

ZONING INFORMATION		
C-0 COMMERCIAL OFFICE DISTRICT		
ZONING LAW	OBSERVED CONDITIONS	
YARD	20 FEET	OK
	4 FEET (ONE SIDE)	OK
YARD	8 FEET (TOTAL FOR BOTH SIDES)	OK
YARD	30 FEET	OK
ING HEIGHT	35 FEET	OK
OFFICE	OK	OK

INFORMATION ADOPTED FROM:
 PLANNING DEPARTMENT
 554-2552

202-254-260 & 45 SHOWN IN EXTENSION ITEMS

2 RESTRICTIONS AS SHOWN IN L2775 & 934 AS CORRECTED IN L2775 P.918 AND MODIFIED BY L2189 P.703 & L2292 P.930 CAN BE PLOTTED AND HAS BEEN SHOWN.

3 DECLARATION OF IMPROVED EASES AS SHOWN IN L2187 P.702 CAN BE PLOTTED AND HAS BEEN SHOWN.

250-260 EXTENSION EASE EXTENSION ITEMS

3 UTILITY EASEMENT AS SHOWN IN L2778 P.933 CAN BE PLOTTED AND HAS BEEN SHOWN.

13 UTILITY EASEMENT AS SHOWN IN L2296 P.934 CAN BE PLOTTED AND HAS BEEN SHOWN.

250-254 EXTENSION EASE EXTENSION ITEMS

3 UTILITY EASEMENT AS SHOWN IN L2282 P.999 CAN BE PLOTTED AND HAS BEEN SHOWN.

5 RESTRICTIONS AS SHOWN IN L2182 P.999 CAN BE PLOTTED AND HAS BEEN SHOWN.

254-45 EXTENSION EASE EXTENSION ITEMS

6 UTILITY EASEMENT AS SHOWN IN L2788 P.973 CAN BE PLOTTED AND HAS BEEN SHOWN.

7 RESTRICTIONS AS SHOWN IN L2098 P.973 CAN BE PLOTTED AND HAS BEEN SHOWN.

L & Z RESIDENTIAL ZONING ORDINANCE

9 RESTRICTIONS AS SHOWN IN L2785 P.970 AS MODIFIED BY L2193 P.993 CANNOT BE PLOTTED AND HAS NOT BEEN SHOWN.

L & Z RESIDENTIAL ZONING ORDINANCE

10 UTILITY EASEMENT AS SHOWN IN L2684 P.930 CAN BE PLOTTED AND HAS BEEN SHOWN.

L & Z RESIDENTIAL ZONING ORDINANCE

10 UTILITY EASEMENT AS SHOWN IN L2346 P.9109 CAN BE PLOTTED AND HAS BEEN SHOWN.

[illegible][illegible]

All three place or point of land together along the buildings and

Executive Drive. The following are the boundaries along the southerly side of Executive Drive in the City of Albany County of Albany, New York, being more particularly bounded and described as follows:

The point of beginning is located on corner

BEGINNING at a point in the southerly line of the South Frontage Road bounding Washington Avenue Extension, distant 1,028.50 feet westerly from the intersection of said road with the southerly line of the South Frontage Road bounding the Washington Avenue Extension on a course of North $51^{\circ} 57' 30''$ West and distance of 295.96 feet to a point; thence South $82^{\circ} 02' 30''$ East along the southerly side of said road from all intersection with the division line between lands of the Albany County of Albany, New York, and Albany County of Albany, New York formerly of Benqueville, Palmyra & Seneca Manufacturing Co., on the north and Albany County of Albany, New York formerly of Seneca Iron Works Company's office estate of lands conveyed to said Manufacturing by deed dated January 1st 1890 and recorded in the Albany County Clerk's Office Entry No. 2182 of said records on a course of North $51^{\circ} 57' 30''$ West and distance of 295.96 feet to a point; thence South $51^{\circ} 57' 30''$ East a distance of 230.00 feet to a point; thence South $82^{\circ} 02' 30''$ West a distance of 28.82 feet to a point; thence South $82^{\circ} 02' 30''$ West a distance of 240.00 feet to a point; thence South $82^{\circ} 02' 30''$ West 175.71 feet to a point in the southerly line of the Washington Avenue Extension; thence along the south bounds of Executive Drive East the following 4 courses and distances:

1. northerly, along a curve to the right of radius 270.00 feet and central angle of 30° $33'$ $54''$, an arc distance of 173.35 feet to the point of tangency;

2. North $44^{\circ} 57' 30''$ East a distance of 136.67 feet to a point of tangency;

3. northerly, along a curve to the left of radius 230.00 feet and central angle of 30° $33'$ $54''$, an arc distance of 122.69 feet to a point of tangency;

4. northerly, along a curve to the right of radius 300.00 feet and central angle of 80° $50'$ $03''$, an arc distance of 42.32 feet to a point of tangency;

thence northerly along said easterly bounds of Pitch Pine Road east to the curve to the left of radius 490.00 feet and central angle of 80° $50'$ $03''$, an arc distance of 42.32 feet to a point of tangency; thence North $51^{\circ} 57' 30''$ East a distance of 211.24 feet to the point and piece of

"together with an easement for ingress and egress between the loading dock and building entry on the northwest side of 1 Executive Drive bounded by the Pitch Pine Road and the southerly part of 2nd Washington Avenue Extension."

