXISTING CONTOUR
- OVERHEAD UTILITY LINE
- WATER LINE
- EASEMENT LINE
- GAS LINE
- ST STORMWATER LINE
- S SANITARY SEWER LINE



DEED REFERENCES:

- 1) CONVEYED BY RAYMOND HESS & FRANK ZAKSIS TO JOHN OUELLORE & GEORGE WENANDS BY DEED DATED AUGUST 24, 1983 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON DECEMBER 7, 2018 AS INSTRUMENT #R2018-33809.
- 2) CONVEYED BY JOHN OUELLORE & GEORGE WENANDS TO JOSEPH BEVINS BY DEED DATED OCTOBER 26, 2018 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON DECEMBER 7, 2018 AS INSTRUMENT #R2018-33809.
- 3) CONVEYED BY JOSEPH BEVINS TO PARKLAN PROPERTY, LLC BY DEED DATED OCTOBER 30, 2018 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON NOVEMBER 7, 2018 AS INSTRUMENT #R2018-33847.

MAP REFERENCES:

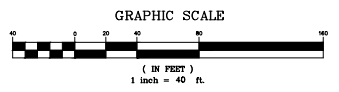
- 1) MAP ENTITLED "MAP OF SURVEY - SHOWING CERTAIN LOTS OF - VILLAGE OF MENANDS - REFERENCE LIBER 2353, PAGE 729 - REFERENCE LIBER 2363, PAGE 27 AS PREPARED BY CLETON HARRISON & ASSOCIATES ON APRIL 4, 1989.
- 2) NEW YORK STATE DEPARTMENT OF PUBLIC WORKS ACQUISITION MAP DATED NOVEMBER 29, 1981; MENANDS-TROY BRIDGE MAP 13-R-1, PARCEL 30.
- 3) NEW YORK STATE DEPARTMENT OF PUBLIC WORKS ACQUISITION MAP DATED OCTOBER 30, 1981; MENANDS-TROY BRIDGE MAP 13, PARCEL 24.
- 4) NEW YORK STATE DEPARTMENT OF PUBLIC WORKS ACQUISITION MAP DATED JULY 3, 1981; MENANDS-TROY BRIDGE MAP 23, PARCEL 24.
- 5) NEW YORK STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLAN: LOCALROAD-MENANDS, MENANDS-TROY BRIDGE, ALBANY COUNTY, NY; NO 8789. MAP IS NOT DATED, HOWEVER, THE PLAN INDICATES THE LOCATION OF MAP REFERENCES 2, 3 AND 4.
- 6) MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, LANDS OF JOHN OUELLORE & GEORGE WENANDS, ELMWOOD ROAD, VILLAGE OF MENANDS, TOWN OF ALBANY, STATE OF NEW YORK" AS PREPARED BY INGALLS & ASSOCIATES, LLP ON NOVEMBER 13, 2022.

NOTES:

- 1) SUBJECT PARCELS VILLAGE OF MENANDS - TAX MAP 054, BLOCK 1, PARCEL 3.
- 2) SURVEY IS PREPARED FROM A NOVEMBER AND DECEMBER 2015 FIELD SURVEY AND AN OCTOBER 2022 VISUAL FIELD SURVEY AND RECORD INFORMATION CONTAINED IN THE DEED AND MAP REFERENCES ABOVE.
- 3) NORTH IS REFERENCED TO NAD 83 NEW YORK STATE PLAINS, EAST ZONE. ELEVATION AREA BASED UPON 1988 DATUM.
- 4) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS RECORDED OR UNRECORDED.
- 5) SUBJECT TO ANY STATEMENT OF FACT CONTAINED IN A COMMITMENT OF TITLE INSURANCE NO. A05-00001-A-01 AS PREPARED BY A.B. & T. TITLE & MORTGAGE CO., INC. FOR WESTCOT LAND TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF AUGUST 18, 2023.
- 6) UNDERGROUND UTILITIES IF SHOWN HEREIN ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO REFLECT GENERAL UTILITY CONDITIONS RATHER THAN EXACT UNDERGROUND LOCATIONS. INGALLS & ASSOCIATES, LLP MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE UNDERGROUND UTILITY LOCATIONS AND OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP. CONTRACTOR SHALL FIELD VERIFY THE DEPTHS OF ALL UTILITIES PRIOR TO INSTALLATION OF ANY GRIVITY MAIN.
- 7) SURVEY IS PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS CODE OF PRACTICE FOR LAND SURVEYS AS ADOPTED IN OCTOBER OF 1986 AND LAST REVISED ON JULY 15, 1997.
- 8) ELMWOOD ROAD: AT THE TIME OF THE FIELD SURVEY, THE PEOPLE OF THE STATE OF NEW YORK HAVE THE TITLE OVER ELMWOOD ROAD FROM THE SOUTHERLY INTERSECTION OF ELMWOOD ROAD TO THE LANDS OF ELMWOOD PARTNERS LLC. THE VILLAGE OF MENANDS HAS JURISDICTION AND MAINTENANCE RESPONSIBILITIES OVER THE RIGHT OF WAY. FURTHER RECORD RESEARCH AT THE VILLAGE OF MENANDS OR AN UP-TO-DATE ABSTRACT OF TITLE/TITLE REPORT MAY DISCLOSE OTHERWISE.
- 9) WETLAND LIMITS SHOWN HEREIN ARE FROM A DECEMBER 2016 FIELD DELINEATION BY DAVID F. INGALLS, A.P.L.S. OF INGALLS & ASSOCIATES, LLP.
- 10) NO WETLAND SHALL BE DEEMED FINAL WITHOUT A JURISDICTIONAL DETERMINATION FROM THE UNITED STATES ARMY CORPS OF ENGINEERS (USACE) AND/OR THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC).
- 11) SUBJECT TO ALL NOTES CONTAINED HEREIN, THIS SURVEY IS CERTIFIED TO THE FOLLOWING LISTED PARTIES AS BEING THE RESULT OF A FIELD SURVEY AND CORRELATION OF FIELD EVIDENCE WITH MAPS AND DEEDS OF RECORD.

ALUMINUM PROPERTY LINES
WESTCOT LAND TITLE INSURANCE COMPANY

OPERATIONS INDICATED HEREIN DENY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE ETHICS CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. HAS BEEN OBTAINED AND ON FILE WITH THE RECORDING OFFICE OF THE COUNTY OF ALBANY, AND ON LENDING INSTITUTION LISTED HEREIN AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. OPERATIONS ARE NOT BINDABLE TO NATIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



NO.	DATE	REVISIONS	BY:

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BOUNDARY & TOPOGRAPHIC SURVEY
LANDS OF PARKLAN PROPERTY, LLC
5 ELMWOOD ROAD
VILLAGE OF MENANDS AND TOWN OF COLONE
STATE OF ALBANY

DATE: OCTOBER 14, 2022
CHECKED BY: LJP
JOB NO. 15-065
DRAWN BY: gpc
CADD FILE: 15-065 survey ex.jmal warehouse

SCALE: 1" = 40'
SHEET 11 OF 1