

VICINITY MAP

MAP NOT TO SCALE

RECORD DESCRIPTION

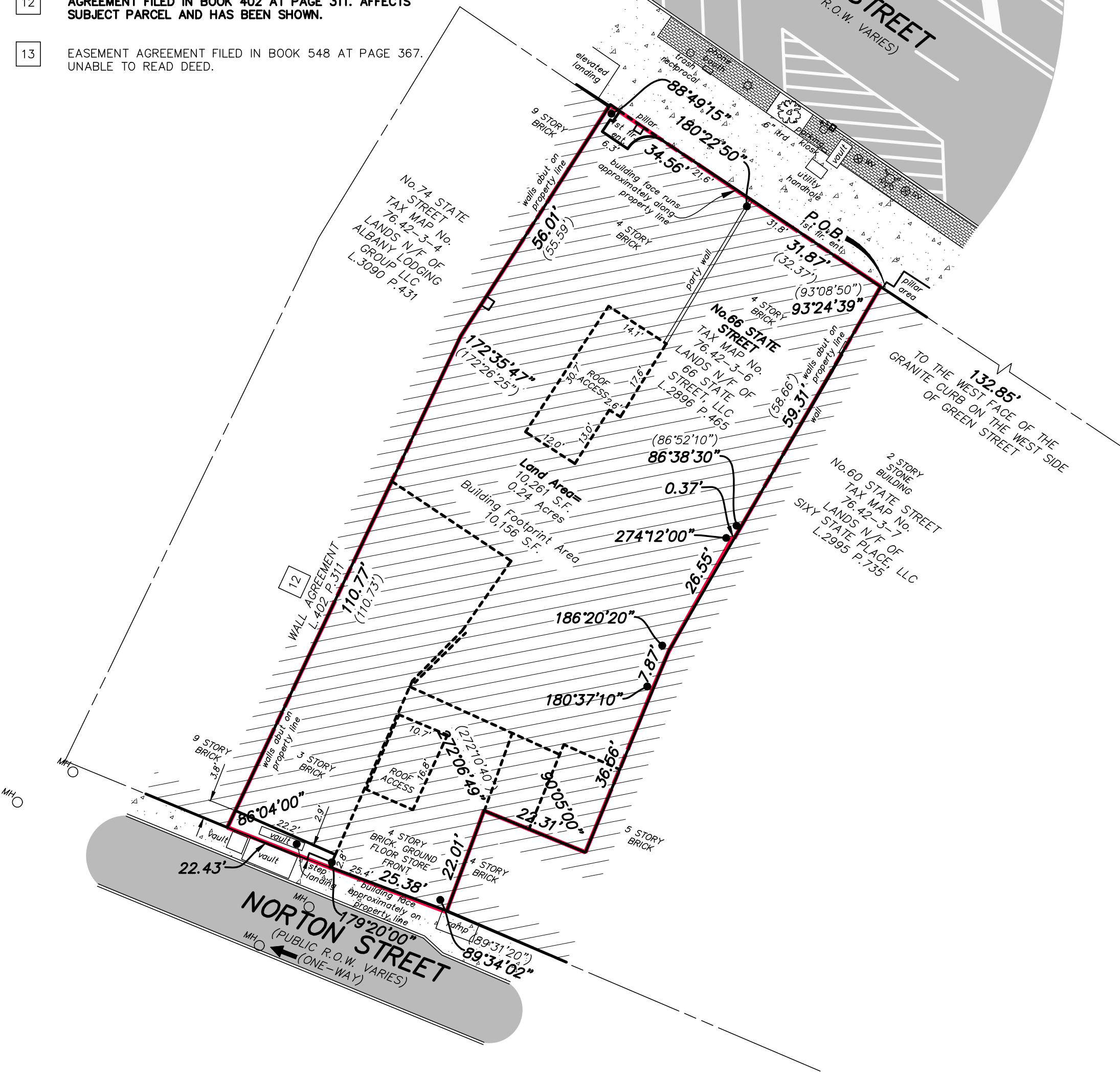
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE CITY AND COUNTY OF ALBANY AND STATE OF NEW YORK, LYING ALONG THE SOUTHERLY LINE OF STATE STREET AND ALONG THE NORTHERLY LINE OF NORTON STREET, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT ON THE SOUTHERLY LINE OF STATE STREET WHERE SAID SOUTHERLY LINE IS INTERSECTED BY THE COMMON DIVISION LINE BETWEEN 66-68 STATE STREET AND 62-64 STATE STREET, WHICH POINT OF BEGINNING IS DISTANT 132.85 FEET MORE OR LESS AS MEASURED ALONG THE SOUTHERLY LINE OF STATE STREET FROM THE WESTERLY FACE OF THE GRANITE CURB ON THE WEST SIDE OF GREEN STREET (AS SAME EXISTED ON OCTOBER 12, 1982) AND RUNS THENCE FROM SAID POINT OF BEGINNING ALONG SAID COMMON DIVISION LINE THE FOLLOWING SEVEN (7) COURSES: ALONG THE EASTERLY FACE OF THE ORIGINAL PARTY WALL BETWEEN 66-68 STATE STREET AND 62-64 STATE STREET, AS SET FORTH IN A DEED DATED MAY 31, 1904, BETWEEN THE NATIONAL COMMERCIAL BANK OF THE CITY OF ALBANY AND WILLIAM H. BOYCE AND JAMES MILWAIN, AS RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE IN LIBER 548, PAGE 367, GENERALLY SOUTHERLY 58.66 FEET TO A POINT; THENCE GENERALLY WESTERLY WITH AN INTERIOR ANGLE OF 86 DEGREES 52 MINUTES 10 SECONDS, .37 FEET TO A POINT; THENCE GENERALLY SOUTHERLY WITH AN INTERIOR ANGLE OF 274 DEGREES 12 MINUTES 00 SECONDS, 26.55 FEET TO A POINT; THENCE CONTINUING GENERALLY SOUTHERLY WITH AN INTERIOR ANGLE OF 186 DEGREES 20 MINUTES 20 SECONDS, 7.87 FEET TO A POINT; THENCE CONTINUING GENERALLY SOUTHERLY WITH AN INTERIOR ANGLE OF 180 DEGREES 37 MINUTES 10 SECONDS, 36.59 FEET TO A POINT; THENCE GENERALLY WESTERLY WITH AN INTERIOR ANGLE OF 90 DEGREES 05 MINUTES 00 SECONDS, 22.31 FEET TO A POINT; THENCE GENERALLY SOUTHERLY WITH