

North As Per Map Reference

DEED REFERENCE:

CONVEYANCE TO MJP PROPERTY DEVELOPMENT, INC. BY DEED DATED NOVEMBER 22, 2021 AND RECORDED AS INSTRUMENT NUMBER 2021044432.

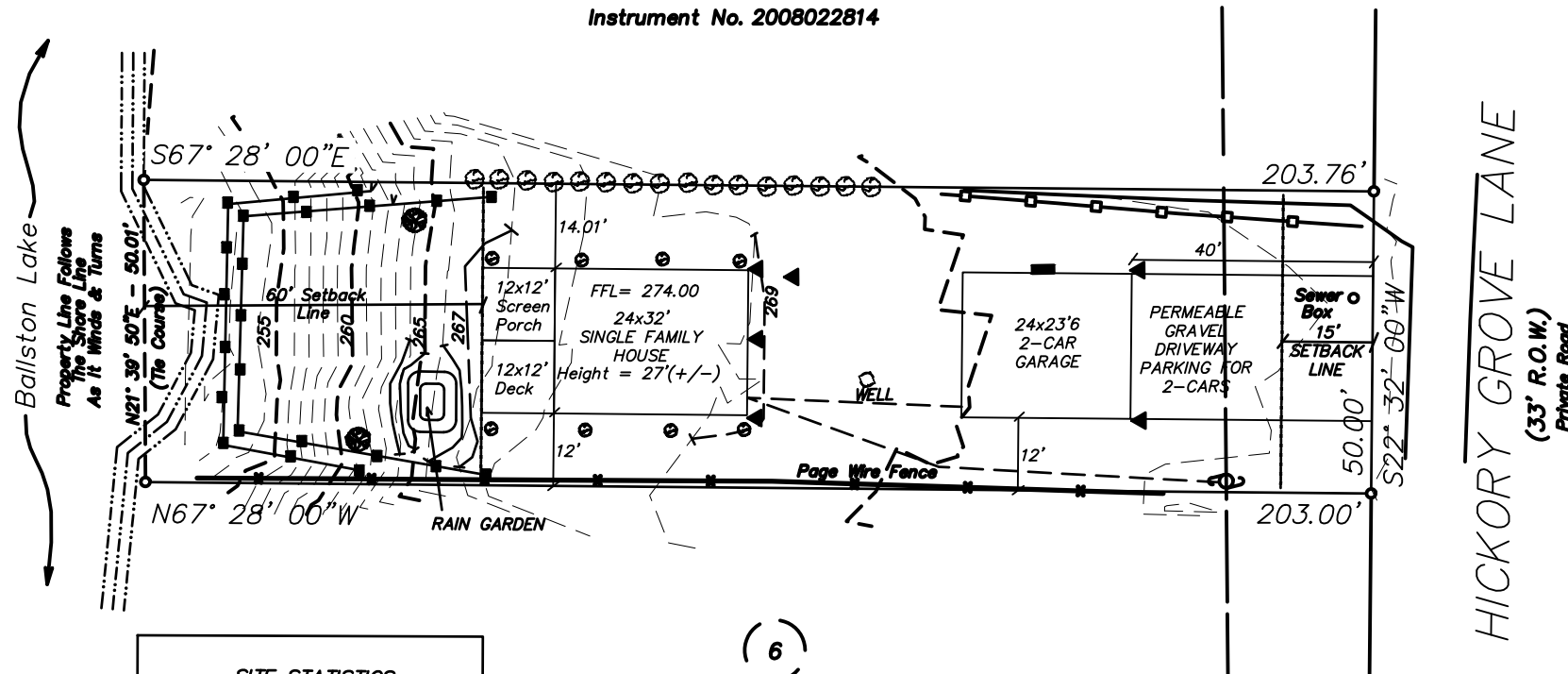
MAP REFERENCE:

MAP ENTITLED, "MAP OF HICKORY GROVE ON BALLSTON LAKE", DATED SEPTEMBER 12, 1936, PREPARED BY F. E. HOYT, JR., AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE AS MAP NO. CC - 11.

EASEMENTS, COVENANTS, AND RESTRICTIONS:

1. EASEMENT GRANTED TO THE UNION TELEPHONE COMPANY BY DEED RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE IN BOOK 269 OF DEEDS AT PAGE 436.
2. EASEMENT GRANTED TO THE NEW YORK POWER AND LIGHT CORPORATION BY DEED RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE IN BOOK 413 OF DEEDS AT PAGE 41.
3. SUBJECT TO A COMMON RESTRICTIVE COVENANT AGREEMENT AS STATED BY DEED JULY 5, 1937 AND RECORDED IN BOOK 391 OF DEEDS AT PAGE 458.

(4)
Lands N/F Of
Blair Revocable Trust
Instrument No. 2008022814



SITE STATISTICS:
OVERALL SITE -- 9853-sf
HOUSE & GARAGE -- 1478-sf
COVERAGE -- 15.0%

100-yr FLOOD EL = 258.00
LAKE ELEVATION = 251.00
HOUSE FFL = 274.00

(6)
Lands N/F Of
Marshall
Book 1444 Of Deeds At Page 652

NOTE:
MAP WAS ALTERED BY
ENGINEERING AMERICA COMPANY
GEORGE YASENCHAK, PE
WITH PERMISSION TO SHOW
BUILDINGS AND NEW TOPO

GEORGE YASENCHAK, PE No.054743

ROBERT A. WILKLOW, P.L.S. No. 50,741

Engineering America Company

76 Washington Street
Saratoga Springs, NY 12866
George Yasenchak, PE

| | |
|---|---------------------------|
| Overall Plot Plan | |
| May 3, 2022 | S-1 |
| LOT 5 HICKORY GROVE LANE | |
| TOWN OF BALLSTON | SARATOGA COUNTY, NEW YORK |
| SCALE: 1" = 30' | DATE: FEBRUARY 23, 2022 |
| TELEPHONE NO.: (518) 383-0634 | MAP NO.: 22 - 11 - 30 |
| Gilbert VanGuilder Land Surveyor, PLLC Professional Land Surveyors 988 Route 146, Clifton Park, New York 12065 gvglandsurveyors.com | |

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES OF THIS SURVEY MAP BEARING THE LAND SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL SHALL BE CONSIDERED VALID.