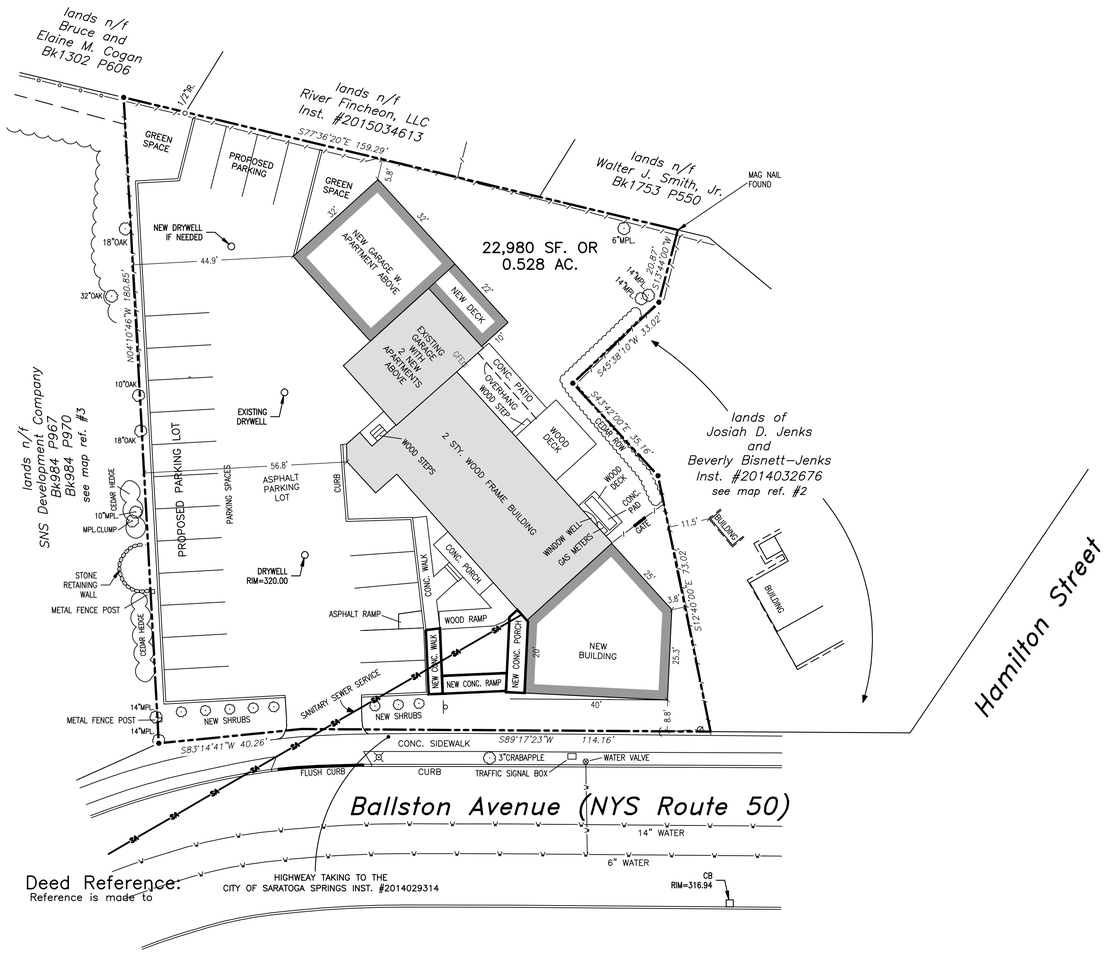

Record North
per Inst. #2012040116

Map Legend

- • 5/8" steel rod set with a tag
- ○ marker found, labeled
- ⌀ utility pole
- —·—·— overhead wires
- —/—/— wood fence

Notes:

1. Elevations are based on NGVD 1929 datum.
2. The location of underground utilities shown on this plan are for information only, and all utilities may not be shown. The owner or contractor shall contract U.F.P.O. (1–800–962–7962) and the proper local authorities or respective utility company having jurisdiction to confirm the location of all existing utilities before commencing work. Any costs incurred by the owner or contractor due to the failure to contact the proper authorities shall become the responsibility of the owner or contractor.

Map References:

1. "Map of Woodlea, property of George W. Chapman and James H. Wright at Saratoga Springs, NY" dated 1873 and filed in the Saratoga County Clerk's Office as AA–21.
2. "Survey of Lands of Josiah D. Jenks, Larry E. Jenks and Betty Jenks" dated July 26, 2011 by Survey Associates, LLC.
3. "ALTA/ASCM Land Title Survey Lands to be conveyed to RW Preservation LLC" dated Oct. 14, 2016 by Thompson–Fleming Land Surveyors, PC.
4. "Utility and Drainage Plan Ballston Ave Traffic Improvements" dated Sept. 2014 last revised 10/10/16 by Greenman – Pederson, Inc. and filed in the Saratoga Springs Engineer's Office.

Deed Reference:

James B. Dorsey, Jr.
Inst. #2012040116

Certification :

IT IS HEREBY CERTIFIED TO JAMES B. DORSEY, JR.

that the map was prepared in accordance with the current existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, the governmental agency, and to the lending institution listed on this boundary survey map.

Deed Reference:

Reference is made to

Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's Seal is a violation of Section 7209 subdivision 2 of the New York State Education Law.

Only apparent easements (if any) are shown on this survey. No abstract of title was available.

Site Plan
for
James B. Dorsey, Jr.
Situate at
15 Ballston Avenue
City of Saratoga Springs, Saratoga County NY

THOMPSON/FLEMING
LAND SURVEYORS, P.C.
12 Lake Avenue
Saratoga Springs NY
12866
Voice: (518) 587–5665
Fax : (518) 587–3772

DATE	DESCRIPTION
11/20/17	SITEPLAN REVISED

REVISIONS

DATE: June 5, 2017

JOB NO.: S16–205.24

DRAWN BY: DES

CHKD.BY: WMT

TAX MAP:
165.83–1–41

SCALE: 1" = 20'
10 0 10 20

S16–205.2

P:\Dorsey, 15 Ballston Ave S16–205\dwg\S16–205 Dorsey 15 Ballston Ave Site Plan.dwg