

North Per Map Ref. No. 1

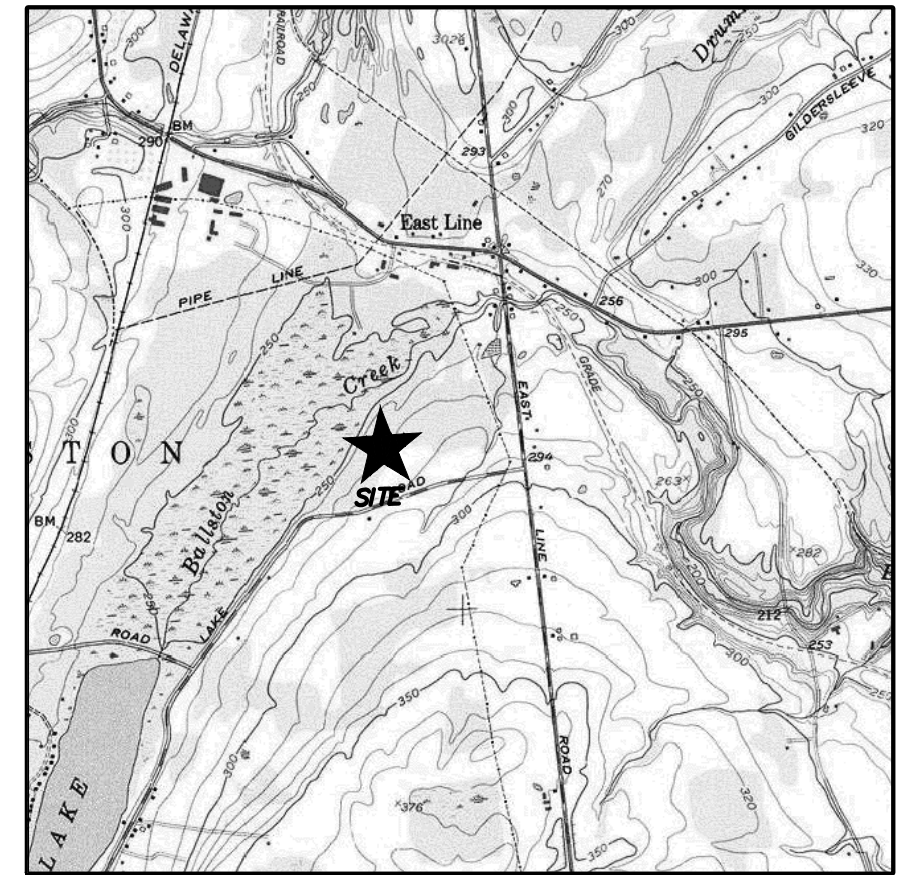
NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE AND/OR TITLE REPORT AND MAY BE SUBJECT TO WHATEVER STATEMENT OF FACTS THEY MAY REVEAL.
2. NO ATTEMPT WAS MADE TO SHOW UNDERGROUND IMPROVEMENTS IN THE PREPARATION OF THIS SURVEY.
3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
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5. CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE, UNLESS OTHERWISE NOTED.
6. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENT OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
7. THE INTENT OF THIS SURVEY IS TO ANNEX A PORTION OF LOT 276 TO LOT 272 AND REVERSE A PREVIOUS LOT LINE ADJUSTMENT (MAP REFERENCE 4).
8. IMPROVEMENTS SHOWN HEREON AS PER MAP REFERENCE 4, NO FIELD UPDATE PERFORMED.

RIGHT TO FARM LAW:

THIS PROPERTY MAY BORDER A FARM, AS DEFINED BY TOWN LAW. RESIDENTS SHOULD BE AWARE THAT FARMERS HAVE A RIGHT TO UNDERTAKE FARM PRACTICES WHICH MAY GENERATE DUST, ODOR, SMOKE, NOISE AND VIBRATION.

272 Street Address



SITE LOCATION MAP

SITE STATISTICS:

