

 $\label{eq:linear} Drawing Name: Z: \projects 32000-32099 32019-00 South End Development Albany SVY \dwg \05_SVY_32019-00_EX-CON. \dwg \05_SVY_32019-00_EX-$ Xref's Attached: XBASE—SVY—32019—00 Date Printed: Jul 21, 2020, 2:37pm

Office Locations:
<ul> <li>Hudson Valley Office:</li> <li>21 Fox Street</li> <li>Poughkeepsie, New York 126</li> <li>Phone: (845) 454-3980</li> </ul>
□ North Country Office:

21/20 BOUNDARY COMPUTATIONS ADJUSTED	7/21/20	2
2/20 GENERAL MAP REVISIONS	6/22/20	1
ote descrip	date	rev.

- PROPERTY LINE NO PHYSICAL BOUNDS ----- EXISTING INTERIOR PROJECT LOT LINE

- - EXISTING ROW LINE (APPROX.)

----- 110 ----- EXISTING MAJOR CONTOUR

----- EXISTING MINOR CONTOUR

EXISTING BUILDING

EXISTING BUILDING FOUNDATION EXISTING CURB/GUTTER

EXISTING GRAVEL DRIVEWAY

EXISTING HEDGE LINE

------ OHW ------ EXISTING OVERHEAD WIRES

EXISTING UNDERGROUND SEWER LINE

------ st ------ EXISTING UNDERGROUND STORM LINE

EXISTING SIGN

EXISTING FENCE POST EXISTING POST EXISTING CONIFEROUS TREE EXISTING DECIDUOUS TREE EXISTING TREE STUMP EXISTING SHRUB EXISTING IRON PIPE FOUND EXISTING IRON ROD FOUND EXISTING TREE W/ WIRE EXISTING SANITARY MANHOLE EXISTING CLEANOUT EXISTING CATCH BASIN EXISTING CATCH BASIN ROUND EXISTING ROOF DRAIN LEADER EXISTING ELECTRIC HAND HOLE EXISTING ELECTRIC METER EXISTING GUY WIRE EXISTING UTILITY POLE EXISTING UTILITY POLE W/ LIGHT EXISTING PANEL/SWITCH BOX EXISTING CONDUIT TO/FROM UNDERGROUND EXISTING SATELLITE DISH EXISTING GAS METER EXISTING GAS STRUCTURE EXISTING GAS VALVE EXISTING HYDRANT EXISTING AUTO SPKLR. HYDRANT EXISTING WATER SHUT OFF VALVE EXISTING WATER VALVE EXISTING TRAFFIC SIGNAL CONTROL BOX EXISTING TRAFFIC SIGNAL HEAD EXISTING TRAFFIC SIGNAL POLE EXISTING VENT EXISTING RIM ELEVATION EXISTING INVERT ELEVATION

TAX LOT NUMBER (SUBJECT PROPERTIES) TAX LOT NUMBER

Lands Now or Formerly of SOUTH END DEVELOPMENT LLC Instrument No. R2019–27615 Tax Parcel: 76.72–4–29 Lot 4 Filed Map# SCOTT MAP	Lands Now or Formerly of SOUTH END DEVELOPMENT LLC Instrument No. R2019–27615 Tax Parcel: 76.72–4–28 Lot 3 Filed Map# SCOTT MAP
Lands Now or Formerly of SOUTH END DEVELOPMENT LLC Instrument No. R2019–27615 Tax Parcel: 76.72–4–26 Lot 1 Filed Map# SCOTT MAP	Lands Now or Formerly of SOUTH END DEVELOPMENT LLC Instrument No. R2019–27615 Tax Parcel: 76.72–4–27 Lot 2 Filed Map# SCOTT MAP
Lands Now or Formerly of 76 SOUTH HOLDINGS LLC Instrument No. R2020–5497Tax Parcel: 76.72–4–76 Lot 24 Filed Map# SCOTT MAP	Lands Now or Formerly of 76 SOUTH HOLDINGS LLC Instrument No. R2020–5497Tax Parcel: 76.72–4–74 Lot 26 Filed Map# SCOTT MAP
Lands Now or Formerly of AUDREY WEDENBINE Liber 3078 Page 276 Tax Parcel: 76.72–4–16	Lands Now or Formerly of ELIJAH MISSIOANRY BAPTIST CHURCH Instrument No. R2017–12477 Tax Parcel: 76.72–4–22
Lands Now or Formerly of SCOTT STREET RENTALS LLC Instrument No. R2018–17242 Tax Parcel: 76.72–4–77 Lot 23 Filed Map# SCOTT MAP	Lands Now or Formerly of ELIJAH MISSIOANRY BAPTIST CHURCH Instrument No. R2017–12477 Tax Parcel: 76.72–4–21

