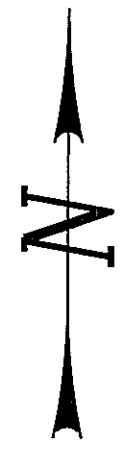


True North ~ Per GPS Observation



DEED REFERENCES

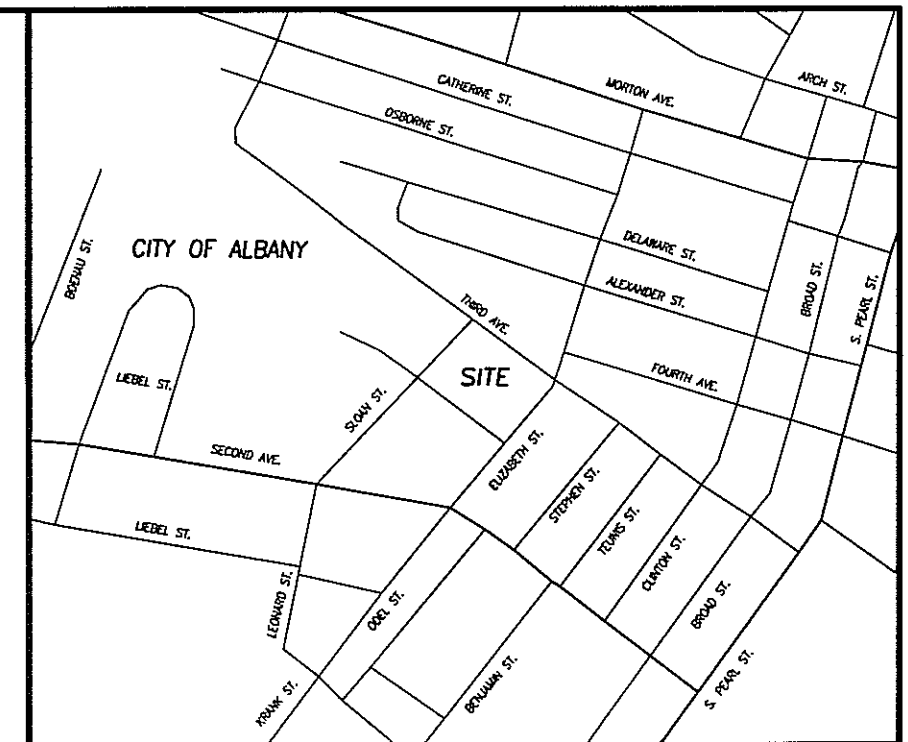
- 1) SUSAN M. ZEPPETELLI AS EXECUTRIX OF THE ESTATE OF ANTHONY C. ZEPPETELLI TO 1040 KEYES, LLC, DATED FEBRUARY 26, 2020 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE AS INSTRUMENT R2020-4883.
- 2) VARDEN PROPERTIES, LLC, BY SUSAN M. ZEPPETELLI AS EXECUTOR OF THE ESTATE OF ANTHONY C. ZEPPETELLI TO 1040 KEYES, LLC, DATED FEBRUARY 26, 2020 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE AS INSTRUMENT R2020-4884.

