



NOTES:

LOTS IDENTIFIED AS TAX PARCELS 76.64-3-17, ADDRESS 120 FOURTH ST AND 76.64-3-18, ADDRESS 91 CLINTON STREET, ARE PROPOSED TO BE CONSOLIDATED TO FORM ONE LOT, FRONTING ON CLINTON STREET, BEING 26 FEET IN WIDTH AND 81 FEET IN DEPTH.

LEGEND:

- = UTILITY POLE
- = GAS VALVE
- = WATER VALVE
- = WATER SHUT OFF
- = OVERHEAD WIRE (ELECTRIC, TELEPHONE, CABLE TV)
- = BELL AND SPIGOT PIPE
- = VITRIFIED CLAY PIPE

SURVEY NOTES:

1. BOUNDARY INFORMATION SHOWN IS FROM A FIELD SURVEY PERFORMED ON 3/3/2021 AND REFLECT CONDITIONS EXISTING AT THAT TIME.
2. TAX MAP PARCELS INCLUDED IN THIS SURVEY ARE 76.64-3-17, 18, 19 & 20..
3. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE OR DOCUMENTS FROM A TITLE SEARCH AND IS THEREFORE SUBJECT TO WHATEVER STATE OF FACTS THAT MAY BE REVEALED IN SUCH REPORTS.
5. THE DIMENSIONING TIES SHOWN ON THIS PLAN, FROM PROPERTY BOUNDARY TO BUILDINGS, ARE FOR BUILDING REFERENCE AND LOCATION ONLY AND ARE NOT TO BE USED TO MONUMENT THE PROPERTY BOUNDARY OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.
6. THE LOCATION, NATURE, AND ALIGNMENT OF UNDERGROUND UTILITIES DEPICTED ON THIS MAP WERE COMPILED FROM EVIDENCE VISIBLE AT GROUND LEVEL AND/OR RECORD PLANS. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. THIS SURVEY DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES WITHIN THE SURVEY AREA.

MAP REFERENCES:

1. "MAP OF LOTS OWNED BY HON. CHARLES L. AUSTIN, IN THE CITY OF ALBANY", DATED DECEMBER 13, 1865. MADE BY G. H. CARPENTER, CITY SURVEYOR AND FILED IN THE ALBANY COUNTY CLERKS OFFICE ON NOVEMBER 5, 1866.
2. "PROPERTY BELONGING TO E. C. DELEVAN AND HEIRS OF SAMUEL WARD", DATED MARCH, 1845. MADE BY G. H. CARPENTER, CITY SURVEYOR.

KEVIN M. FLATLEY P.L.S. #051103

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

K. M. FLATLEY LLC

179 MANOR AVENUE, COHOES, NY 12047
PH: 518-487-1610

**SURVEY OF LANDS OWNED BY KERWYN KIRTON
AND
CONSOLIDATION OF LOTS KNOWN AS
91 CLINTON STREET AND 120 FOURTH AVENUE**

STREET: 91, 93, 95 CLINTON STREET 120 FOURTH AVENUE	CITY: ALBANY	COUNTY: ALBANY	STATE: NEW YORK
SCALE: 1" = 20'	DATE: 3/5/2021	DRAWN BY: KMF	SHEET #: 1 OF 1