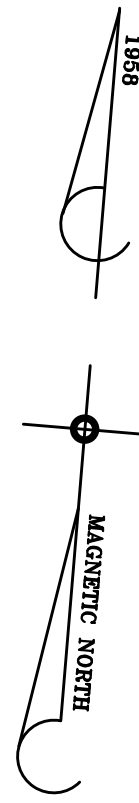


LOCATION MAP
NOT TO SCALE



LEGEND

- Boundary Line
- Adjoiner Line
- Road (paved)
- Overhead wires
- Fenceline
- Catch basin
- Manhole
- Utility pole
- Hydrant
- Curb box
- Water valve
- Tree line
- Found iron pipe/rebar
- Set 5/8" capped rebar
- Calculated corner

ZONING

VILLAGE OF SARANAC LAKE - J-2

Minimum lot area	Determined during site plan review
Maximum lot coverage: primary structure	40%
Maximum lot coverage: impervious	XX%
Maximum structure height	40'
Minimum front yard setback	30 feet
Minimum side yard setback	10 feet
Minimum rear yard setback	20 feet
Accessory structure yard setback	8 feet

MAP REFERENCES

- See Map entitled "Map Showing Survey of Property for St. Bernard's Church" prepared by Magurk & Odono, PC dated April 3, 1980.
- See Map entitled "Map Showing Survey of Property for North Star Industries" prepared by Glenn D. Odono, LS dated November 12, 1999.
- See Map entitled "Map of Survey prepared for North Star Industries" by Geomatics Land Surveying, PC dated May 6, 2004 and revised through to Sept. 28, 2010.

NOTES

- This survey was prepared without the benefit of an updated Abstract of Title and is subject to whatever facts an updated Abstract of Title may show.
- This survey is a compilation map of prior surveys and location done in 2023, and does not necessarily show all structures and improvements on the property.
- 20' wide electric easement granted to Niagra Mohawk Power Corporation and Verizon Communications, Inc as described in Liber 999 of Deeds at page 127.
- 30' wide sewer easement granted to Village of Saranac Lake as described in Liber 955 of Deeds at page 221.
- 30' wide water line easement granted to Village of Saranac Lake as described in Instrument 2010-6578.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

Certifications, if any, indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to any additional institutions or subsequent owners.

Table 1
Water Line Easement

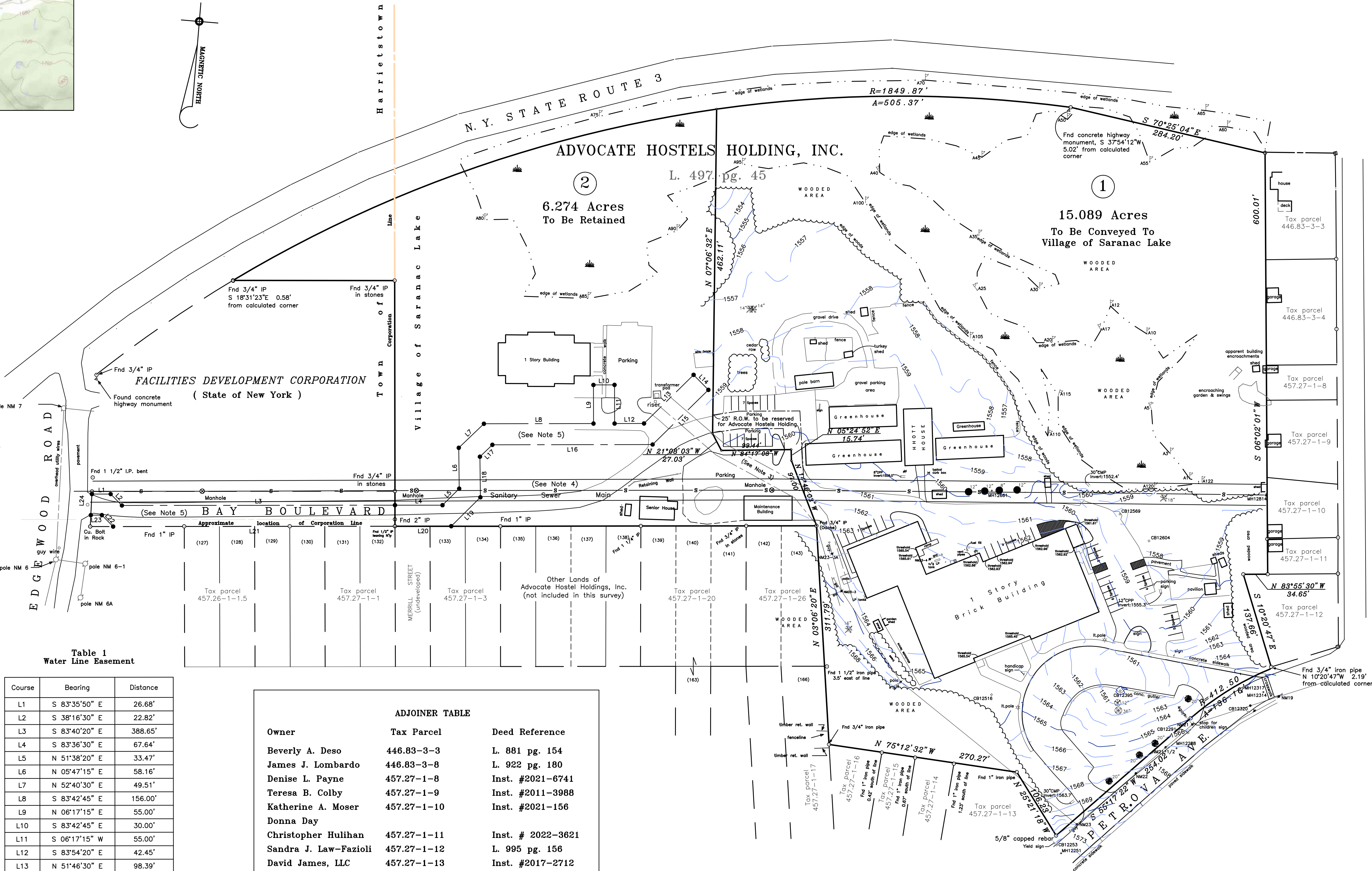
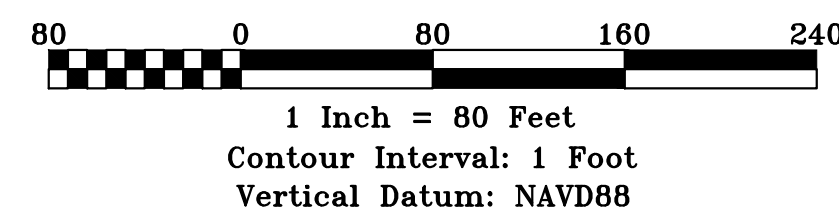
Course	Bearing	Distance
L1	S 83°35'50" E	26.68'
L2	S 38°16'30" E	22.82'
L3	S 83°40'20" E	388.65'
L4	S 83°36'30" E	67.64'
L5	N 51°38'20" E	33.47'
L6	N 05°47'15" E	58.16'
L7	N 52°40'30" E	49.51'
L8	S 83°42'45" E	156.00'
L9	N 06°17'15" E	55.00'
L10	S 83°42'45" E	30.00'
L11	S 06°17'15" W	55.00'
L12	S 83°54'20" E	42.45'
L13	N 51°46'30" E	98.39'
L14	S 38°03'25" E	30.00'
L15	S 51°56'35" W	111.11'
L16	N 83°42'45" W	228.11'
L17	S 52°40'30" W	24.49'
L18	S 05°47'15" W	57.84'
L19	S 51°38'20" W	58.39'
L20	N 83°40'00" W	80.06'
L21	N 83°40'20" W	401.19'
L22	N 38°16'30" W	22.84'
L23	N 83°35'50" W	15.71'
L24	N 09°22'00" E	30.04'