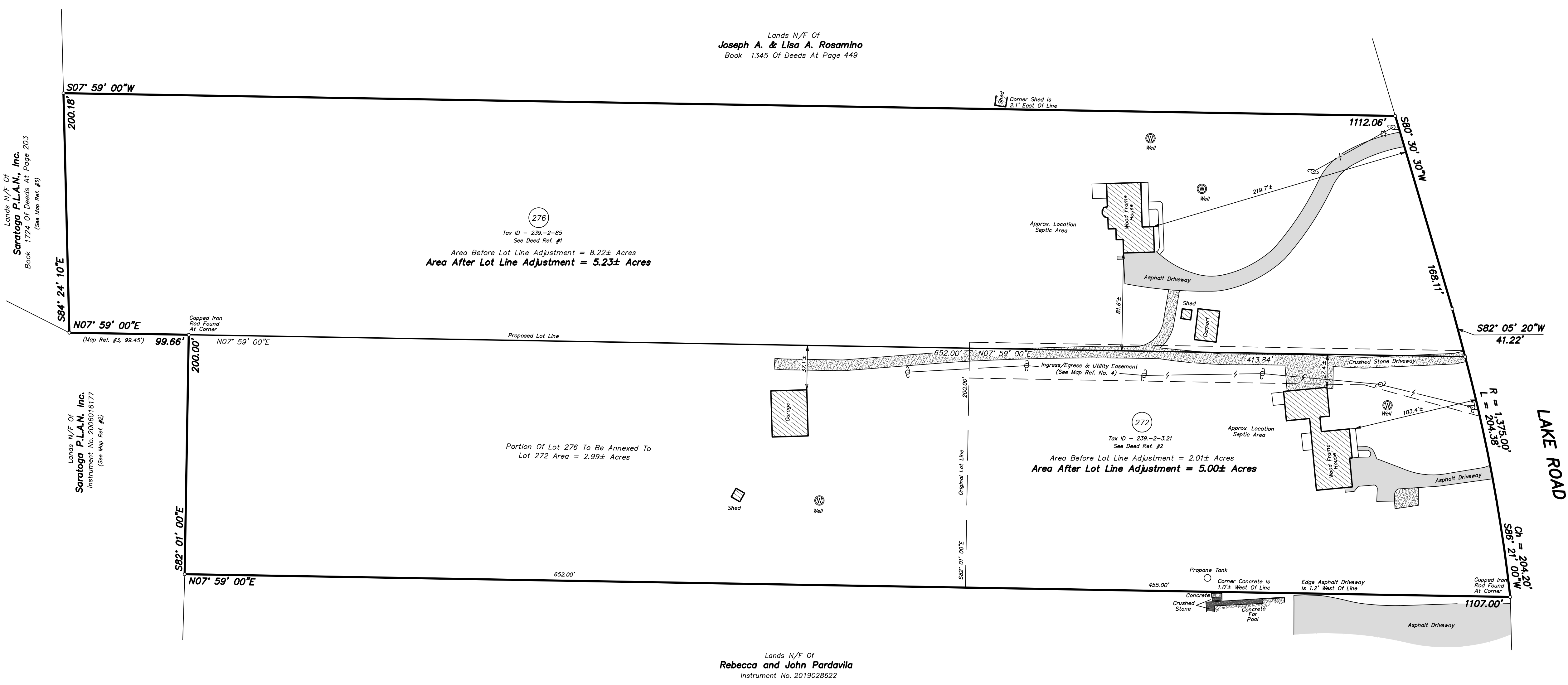
ZONE: RURAL  
 MINIMUM LOT SIZE: 2 ACRES  
 MINIMUM LOT WIDTH: 175'  
 SETBACKS: FRONT - 60'  
 SIDE - 20'  
 REAR - 40'

DEED REFERENCES:

1. CONVEYANCE TO MICHAEL J. & CHARLOTTE A. BUSONE BY DEED DATED OCTOBER 20, 1992 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE IN BOOK 1345 OF DEEDS AT PAGE 451.
2. CONVEYANCE TO TREVOR, ROBERT, AND SHARON FAULKNER BY DEED DATED SEPTEMBER 27, 2019 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE AS INSTRUMENT NUMBER 2019028144.

MAP REFERENCES:

1. MAP ENTITLED "SUBDIVISION OF LANDS OF ROBERT K. CURTIS" DATED MARCH 16, 1992 PREPARED BY GILBERT VANGUILDER & ASSOCIATES AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE AS MAP C-300.
2. MAP ENTITLED "MAP SHOWING LANDS N/F OF RICHARD J. SOLOSKY BOOK 1415 PAGE 573 TAX I.D. 289-00-2-3.115 TO BE CONVERTED TO THE TOWN OF BALLSTON" DATED JUNE 14, 2006 PREPARED BY NORTHEAST LAND SURVEY & LAND DEVELOPMENT CONSULTANTS, P.C.
3. MAP ENTITLED "SURVEY OF LANDS OF SVEN R. PETERSON AND PATRICIA G. PETERSON" DATED SEPTEMBER 9, 2004 PREPARED BY NORTHEAST LAND SURVEY & LAND DEVELOPMENT CONSULTANTS, P.C. AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE AS MAP P-323.
4. MAP ENTITLED "LOT LINE ADJUSTMENT BETWEEN 272 LAKE ROAD & 276 LAKE ROAD" DATED AUGUST 24, 2019 PREPARED BY GILBERT VANGUILDER LAND SURVEYOR, PLLC AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE AS MAP M20192822.



Lands N/F Of  
**Saratoga P.L.A.N., Inc.**  
 Book 1724 Of Deeds At Page 203  
 (See Map Ref. #1)

Lands N/F Of  
**Saratoga P.L.A.N., Inc.**  
 Instrument No. 2008016177  
 (See Map Ref. #2)

Lands N/F Of  
**Joseph A. & Lisa A. Rosamino**  
 Book 1345 Of Deeds At Page 449

Lands N/F Of  
**Rebecca and John Paradava**  
 Instrument No. 2019028622

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7009, SUB-DIVISION 2 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.

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF BALLSTON, NEW YORK

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL. SIGNED

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022 BY

\_\_\_\_\_  
 CHAIRPERSON

**LOT LINE ADJUSTMENT BETWEEN LANDS OF BUSONE AND FAULKNER**

TOWN OF BALLSTON SARATOGA COUNTY, NEW YORK

MAP NUMBER: 18 - 22 - 110A SCALE: 1" = 50' DATE: APRIL 28, 2022

**Gilbert VanGuilder Land Surveyor, PLLC**  
 Professional Land Surveyors  
 988 Route 146, Clifton Park, New York 12065  
 Telephone: (518) 383-0634  
 gvglandsurveyors.com

KEVIN H. WEED, P.L.S. No. 51,005