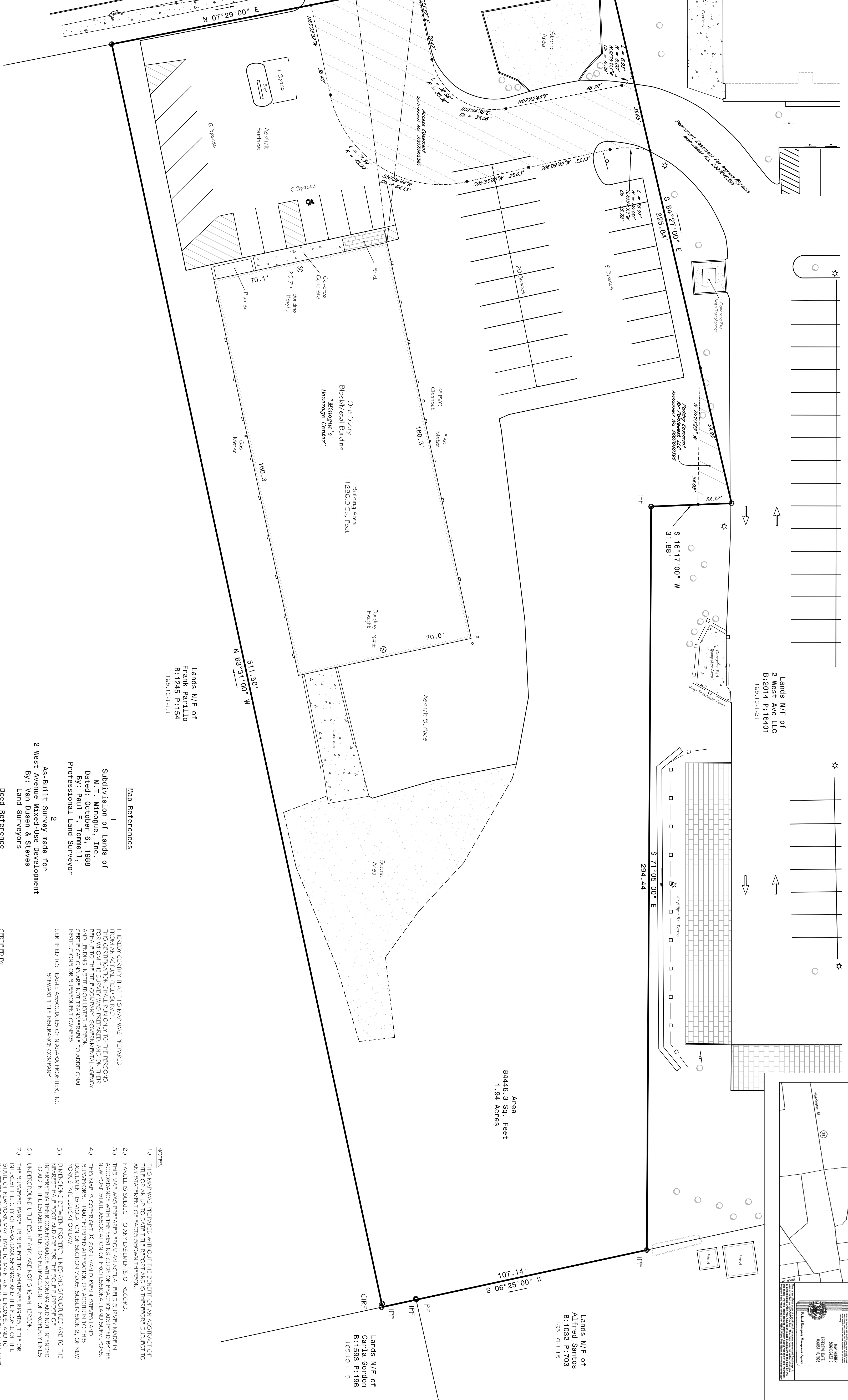
