

SITE LOCATION MAP
SCALE: 1" = 2,000'

SURVEY NOTES:

- 1) Survey minor subdivision as prepared for Drew Gray.
- 2) No monumentation set.
- 3) All underground utilities, if any, not field located.
- 4) This survey was prepared without the benefit of an up-to-date abstract of title and is made subject to whatever state of facts such a document would reveal.
- 5) Field instrument survey completed on March 11, 2022 with approximately 6 inches of snow and ice cover.
- 6) All lot sales shall be contingent upon a contract addendum for the location of water, flow capacity and potability in accordance with the New York State Health Department standards.

DEED REFERENCE:

- 1) **TITLE SOURCE** (Warranty Deed)
Grantor: Richard A. Canter and Catherine A. Canter
Grantee: **George A. Gray, Jr.**
Dated: November 24, 2009
Recorded: November 30, 2009
Instrument No. 2009042248

MAP REFERENCES:

- 1) Map Entitled: "Map of Buell Heights Addition No. 2"
Map Date: October 1948
Prepared By: E.D. Callamer, C.E., License No. 13965
Map Filed: November 5, 1948 in the
Saratoga County Clerk's Office
Drawer AA Map No. 92
- 2) Saratoga County Real Property Tax Map
Town of Ballston
Section 257.8
Block 1
Lot No. 23

LEGEND:

- AE denotes Apparent Encroachment
- ALO denotes Approximate location
- CB denotes Catch Basin
- CO denotes Sewer Cleanout
- CONC denotes Concrete
- EDP denotes Edge of Pavement
- GV denotes Gate Valve
- HYD denotes Hydrant
- IPF denotes Iron Pipe Found
- MFP denotes Metal Fence Post
- MHU denotes Unknown Manhole
- NG denotes National Grid Utility Pole
- NM denotes Niagara Mohawk Utility Pole
- OHUL denotes Overhead Utility Lines
- UP denotes Utility Pole
- WP denotes Wooden Post
- WSO denotes Water Shutoff

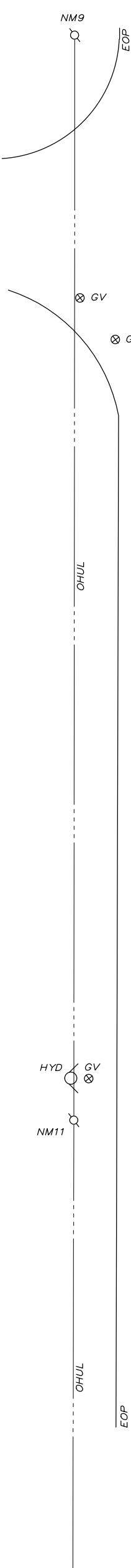
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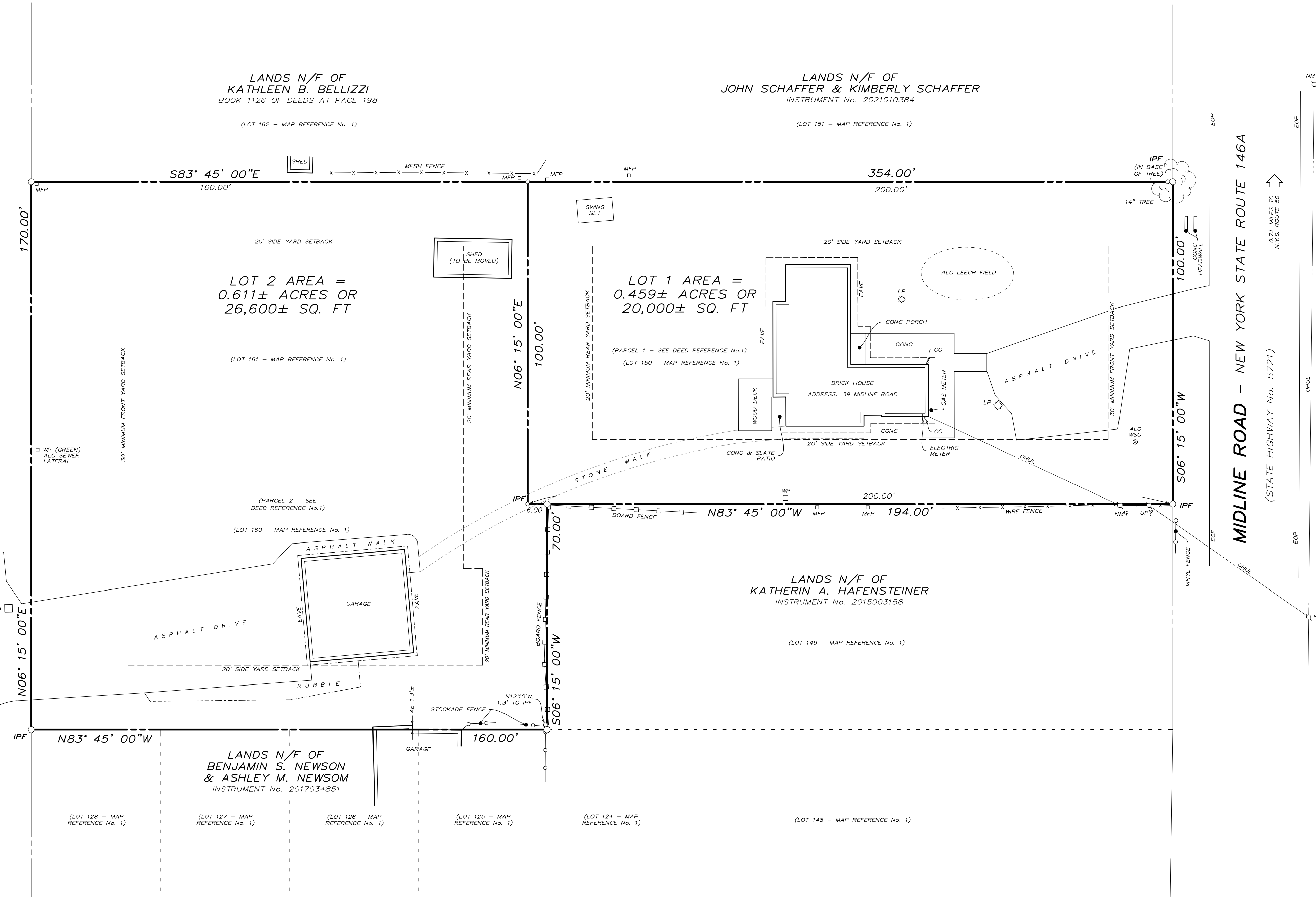
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RECORD NORTH AS PER MAP REFERENCE No. 1

