



**FLOOD NOTE:** By graphic plotting only, this property is in Zone(s) of the Flood Insurance Rate Map, Community Panel No. 3000100110 and is not in a Special Flood Hazard Area. By telephone call codes 3227200 to the National Flood Insurance Program (800-438-8635) we have informed this community development currently participates in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency. AREA A-C OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.



**Truck Routing Plan**  
Site is currently served by large trucks. Existing route (shown below) will be maintained.

LEGEND		
R.O.W.	RIGHT OF WAY	○ CAPPED IRON ROD FOUND
No.	NUMBER	○ HYDRANT
enc.	ENDROACHMENT	○ MANHOLE
P.O.B.	POINT OF BEGINNING	○ CATCHBASIN
S.F.	SQUARE FEET	○ SIGN
N/F	NOW OR FORMERLY	○ BOLLARD
FL.	FEET	○ FENCE LINE
Deg.	DEGREE	○ GUARD RAIL
M	MEASURED	○ OVERHEAD WIRE, UTILITY POLE & GUY WIRE
N	NORTH	○ TRAFFIC FLOW ACCESS AREA
S	SOUTH	○ WATER VALVE
E	EAST	○ GAS VALVE
W	WEST	○ LIGHT POLE
tel.	TELEPHONE	○ CONCRETE
elec.	ELECTRIC	○ PAVEMENT
L	LIBER	
P.	PAGE	

**GENERAL NOTES**

- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED OR INK SEAL SHALL BE CONSIDERED VALID TRUE COPIES.
- THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSES INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PARTIES OR PURPOSES INDICATED EXPRESSLY FORBIDDEN WITHOUT WRITTEN RELEASE OR PERMISSION OF FRANCIS G. MOSELEY, LICENSE NO. 049441.
- THERE IS NO EVIDENCE OF CEMETERY ON SUBJECT PARCEL.
- NOTE: INFORMATION IN PARENTHESIS IS OF RECORD DEED REFERENCE: LIBER 1856 PAGE 323
- TITLE PROVIDED BY FIRST CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT #21040 DATED NOVEMBER 18, 2020.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.

**NOTES CORRESPONDING TO SCHEDULE B SECTION 2 ITEMS**

- GRANT OF RAILROAD RIGHT OF WAY TO OPERATE & MAINTAIN RAILROAD L.184 P.461. R.O.W. IS NORTH FROM NORTH FERRY THROUGH LUMBER DIST. EXACT LOCATION CANNOT BE PLOTTED FROM DESCRIPTION IN DOCUMENT.
- RESERVATION OF CROSSING RIGHTS CONTAINED IN CONVEYANCE TO DELAWARE AND HUDSON COMPANY, L.627 P.95. AFFECTS SUBJECT PARCEL AND HAS BEEN SHOWN.
- CONDITIONS AND LIMITATIONS AS CONTAINED IN A GRANT TO THE MUNICIPAL GAS COMPANY OF THE CITY OF ALBANY IN L.680 P.1. AFFECTS SUBJECT PARCEL AND HAS BEEN SHOWN.
- L.603 P.133. AFFECTS SUBJECT PARCEL AND HAS BEEN SHOWN.
- LETTERS PATENT CONTAINING CONDITIONS THAT COULD RESULT IN A REVERSION OF A TITLE IN L.603 P.492. AFFECTS SUBJECT PARCEL AND HAS BEEN SHOWN.
- CONVEYANCE CONTAINING RIGHT OF WAYS IN L.872 P.510.
- GRANT OF EASEMENT RIGHTS AND SUBJECT TO RESERVATION IN L.209 P.375. AFFECTS SUBJECT PARCEL AND HAS BEEN SHOWN.
- (MAP 5175). AFFECTS SUBJECT PARCEL AND HAS BEEN SHOWN.
- RESERVATION AND EASEMENTS INCLUDED IN L.2476 P.144. BLANKET IN NATURE. CANNOT PLOT.
- RESERVATION AND EASEMENT AND RIGHT OF WAY INCLUDED IN L.2971 P.692. BLANKET IN NATURE. APPROXIMATE LOCATION NOTED.
- RECIPROCAL EASEMENT, L.3119 P.468. BLANKET IN NATURE. APPROXIMATE LOCATIONS HAVE BEEN NOTED.
- RIGHT OF WAY L.660 P.274. AFFECTS SUBJECT PARCEL AND HAS BEEN SHOWN.

**PARKING TABLE**

REGULAR PARKING	109
HANDICAPPED PARKING	8
TOTAL PARKING SPACES	117

**ZONING INFORMATION**

MU-FW MIXED-USE, FORM-BASED WAREHOUSE DISTRICT  
 MIN. FRONT YARD 8 FEET MINIMUM  
 MIN. SIDE YARD 5 FEET MINIMUM  
 MIN. REAR YARD 5 FEET MINIMUM  
 MAX. BUILDING HEIGHT 2 STORY MINIMUM TO STORES MAX

ZONING INFORMATION ADOPTED FROM THE CODE OF CITY OF ALBANY  
 ZONING ORDINANCE ADOPTED APRIL 2017

**SURVEYOR'S CERTIFICATE**

1. REDBURN HOLDINGS, LLC  
 2. SPOCOCHETTI ABBOTT TABER PLLC D/B/A AAA TITLE AGENCY AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY  
 3. CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY OR MEASUREMENT BASED THEREON WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 7(b), 8, 9, 11, 13, 14, 17, 18, 19 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/10/2021.

DATE OF PLAT: 7/27/2021  
 SIGNED: *Francis G. Moseley*  
 Registration No. 4974

**PRELIMINARY**

**ALTA/ACSM LAND TITLE SURVEY**  
 No. 19  
**ERIE BOULEVARD**  
 CITY OF ALBANY COUNTY OF ALBANY, STATE OF NEW YORK

Consulting Engineers and Land Surveyors  
 18 Locust Street  
 Albany, New York 12203  
 Ph: (518) 439-3096  
 Fax: (518) 439-5683  
 E-mail: fhersberg@aol.com

REVISIONS:  
 DATE: 7/27/2021 SCALE: 1"=30'  
 BY: AVC  
 CHK: GRT  
 MAP NO.: 210226