ADJOINER TABLE

Owner	Tax Parcel	Deed Reference
Beverly A. Deso	446.83-3-3	L. 881 pg. 154
James J. Lombardo	446.83-3-8	L. 922 pg. 180
Denise L. Payne	457.27-1-8	Inst. #2021-6741
Teresa B. Colby	457.27-1-9	Inst. #2011-3988
Katherine A. Moser	457.27-1-10	Inst. #2021-156
Donna Day		
Christopher Hulihan	457.27-1-11	Inst. # 2022-3621
Sandra J. Law-Pazioli	457.27-1-12	L. 995 pg. 156
David James, LLC	457.27-1-13	Inst. #2017-2712
Jeanette Corson	457.27-1-14	
Briar J. Corelli	457.27-1-15	L. 853 pg. 208
Mark S. Wilson	457.27-1-16	L. 810 pg. 118
Brian Lewis		
Dawn Lewis	457.27-1-17	L. 956 pg. 223
Brian Lewis		
Dawn Lewis	457.27-1-26	L. 956 pg. 223

WETLAND STATEMENT

- The wetland boundary as shown on this survey was flagged in the field by Daniel M. Spada, Environmental Consultant and surveyed by Stacey L. Allott, L.S. on May 26, 2023.
- The wetland boundary as shown on this survey has been revised in the field by Kelly McKeon of the Adirondack Park Agency on May 15, 2023 and surveyed by Stacey L. Allott, L.S. on August 21, 2023.
- Wetland boundaries shown reflect only those flagged in the field and determined necessary for review of the project. Additional wetlands may exist elsewhere on the parcel that have not been flagged.

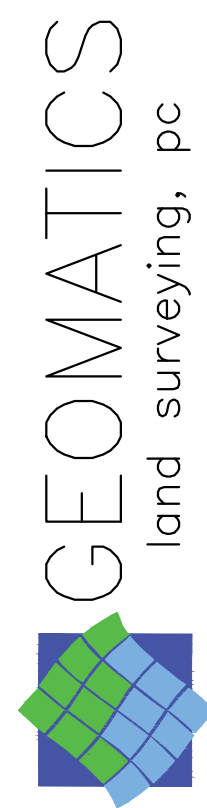


CANARAS STREET
(formerly South Hope Street)

SITE SURVEY
PREPARED FOR

VILLAGE OF SARANAC LAKE
Showing Proposed Two Lot Subdivision

VILLAGE OF SARANAC LAKE, COUNTY OF FRANKLIN, STATE OF NEW YORK.



STACEY L. ALLOTT, L.S.
SARANAC LAKE, NY
P.O. BOX 1277
518-891-6218
Phone
geomatricspc@gmail.com
www.geomatrics.pro

3. Revised to show revised wetland delineation between flags A3-A12.	08/21/23	SLA
2. Revised to show acreage of Lot 2	05/25/23	SLA
1. Revised to show delineation of wetlands.	05/25/23	SLA
REVISIONS / DATE / BY		
COPYRIGHT	2023	
CHECKED BY	SLA	
DRAWN BY	NJH	
DATE	SURVEY Jan. 13, 2023	
MAP	March 13, 2023	
SCALE	IN./FT. 1"=80' RATIO 1:960	
TAX MAP NO.	457.27-1-27	
MAP NO.	23001	