## NOTES:

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH.

SUBJECT TO ALL EASEMENTS OF RECORD.

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

COPYRIGHT CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C., ALL RIGHTS RESERVED.

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

BOUNDARY LINES SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO WHATEVER STATE OF FACTS THAT AN ACCURATE BOUNDARY SURVEY MAY REVEAL.

NORTH ORIENTATION IS PER NEW YORK STATE PLANE EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).

BUILDINGS SHOWN HEREON SERVED BY UNDERGROUND UTILITIES.

TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM A FIELD SURVEY COMPLETED MAY 18, 2020 BY CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. DATUM NAVD-88, 1 FOOT CONTOUR INTERVAL.

UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.

THE CONTRACTOR SHALL COMPLY WITH NEW YORK STATE INDUSTRIAL CODE RULE 753 – 48 HOURS PRIOR TO DIGGING CALL DIGSAFELY NEW YORK 1-800-962-7962 TO HAVE PUBLIC UTILITY LOCATIONS PAINTED.

### TAX PARCEL DESIGNATIONS:

CITY OF ALBANY, ALBANY COUNTY, NEW YORK SECTION 76.72 BLOCK 4 LOTS 20.1, 26-36, 61-70, 72, 74, 78

#### DEED REFERENCE:

76.72-4-74, 76.72-4-75, 76.72-4-76 TRACEY L. NEESS TO 76 SOUTH HOLDINGS LLC, DATED MARCH 6, 2020 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON MARCH 10, 2020 AS INSTRUMENT NUMBER R2020-5497.

76.72-4-33. 76.72-4-34. 76.72-4-35 PAUL A. WALTERS, JR. & PAUL A. WALTERS, SR. TO SOUTH END DEVELOPMENT LLC, DATED MARCH 3, 2020 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON MARCH 5, 2020 AS INSTRUMENT NUMBER R2020-5258.

<u>76.72-4-26, 76.72-4-27, 76.72-4-28, 76.72-4-29, 76.72-4-30, 76.72-4-31, 76.72-4-32</u> NIKOLAI SINKEVICH TO SOUTH END DEVELOPMENT LLC, DATED DECEMBER 13, 2019 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON DECEMBER 18, 2019 AS INSTRUMENT NUMBER R2019-27165.

76.72-4-20.1 THE ALBANY COUNTY LAND BANK CORPORATION TO SOUTH END DEVELOPMENT LLC, DATED JANUARY 25, 2018 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON FEBRUARY 9, 2018 AS INSTRUMENT NUMBER R2018-3361.

<u>76.72-4-61</u> LUIS RODRIGUEZ TO BEATRICE JEAN FRANCOIS, DATED AUGUST 4, 2017 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON AUGUST 9, 2017 AS INSTRUMENT NUMBER R2017–18774.

76.72-4-77, 76.72-4-78 BENCHMARK PROPERTIES OF ALBANY, LLC TO SCOTT STREET RENTALS LLC, DATED JULY 20, 2018 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON AUGUST 3, 2018 AS INSTRUMENT NUMBER R2018-17242.

76.72-4-62, 76.72-4-63, 76.72-4-64, 76.72-4-65 BENCHMARK PROPERTIES OF ALBANY, LLC TO SOUTH END DEVELOPMENT LLC, DATED NOVEMBER 25, 2019 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON DECEMBER 20, 2019 AS INSTRUMENT NUMBER R2019-27413.