MAP REFERENCES

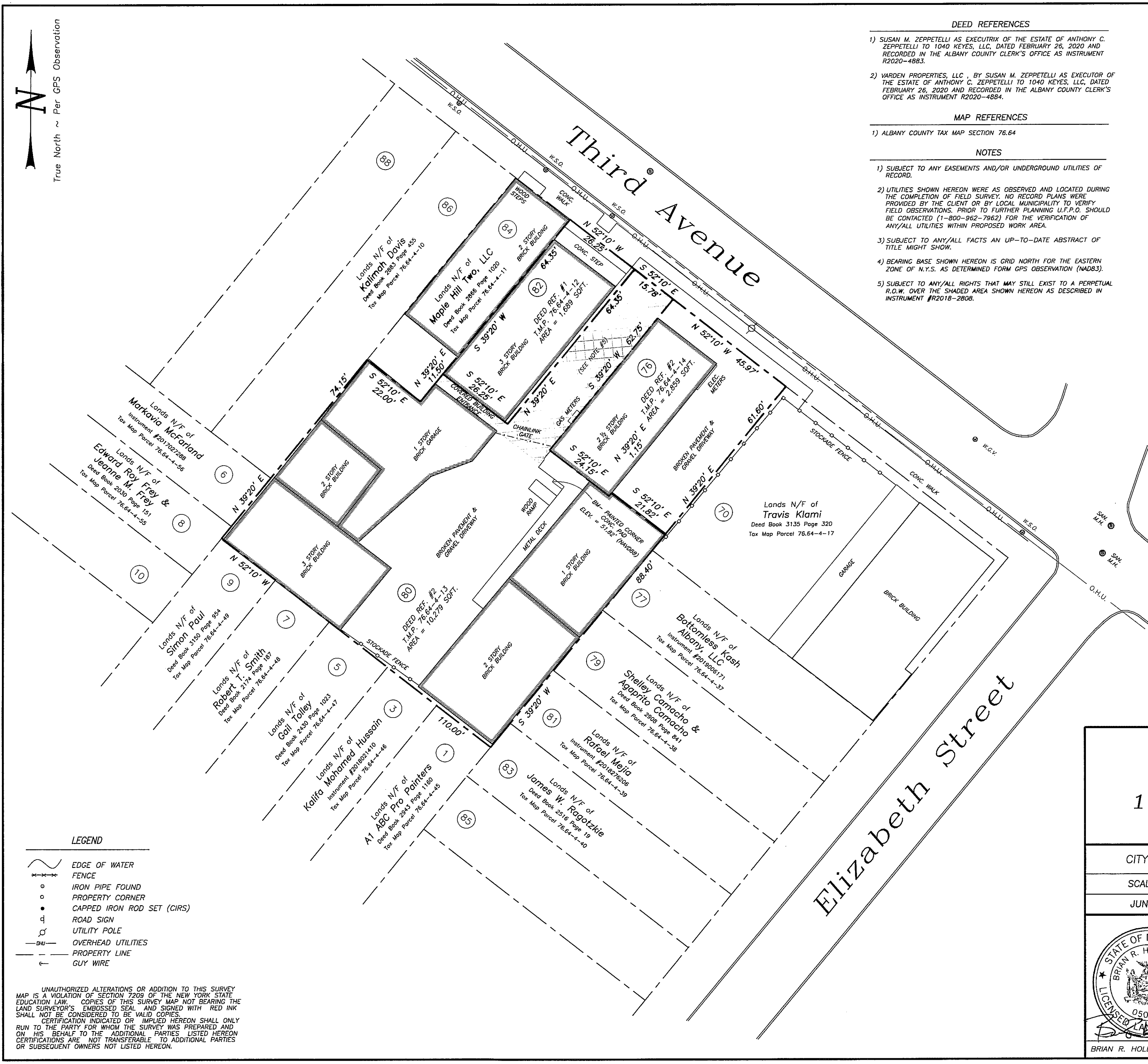
- 1) ALBANY COUNTY TAX MAP SECTION 76.64

NOTES

- 1) SUBJECT TO ANY EASEMENTS AND/OR UNDERGROUND UTILITIES OF RECORD.
- 2) UTILITIES SHOWN HEREON WERE AS OBSERVED AND LOCATED DURING THE COMPLETION OF FIELD SURVEY. NO RECORD PLANS WERE PROVIDED BY THE CLIENT OR BY LOCAL MUNICIPALITY TO VERIFY FIELD OBSERVATIONS. PRIOR TO FURTHER PLANNING U.F.P.O. SHOULD BE CONTACTED (1-800-962-7962) FOR THE VERIFICATION OF ANY/ALL UTILITIES WITHIN PROPOSED WORK AREA.
- 3) SUBJECT TO ANY/ALL FACTS AN UP-TO-DATE ABSTRACT OF TITLE MIGHT SHOW.
- 4) BEARING BASE SHOWN HEREON IS GRID NORTH FOR THE EASTERN ZONE OF N.Y.S. AS DETERMINED FROM GPS OBSERVATION (NAD83).
- 5) SUBJECT TO ANY/ALL RIGHTS THAT MAY STILL EXIST TO A PERPETUAL R.O.W. OVER THE SHADED AREA SHOWN HEREON AS DESCRIBED IN INSTRUMENT #R2018-2808.



SITE LOCATION - N.T.S.



LEGEND

- EDGE OF WATER
- FENCE
- IRON PIPE FOUND
- PROPERTY CORNER
- CAPPED IRON ROD SET (CIRS)
- ROAD SIGN
- UTILITY POLE
- OVERHEAD UTILITIES
- PROPERTY LINE
- GUY WIRE

UNAUTHORIZED ALTERATIONS OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL AND SIGNED WITH RED INK SHALL NOT BE CONSIDERED TO BE VALID COPIES. CERTIFICATION INDICATED OR IMPLIED HEREON SHALL ONLY RUN TO THE PARTY FOR WHOM THE SURVEY WAS PREPARED AND ON HIS BEHALF TO THE ADDITIONAL PARTIES LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL PARTIES OR SUBSEQUENT OWNERS NOT LISTED HEREON.

Boundary Survey

Lands N/F of

1040 Keyes, LLC

76, 80 & 82 Third Avenue

CITY OF ALBANY, ALBANY COUNTY, NEW YORK

SCALE: 1" = 20' T.M.P.'s 76.64-4-12, 13 & 14

JUNE 11, 2020 MAP NO. 2020-059

BRIAN R. HOLBRITTER P.L.S.

BRIAN R. HOLBRITTER

LAND SURVEYING & SITE DEVELOPMENT

34 CENTER STREET
SCHAGHTCOKE, NY 12154

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State of NY #50,326 State of VT #737