AN INTERIOR ANGLE OF 272 DEGREES 10 MINUTES 40 SECONDS, 22.01 FEET TO A POINT WHERE SAID DIVISION LINE INTERSECTS THE NORTHERLY LINE OF NORTON STREET; THENCE ALONG THE NORTHERLY LINE OF NORTON STREET THE FOLLOWING TWO (2) COURSES: GENERALLY WESTERLY WITH AN INTERIOR ANGLE OF 89 DEGREES 31 MINUTES 20 SECONDS, 25.38 FEET TO A POINT WHERE SAID NORTHERLY LINE IS INTERSECTED BY THE DIVISION LINE BETWEEN 66-68 STATE STREET AND 70-72 STATE STREET; THENCE CONTINUING GENERALLY WESTERLY WITH AN INTERIOR ANGLE OF 179 DEGREES 20 MINUTES 00 SECONDS, 22.43 FEET TO A POINT WHERE SAID NORTHERLY LINE OF NORTON STREET IS INTERSECTED BY THE COMMON DIVISION LINE BETWEEN 70-72 STATE STREET AND 74-76 STATE STREET; THENCE ALONG SAID COMMON DIVISION LINE THE FOLLOWING TWO (2) COURSES: GENERALLY NORTHERLY WITH AN INTERIOR ANGLE OF 86 DEGREES 04 MINUTES 00 SECONDS, 110.77 FEET TO A POINT; THENCE CONTINUING GENERALLY NORTHERLY WITH AN INTERIOR ANGLE OF 172 DEGREES 26 MINUTES 25 SECONDS, 55.59 FEET TO A POINT WHERE SAID COMMON DIVISION LINE BETWEEN 70-72 STATE STREET AND 74-76 STATE STREET INTERSECTS THE SOUTHERLY LINE OF STATE STREET; THENCE ALONG SAID SOUTHERLY LINE OF STATE STREET THE FOLLOWING TWO (2) COURSES: GENERALLY EASTERLY WITH AN INTERIOR ANGLE OF 88 DEGREES 49 MINUTES 15 SECONDS, 34.58 FEET TO A POINT WHERE SAID SOUTHERLY LINE IS INTERSECTED BY THE COMMON DIVISION LINE BETWEEN 70-72 STATE STREET AND 66-68 STATE STREET; THENCE CONTINUING GENERALLY EASTERLY WITH AN INTERIOR ANGLE OF 180 DEGREES 22 MINUTES 50 SECONDS, 32.37 FEET TO A POINT WHERE SAID SOUTHERLY LINE OF STATE STREET IS INTERSECTED BY THE COMMON DIVISION LINE BETWEEN 66-68 STATE STREET AND 62-64 STATE STREET FORMING AN INTERIOR ANGLE OF 93 DEGREES 08 MINUTES 50 SECONDS WITH THE SAID COMMON DIVISION LINE, AND THE POINT OR PLACE OF BEGINNING.