76.72-4-69, 76.72-4-70, 76.72-4-72, KRSTIAN & TRACEY L. NEESS TO 76 SOUTH HOLDINGS LLC, DATED MARCH 6, 2020 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON MARCH 10, 2020 AS INSTRUMENT NUMBER R2020-5496.

76.72-4-66 MARLENE J. DION TO ROBERT P. MCDONALD, DATED JUNE 5, 1996 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON JUNE 14, 1996 AS LIBER 2558 OF DEEDS AT PAGE 165.

<u>76.72-4-67</u> AARON WILLIAMS JR. TO BARBARA S. WILLIAMS, DATED MAY 5, 2003 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON JUNE 11, 2003 AS LIBER 2737 OF DEEDS AT PAGE 972. <u>76.72–4–68</u>

JUSTIN GRANT TO THE GREEN ISLAND TABERNACLE DATED AUGUST 31, 2015 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON JUNE 1, 2016 AS INSTRUMENT NUMBER R2016-11441.

76.72-4-361 ORIN C. TROSS TO SOUTH END DEVELOPMENT LLC, DATED DECEMBER 18, 2019 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON DECEMBER 20, 2019 AS INSTRUMENT NUMBER R2019-27363.

#### FILED MAP REFERENCE:

REFERENCE IS HEREBY MADE TO A MAP ENTITLED "MAP OF LOTS IN THE FIRST WARD OF THE CITY OF ALBANY OWNED BY ROBERT SCOTT", DATED OCTOBER 03, 1876, BY W.H. SLINGERLAND AND SON SURVEYORS, AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON MAY 06, 1896 IN MAP DRAWER 9, AS MAP NO. 168.

REFERENCE IS HEREBY MADE TO A MAP ENTITLED "MAP OF LOTS IN THE FIRST WARD OF THE CITY OF ALBANY OWNED BY ROBERT SCOTT", DATED OCTOBER 03, 1876, WITH CERTAIN ALTERATIONS MADE IN 1890, BY W.H. SLINGERLAND AND SON SURVEYORS, AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON AUGUST 23, 1915.

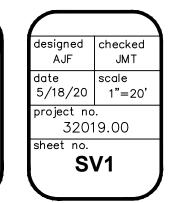
#### FLOOD ZONE NOTE:

PARCELS ARE SHOWN TO LIE WITHIN "OTHER AREAS ZONE X" (AREA OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF ALBANY (COMMUNITY #360001), IDENTIFIED AS MAP NUMBER 36001C0194D BEARING AN EFFECTIVE DATE OF MARCH 16, 2015.