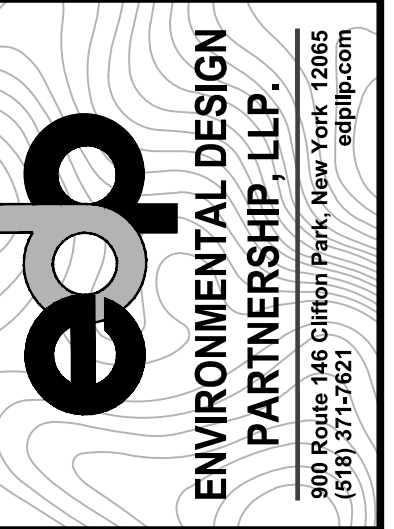


BUELL AVENUE



SITE STATISTICS

OVERALL AREA	1.069± ACRES
LOT 1	0.459± ACRES OR 20,000± SQ. FT.
LOT 2	0.611± ACRES OR 26,600± SQ. FT.
EXISTING ZONING	HAMLET RESIDENTIAL - WATERSHED PROTECTION OVERLAY DISTRICT
YARD SETBACKS:	
FRONT:	30 FT. MINIMUM OR 50' MAXIMUM
REAR:	20 FT.
SIDE:	20 FT.
(AS PER TOWN OF BALLSTON ZONING ORDINANCE)	



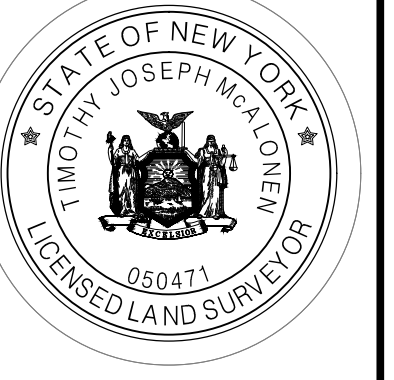
MINOR SUBDIVISION OF LANDS OF GEORGE A. GRAY, JR.

TAX MAP SBL No. 257.8-1-38
MAY 3, 2022

39 MIDLINE ROAD (N.Y.S. ROUTE 146A)
TOWN OF BALLSTON
COUNTY OF SARATOGA

DRAWN BY	LMR	
CHECK BY	TJM	
EDP PROJECT NUMBER	13238	
REVISION	DATE	BY

TIMOTHY J. McALONEN
PLS 50,471
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SCALE: 1" = 20'

SHEET TITLE:
MINOR SUBDIVISION MAP

SHEET:
1 of 1

