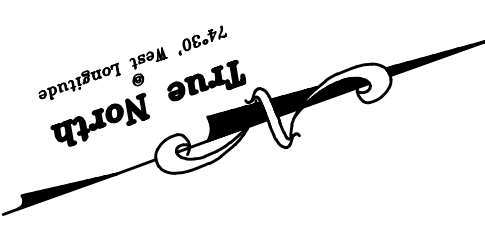
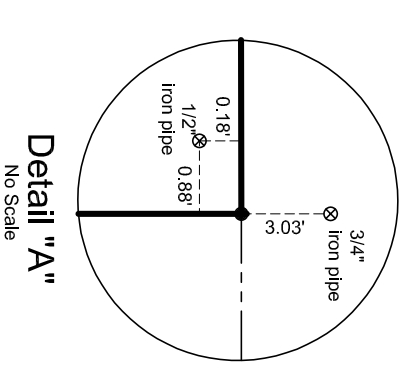
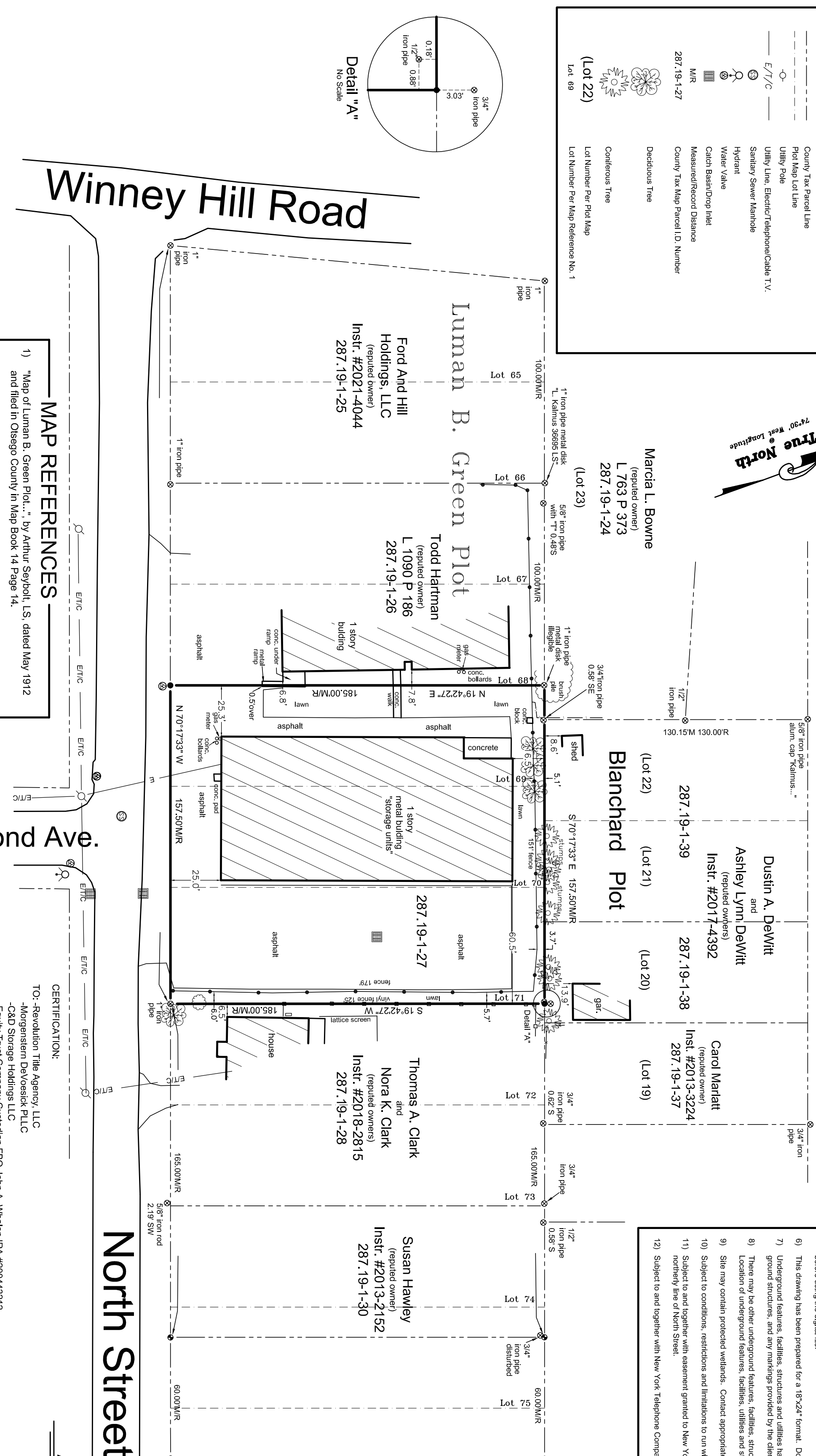


