

YORK

RIGHT OF WAY = 60 FT.
WIDTH OF PAVEMENT = 32± FT.

AVENUE

I HEREBY CERTIFY TO:

1.) ANDREA PEEK

THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

Daniel C. Wheeler
DANIEL C. WHEELER

P.L.S. LIC. NO. 50,137

NOTES:

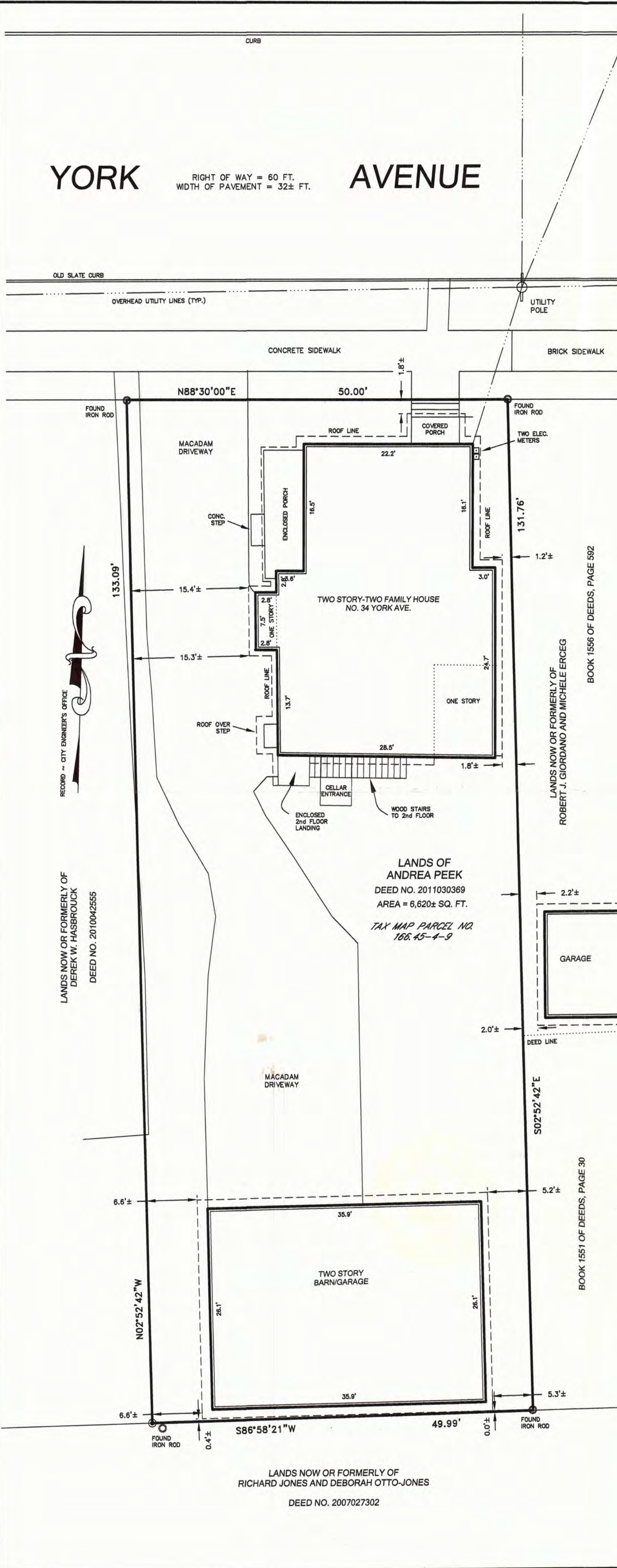
- 1.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR A TITLE REPORT.
- 2.) UNLESS OTHERWISE NOTED OFFSETS ARE MEASURED TO ROOF LINES.
- 3.) THE WESTERLY PROPERTY LINE OF THE SURVEYED PARCEL IS PER DEED REFERENCE NO. 2.

DEED REFERENCE:

- 1.) DEED DATED AUGUST 26, 2011 FROM ELEANOR F. WAGNER TO ANDREA PEEK AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE AS DEED NO. 2011030369.
- 2.) BOUNDARY LINE AGREEMENT DATED OCTOBER 28, 1985 BETWEEN RICHARD A. MILLS, ANTHONY F. MILLS AND RICHARD D. MILLS AND JOHN HOGAN AND JAMES HOGAN AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE IN BOOK 1102 OF DEEDS AT PAGE 388.

ZONING INFORMATION:

ZONING DISTRICT: UR-3
 MINIMUM LOT SIZE: 8,000 SQ. FT.
 (6,600 SQ. FT. FOR SINGLE FAMILY RESIDENCE)
 MINIMUM MEAN LOT WIDTH: 80 FT.
 (60 FT. FOR SINGLE FAMILY RESIDENCE)
 MAXIMUM PERCENT OF LOT TO BE OCCUPIED BY:
 PRINCIPAL BUILDING: 30 %
 ACCESSORY BUILDING: 10%
 MINIMUM YARD DIMENSIONS:
 FRONT: 10 FT.
 REAR: 25 FT.
 ONE SIDE: 4 FT.
 TOTAL SIDE: 12 FT.
 PRINCIPAL BUILDING:
 MINIMUM FIRST FLOOR AREA:
 1 STORY: 1,200 SQ. FT.
 2 STORY: 800 SQ. FT.
 MAXIMUM BUILDING HEIGHT: 60 FT.
 MINIMUM DISTANCE FROM ACCESSORY BUILDING TO:
 PRINCIPAL BUILDING: 5 FT.
 FRONT LOT LINE: 10 FT.
 SIDE LOT LINE: 5 FT.
 REAR LOT LINE: 5 FT.
 MINIMUM PERCENT OF LOT TO BE PERMEABLE: 25%



UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP IS A VIOLATION OF ARTICLE 145, SECTION 7209, SUB-PARAGRAPH (2) OF THE NEW YORK STATE EDUCATION LAW.

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TITLE:
SURVEY OF LANDS OF ANDREA PEEK

LOCATION: CITY OF SARATOGA SPRINGS, (I.D.)
 SARATOGA COUNTY, NEW YORK

DATE: SEPTEMBER 28, 2011

SCALE: 1 INCH = 10 FEET

MAP NO. 2011-19-02