Three place or point of land together

Executive Drive. The following are the boundaries along the southerly side of Executive Drive in the City of Albany County of Albany, New York, being more particularly bounded and described as follows:

The point of beginning is located on corner

BEGINNING at a point in the southerly line of the South Frontage Road bounding Washington Avenue Extension, distant 1,028.50 feet westerly from the intersection of said road with the southerly line of the South Frontage Road bounding the Washington Avenue Extension on a course of North $51^{\circ} 57' 30''$ West and distance of 295.96 feet to a point; thence South $82^{\circ} 02' 30''$ East along the southerly side of said road from all intersection with the division line between lands of the Albany County of Albany, New York and Albany County of Albany, New York formerly of Benqueville, Palmyra & Seneca Manufacturing Co., on the north and Albany County of Albany, New York formerly of Seneca Iron Works Company's office estate of lands conveyed to said Manufacturing by deed dated January 1st 1890 and recorded in the Albany County Clerk's Office Entry No. 2182 of said records on a course of North $51^{\circ} 57' 30''$ West and distance of 295.96 feet to a point; thence South $51^{\circ} 57' 30''$ East a distance of 230.00 feet to a point; thence South $82^{\circ} 02' 30''$ West a distance of 28.82 feet to a point; thence South $82^{\circ} 02' 30''$ West a distance of 240.00 feet to a point; thence South $82^{\circ} 02' 30''$ West 175.71 feet to a point in the southerly line of the Washington Avenue Extension; thence along the south bounds of Executive Drive East the following 3 courses and distances:

1. westerly, along a curve to the right of radius 270.00 feet and central angle of 30° $33'$ $54''$, an arc distance of 173.35 feet to the point of tangency;

2. South $82^{\circ} 02' 30''$ West a distance of 132.66 feet to a point of

SURVEYOR'S CERTIFICATE

"To First American Title Insurance Company, Sneeringmond North
Provost: Redgrove Title Agency, INC., Cross Hill Advisors, LTD.
Bank, its successors and/or assigns

I hereby certify that on the 20th Day of May, 2016


(a) this survey was made on the ground as per the field no-
shown on this survey and correctly shows (i) the boundaries
area of the subject property and the size, location and type
of the building and improvements thereon, (ii) the distance from
the nearest facing exterior property lines of the subject prop-
erty (i) the location of all rights-of-way, easements and any other
kind of record or unrecorded rights, knowledge or have been
advised), whether or not of record affecting or benefiting the
subject property, (iii) the location of the parking areas on the
subject property showing the number of parking spaces provided
for (iv) all other items of record or unrecorded rights, knowledge
to the subject property, together with the width and name of
and (v) all other significant items on the subject property.

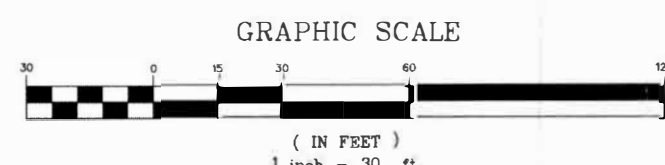
(b) Except as shown on this map, there are no (i) encroachments upon the subject property by improvements an adjacent parcel; (ii) encroachments on any easements or on adjacent property; (iii) easements or other improvements on the subject property; (iv) conflicts or protrusions;

(c) Adequate ingress to and egress from the subject property provided by (Pinth Pine Road East, Executive Center Drive and South Frontage Road), the same being paved, dedicated public rights-of-way maintained by The City of Albany;

(d) All required building set back lines on the subject property located as shown herein;

(e) The survey meets the "Minimum Standard Detail Requirement for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM and meets the Accuracy Standards established by ALTA and ACSM, in effect on the date of this certification of an Urban Survey;


(Francis G. McCloskey)
Registered Public Surveyor Registration No. 049441
[18 Locust Street Albany, NY 12203]
[518] 459-3096
MAP# 160140



**HERSHBERG
&
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and Land Surveyors
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Fax (518) 459-5683
E-mail: hershberg@aol.com

ALTA/ACSM LAND TITLE SURVEY
 MAP SHOWING LOCATION OF BUILDING AND IMPROVEMENTS WITH REFERENCE TO PROPERTY LINES OF
Nos. 250, 254, 280 & 284 WASHINGTON AVENUE EXT
AND
No. 14 COLUMBIA CIRCLE WEST DRIVE & 7 EXECUTIVE CENTRE DRIVE
 CITY AND COUNTY OF ALBANY, NEW YORK

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

REVISIONS:
 DATE 5/6/2018 SCALE 1"=30' BY AVC CHK GRT MAP NO. 160145