LEGEND

- 5/8" Iron Rod Set, Capped Lawson 050086*
- ⊕ Evidence Found, Labeled
- ⊕ 5/8" Iron Rod Found, Capped *Verdon 050527*
- X — X — X — X — Wire Fence
- — — — Chain Link Fence
- — — — Vinyl Fence
- — — — Boundary Line
- — — — County Tax Parcel Line
- — — — Plat Map Lot Line
- — — — Utility Pole
- — — — Utility Line, Electric/Telephone/Cable TV, E/T/C
- — — — Sanitary Sewer Manhole
- — — — Hydrant
- — — — Water Valve
- — — — Catch Basin/Drop Inlet
- — — — Measured/Record Distance
- — — — County Tax Map Parcel I.D. Number
- — — — 287.19-1-27
- — — — MR
- — — — Deciduous Tree
- — — — Coniferous Tree
- — — — Lot Number, Per Plat Map
- — — — Lot Number, Per Map Reference No. 1



Blanchard Avenue



- MAP REFERENCES**
- "Map of Luman B. Green Plot..." by Arthur Seybold, L.S., dated May 1912 and filed in Otsego County in Map Book 14 Page 14.
 - "Lands of West End Community Baptist Church..." by Leon Kalimus, L.S., dated January 11, 1965; Otsego County Filed Map No. 349.
 - "Survey Map of Lands of Elva B. Ludwig..." by Michael D. Austin, L.S., dated Nov. 11, 1986; Otsego County Filed Map No. 1851.
 - "Re-Subdivision of Lots 23 & 24 Blanchard Plot..." by F.M. Gurney, L.S., dated May 1945; Otsego County Filed Map No. 313.
 - "Subdivision - Lots 16 & 17, Blanchard Plot..." by F.M. Gurney, L.S., dated May 21, 1955; Otsego County Filed Map No. 321.
 - "Boundary Survey of Premises of Peter U. and Marlon S. Axhoj..." by Regen LLC, dated September 8, 2017; private.

CERTIFICATION:
 TO: -Revolution Title Agency, LLC
 -Morgensien DeVoesick PLLC
 -CAD Storage Holdings LLC
 -Equity Trust Company Custodian FBO John A. Whalen IRA #20044212
 -Equity Trust Company Custodian FBO John A. Whalen IRA #200520723
 -Equity Trust Company Custodian FBO John A. Whalen IRA #200379996

This is to certify that this map is drawn from an accurate field survey completed on August 3, 2023 in accordance with the minimum standards for land surveys as described in the "Code of Practice for Land Surveys" adopted by the New York State Association of Professional Land Surveyors (Seventh Revision dated July 18, 1997). It will not be extended to subsequent owners, mortgagees or title insurers unless re-dated for this purpose by the surveyors.

Conditions: Subject to the agreement between the client and the surveyor.

Robert J. Lawson, L.S.