Note: the above description describes the same property as in schedule A of title commitment No. 210927 of Sciochetti Abbott Taber, PLLC, d/b/a AAA Title Agency, bearing an effective date of March 16, 2021.

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 36001C0194D, which bears an effective date of 3/16/2015 and is not in a Special Flood Hazard Area. By telephone call dated 4/20/2021 to the National Flood Insurance Program (800-638-6620) we have learned this community does/does not currently participate 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.
ZONE "X" AREA OF MINIMAL FLOOD HAZARD

NOTES CORRESPONDING TO SCHEDULE B SECTION 2 ITEMS

- 10 FIRE ESCAPE EASEMENT (AS APPEARS IN DEED) FILED IN BOOK 2232 AT PAGE 168. NO FIRE ESCAPE WITNESSED AT TIME OF SURVEY.
- 11 EASEMENT AGREEMENT FILED IN BOOK 2232 AT PAGE 234. AFFECTS SUBJECT PARCEL. GIVES KEY BANK (60 STATE STREET) THE RIGHT TO USE UTILITIES (EQUIPMENT) THAT MAY BE LOCATED ON 66 STATE STREET. UNABLE TO PLOT NO DESCRIPTION IN DEED.
- 12 AGREEMENT FILED IN BOOK 402 AT PAGE 311. AFFECTS SUBJECT PARCEL AND HAS BEEN SHOWN.
- 13 EASEMENT AGREEMENT FILED IN BOOK 548 AT PAGE 367. UNABLE TO READ DEED.



ZONING INFORMATION

MU-DT MIXED USE DOWNTOWN DISTRICT

MIN. FRONT YARD 10 FEET
 MIN. SIDE YARD 0 FEET
 MIN. REAR YARD 0 FEET
 MAX. BUILDING HEIGHT N/A
 MAX. LOT COVERAGE 100%

ZONING INFORMATION ADOPTED FROM: CITY OF ALBANY USDO- DATED APRIL 2017.

SETBACK LINES DEPICT CURRENT ZONING REGULATIONS AND DO NOT NECESSARILY CORRESPOND WITH REGULATIONS WHEN SUBJECT PARCEL WAS DEVELOPED

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LEGEND

R.O.W.	RIGHT OF WAY	MH	MANHOLE
No.	NUMBER	—	SIGN
P.O.B.	POINT OF BEGINNING	↔	TRAFFIC FLOW ACCESS AREA
S.F.	SQUARE FEET	⊗	WATER SHUT OFF
N/F	NOW OR FORMERLY	⊗	WATER VALVE
(55.59')	RECORD	⊗	HYDRANT
56.01'	MEASURED	⊗	GAS VALVE
N	NORTH	⊗	LIGHT POLE
S	SOUTH	▨	CONCRETE
E	EAST	▨	PAVEMENT
W	WEST	▨	STAMPED CONCRETE
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 PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PARTIES OR PURPOSE INDICATED IS EXPRESSLY FORBIDDEN WITHOUT WRITTEN RELEASE OR PERMISSION OF FRANCIS G. McCLOSKEY, LICENSE No. 049441.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.
- ABSTRACT OF TITLE PROVIDED BY SCIOCCHETTI ABBOTT TABER, PLLC, D/B/A AAA TITLE AGENCY, TITLE No. 210927, EFFECTIVE DATE MARCH 16, 2021.

PARKING TABLE

NO PARKING ON SUBJECT PARCEL.
METERED PARKING MONDAY THROUGH FRIDAY IN FRONT OF PARCEL ON STATE STREET.

SURVEYOR'S CERTIFICATE

TO: 1. 66 STATE STREET ASSOC., LLC 2. CHICAGO TITLE INSURANCE COMPANY 3. SCIOCCHETTI ABBOTT TABER, PLLC D/B/A AAA TITLE AGENCY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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)(1), 8, 9, 10, 13, 14, 16, 17, 18, 19 & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 4/11/2021 DATE OF PLAT OR MAP: 4/20/2021

DATE: 4/20/2021

SIGNED: *Francis G. McCloskey*
Registration No. 49441



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ALTA/ACSM LAND TITLE SURVEY

MAP SHOWING LOCATION OF BUILDINGS AND IMPROVEMENTS WITH REFERENCE TO PROPERTY LINES OF

No.66 STATE STREET

CITY OF ALBANY COUNTY OF ALBANY, STATE OF NEW YORK

ALTERATION OF THIS DOCUMENT, EXCEPT BY A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, IS ILLEGAL.

REVISIONS:

DATE: 4/20/2021 SCALE: 1"=20' BY: AVC CHK: GRT MAP No.: 210132