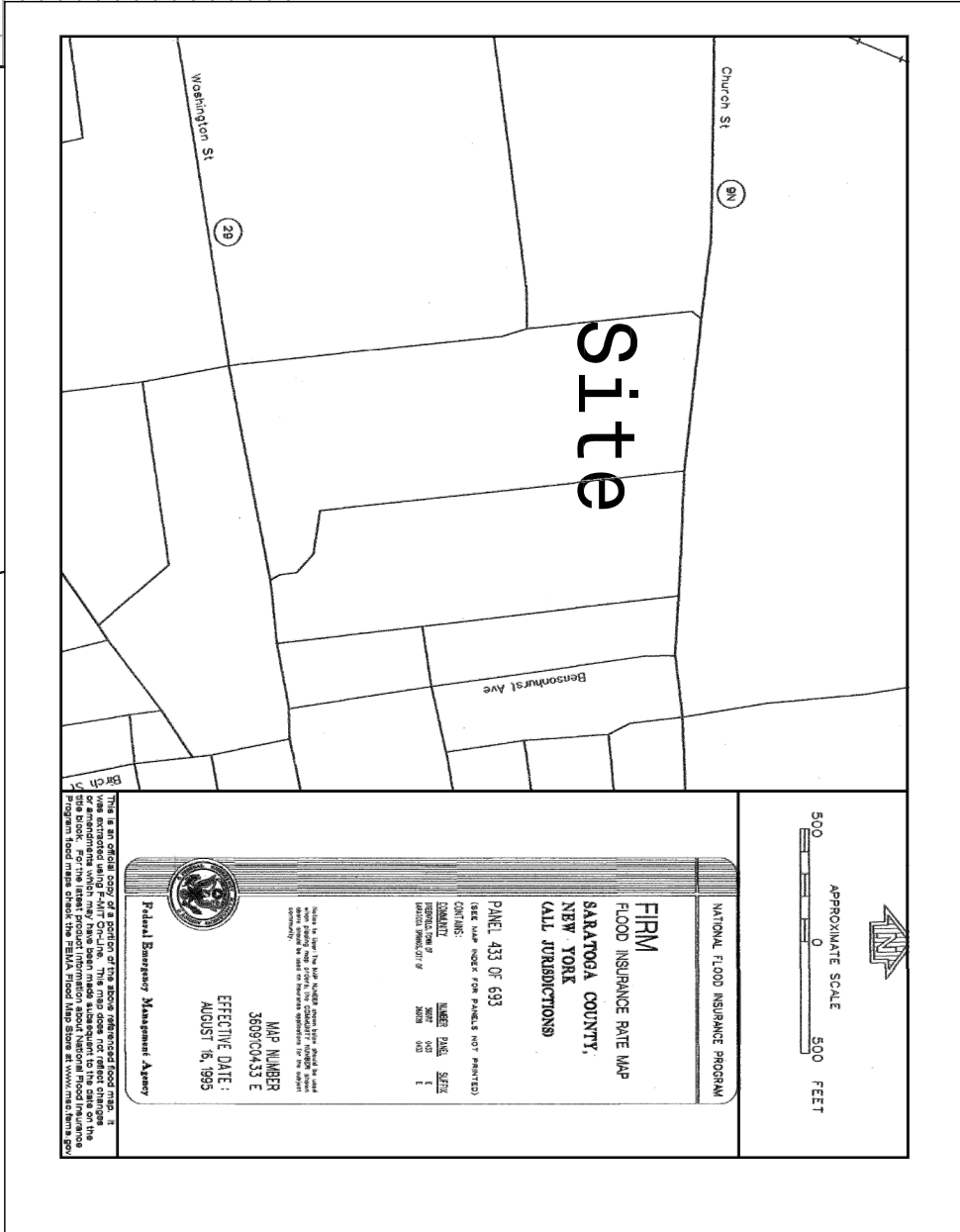