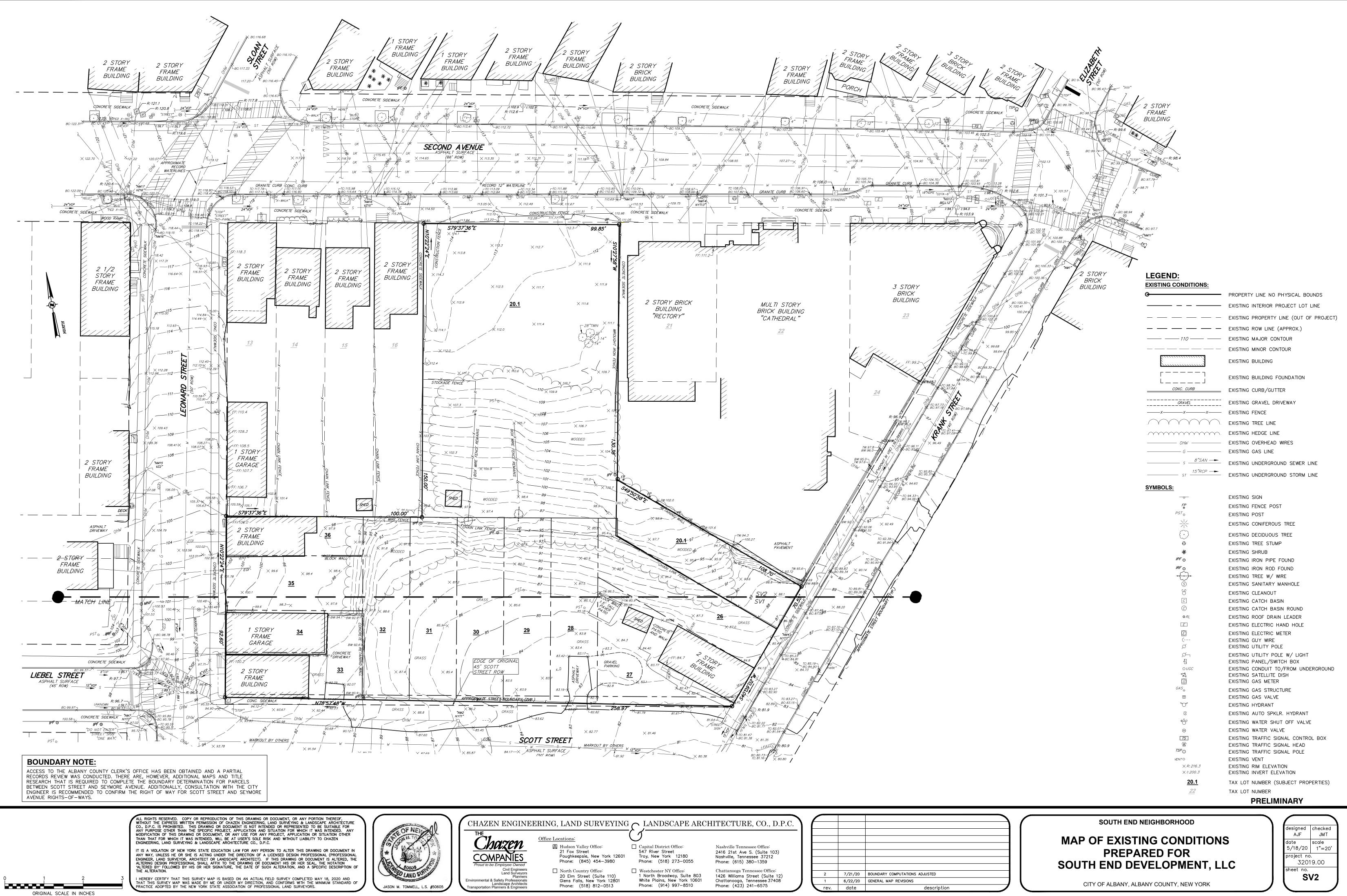


SOUTH END NEIGHBORHOOD

# MAP OF EXISTING CONDITIONS PREPARED FOR SOUTH END DEVELOPMENT, LLC



CITY OF ALBANY, ALBANY COUNTY, NEW YORK



Drawing Name: Z:\projects\32000-32099\32019-00 South End Development Albany\SVY\dwg\05\_SVY\_32019-00\_EX-CON.dwg Xref's Attached: XBASE-SVY-32019-00 Date Printed: Jul 21, 2020, 2:39pm

THE	Office Locations:	<u> </u>	HITECTURE, CO., D.P.C	-			
COMPANIES Proud to be Employee Owned	<ul> <li>Hudson Valley Office:</li> <li>21 Fox Street</li> <li>Poughkeepsie, New York 12601</li> <li>Phone: (845) 454-3980</li> </ul>	Capital District Office: 547 River Street Troy, New York 12180 Phone: (518) 273–0055	Nashville Tennessee Office: 2416 21st Ave S. (Suite 103) Nashville, Tennessee 37212 Phone: (615) 380–1359				
Civil Engineers Land Surveyors Planners	<ul> <li>North Country Office:</li> <li>20 Elm Street (Suite 110)</li> </ul>	<ul> <li>Westchester NY Office:</li> <li>1 North Broadway, Suite 803</li> </ul>	Chattanooga Tennessee Office: 1426 Williams Street (Suite 12)		2	7/21/20	BOUNDARY COMPUTATIONS ADJUST
Environmental & Safety Professionals Landscape Architects Transportation Planners & Engineers	Glens Falls, New York 12801 Phone: (518) 812—0513	White Plains, New York 10601 Phone: (914) 997-8510	Chattanooga, Tennessee 37408 Phone: (423) 241-6575		1 rev.	6/22/20 date	GENERAL MAP REVISIONS