- NOTES**
- Abstract of Title Search No. 2023179 prepared by All That (ABS) Tract, LLC dated August 2, 2023 was referenced.
 - The horizontal datum of this map is New York State East Zone NAD 83 GRS datum.
 - Subject to the rights of the public over North Street, Winney Hill Road, Blanchard Avenue and Raymond Avenue.
 - Subject to any utility easements of record.
 - In the event that there is a discrepancy between the contents of the signed and sealed hardcopy drawing and the corresponding digital drawing file, the hardcopy with an original stamp and signature shall be the controlling document. Be sure to compare the two documents before using the digital file.
 - This drawing has been prepared for a 18"x24" format. Do not scale this drawing if plotted on any other format.
 - Underground features, facilities, structures and utilities have been located from available records. Field locations of associated above ground structures, and any markings provided by the client. Therefore, these locations must be considered approximate.
 - There may be other underground features, facilities, structures and utilities, the location or existence of which is not presently known. Location of underground features, facilities, utilities and structures are not certified. Contact Dig Safely New York prior to any site work.
 - Site may contain protected wetlands. Contact appropriate governmental agencies prior to any site work.
 - Subject to conditions, restrictions and limitations to run with the land per L 540 P 41; L 575 P 386; L 644 P 1069 and L 667 P 261.
 - Subject to and together with easement granted to New York State Electric & Gas recorded in L 552 P 451 for gas pipeline adjacent to the northerly line of North Street.
 - Subject to and together with New York Telephone Company easement recorded in L 605 P 1063.

Area = 0.669 acre

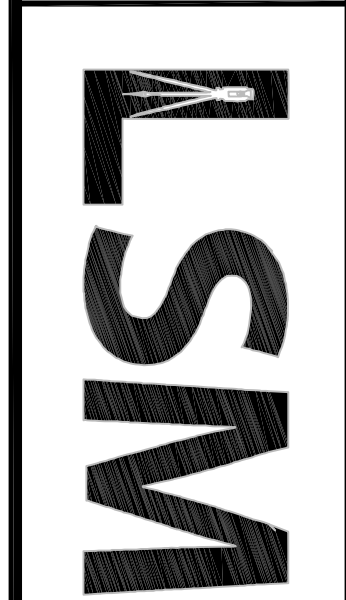
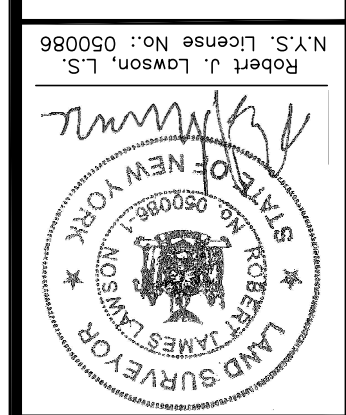
Todd Hartman
 L 1123 P 1154
 being
 Lots 69, 70 & 71
 Luman B. Green Plot
 Town of Oneonta, County of Otsego
 State of New York

"Copies from the original of this survey map not marked with an original of the land surveyors inked seal or embossed to be a valid true copy, is deemed alterations not conforming to section 7 of Education Law, are prohibited."

© 2023 by Lawson Surveying & Mapping, all rights reserved.

1 of 1

SHEET No.:
 MAP No.: M 18-1366
 DWG FILE: 7887.DWG
 FIELD CHECKED BY: J.M.P.
 CHECKED BY: R.J.L.
 DRAWN BY: S.A.D.
 SCALE: 1 inch = 40 feet
 W.O. No.: 7887
 DATE: June 29, 2023
 N.Y. License No.: 050086
 Robert J. Lawson, L.S.



LAWSON SURVEYING & MAPPING

Boundary ~ Topographic ~ Control ~ Deformation ~ Construction ~ GIS ~ Subdivision ~ C.P.S.

5546 State Highway 7, Suite 1 P.O. Box 1088 Oneonta, New York 13820
 Phone: (607) 432-3300
 Facsimile: (607) 432-8313
 Website: www.lawsonsurvey.com ~ Email: info@lawsonsurvey.com

REVISIONS

No.	Date	Description
1	8/30/2023	Certification Added
2	9/6/2023	Chain Link Fence Offsets
3	9/25/2023	Abstract of Title Search No. 2023179 Notes 1 & 10-12