West Avenue
Right of Way Varies
Width of Pavement Varies

Legend
O I.P.F. = Iron Pipe Found
O C.I.R.F. = Capped Iron Rod Found
O U.P.F. = Utility Pole
O R.S. = Road Sign
O O.U.W. = Overhead Utility Wire
O S.B. = Steel Bollard



Flood Zone Information
Located in Zone C - Area of Minimal Flooding



Lands N/F of
Frank Parrillo
B:1245 P:154
165.10-1-11

Lands N/F of
2 West Ave LLC
B:2014 P:16401
165.10-1-21

Lands N/F of
Alfred Santos
B:1092 P:703
165.10-1-18

Lands N/F of
Garla Gordon
B:1593 P:196
165.10-1-15

Area
8446.3 Sq. Feet
1.94 Acres

Map References

- 1 Subdivision of Lands of M.T. Minogue, Inc. Dated: October 6, 1988 B:1245 P:154
- 2 As-Built Survey made for 2 West Avenue Mixed-Use Development By: Van Dusen & Steves Land Surveyors

- Dead Reference**
Bromley Auto Sales, Inc.
To
M.T. Minogue, Inc.
Dated: April 4, 1978
Recorded on: April 11, 1978

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY. THE CERTIFICATION SHALL RUN ONLY TO THE PERSONS WHOSE NAMES ARE SHOWN ON THIS MAP AND TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREIN. CERTIFICATION OF PROFESSIONAL LAND SURVEYORS OR SURVEYORS IS NOT VALID UNLESS IT IS MADE BY AN INDIVIDUAL WHOSE NAME IS SHOWN ON THIS MAP.

CERTIFIED TO: EAGLE ASSOCIATES OF NIAGARA FRONTIER, INC
STEWART TITLE INSURANCE COMPANY

CERTIFIED BY:
WALTER C. STEVES, L.S. No. 50135
DATE: FEBRUARY 22, 2021

- NOTES:**
- 1) THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR AN L.P.F. TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY STRIKEOUT OF FACTS SHOWN THEREON.
 - 2) PARCEL IS SUBJECT TO ANY ENCUMBRANCES OF RECORD.
 - 3) THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF THE STATE OF NEW YORK AND THE PROFESSIONAL LAND SURVEYORS' ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.
 - 4) THIS MAP IS CORRECT @ 2021 VAN DUSEN & STEVES LAND SURVEYORS, UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP IS PROHIBITED. ANY ALTERATION TO THIS MAP SHALL BE THE RESPONSIBILITY OF THE USER.
 - 5) DIMENSIONS BETWEEN PROPERTY LINES AND STRUCTURES ARE TO THE HIGHEST HALF FOOT AND ARE FOR THE SOLE PURPOSE OF INTERFERING THEIR CONFORMANCE WITH ZONING AND NOT INTENDED TO AVOID THE ESTABLISHMENT OR RETAINMENT OF FRONT YARDS.
 - 6) UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN HEREON.
 - 7) THE SURVEYED PARCEL IS SUBJECT TO WHATEVER RIGHTS, TITLE OR INTERESTS OF ANY KIND MAY HAVE TO MAINTAIN THE ROADS, AND TO WHATEVER RIGHTS, TITLE OR INTERESTS THE TRAVELING PUBLIC MAY HAVE TO THE BED OF THE ROADS.
 - 8) THE SURVEYED PARCEL CONTAINS TOLKYN TWO (2) PARKING SPACES OF WHICH ONE (1) IS HANDICAP ACCESSIBLE.
 - 9) THE FIELD SURVEY WAS CONDUCTED DURING WINTER CONDITIONS WITH SNOW AND ICE COVER.

Van Dusen & Steves
Land Surveyors

169 Haviland Road Queensbury, New York 12804
(516) 792-8474 New York Lic. No. 50135

Map of a Survey made for
Eagle Associates of Niagara Frontier, Inc.
City of Saratoga Springs (0D), Saratoga County, New York

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2209, SUBSECTION 2 OF THE SURVEYING AND MAPPING ACT OF THE STATE OF NEW YORK. ANY SUCH VIOLATION SHALL BE CONSIDERED TO BE A VIOLATION OF THE PROFESSIONAL LAND SURVEYORS' ASSOCIATION OF PROFESSIONAL LAND SURVEYORS' ETHICS AND CONDUCT RULES AND SHALL BE SUBJECT TO THE DISCIPLINARY ACTION OF THE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS."

NO.	DATE	DESCRIPTION

Date February 22, 2021
Scale 1"=20'
S-1
SHEET 1 OF 1
Eagle Associates
DWG. NO. 21-011
D2683