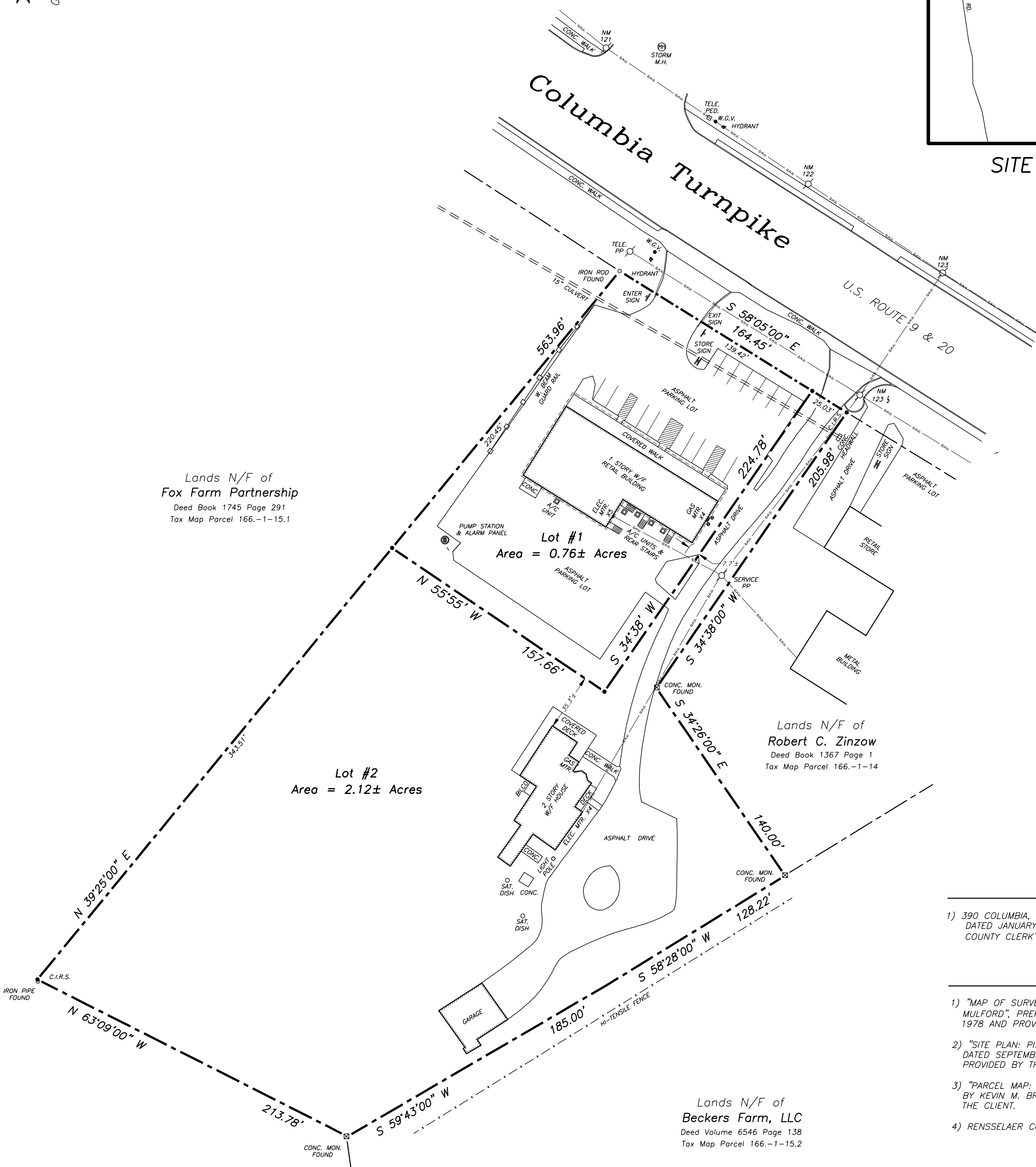


SITE LOCATION - N.T.S.



Lands N/F of  
Fox Farm Partnership  
Deed Book 1745 Page 291  
Tax Map Parcel 166.-1-15.1

Lot #2  
Area = 2.12± Acres

Lot #1  
Area = 0.76± Acres

Lands N/F of  
Robert C. Zinzow  
Deed Book 1367 Page 1  
Tax Map Parcel 166.-1-14

Lands N/F of  
Beckers Farm, LLC  
Deed Volume 6546 Page 138  
Tax Map Parcel 166.-1-15.2

**ZONING DATA**

Zone - General Business Mixed Use District (B-1)  
Min. Lot Size - 21,780 Sqft. (0.50 Acres)  
Min. Bldg. Setback - 0 ft. (15 ft. max.)  
Min. Side Yard - 12 ft.  
Min. Rear Yard - 12 ft.  
Min. Lot Frontage - 100 ft.

**OWNER**

Euclid NY LLC (80%) &  
Plato Properties, LLC (20%)  
18 Maxwell Road  
Garden City, NY 11530

**DEED REFERENCES**

- 1) 390 COLUMBIA, LLC TO EUCLID NY, LLC AND PLATO PROPERTIES, LLC, DATED JANUARY 20, 2016 AND RECORDED IN THE RENSSELAER COUNTY CLERK'S OFFICE IN VOLUME 7720 OF DEEDS AT PAGE 289.

**MAP REFERENCES**

- 1) "MAP OF SURVEY PARCEL OF LAND TO BE CONVEYED BY EMILIEENNE E. MULFORD", PREPARED BY KEVIN M. BRADY, PLS, DATED JANUARY 27, 1978 AND PROVIDED BY THE CLIENT.
- 2) "SITE PLAN: PISTOL PARLOR", PREPARED BY KEVIN M. BRADY, PLS, DATED SEPTEMBER 12, 1984, LAST REVISED OCTOBER 1 1985 AND PROVIDED BY THE CLIENT.
- 3) "PARCEL MAP: A PORTION OF LANDS BELONGING TO OTT", PREPARED BY KEVIN M. BRADY, PLS, DATED AUGUST 27, 1984 AND PROVIDED BY THE CLIENT.
- 4) RENSSELAER COUNTY TAX MAP SECTIONS 166.

Area of Survey = 2.88± Acres

Survey & Subdivision Plat  
Lands N/F of  
**Euclid NY, LLC & Plato Properties, LLC**  
390-394 Columbia Turnpike

TOWN OF EAST GREENBUSH, RENSSELAER COUNTY, NEW YORK

SCALE: 1" = 50'

TAX MAP PARCEL 166.-1-13

SEPTEMBER 20, 2022

MAP NO. 2022-128

**BRIAN R. HOLBRITTER**

LAND SURVEYING & SITE DEVELOPMENT  
34 CENTER STREET  
SCHAGHTICOKE, NY 12154

PHONE: 518-753-7592

State of NY  
#50,326

State of VT  
#737

**LEGEND**

- EDGE OF WATER
- FENCE
- IRON PIPE FOUND
- PROPERTY CORNER
- CAPPED IRON ROD SET (CIRS)
- ROAD SIGN
- UTILITY POLE
- OVERHEAD UTILITIES
- PROPERTY LINE
- FENCE POST
- C.I.R.F. CAPPED IRON ROD FOUND
- I.P.F. IRON PIPE FOUND
- I.R.F. IRON ROD FOUND
- STONE WALL
- HYDRANT

**NOTES**

- 1) SUBJECT TO ANY/ALL EASEMENTS AND/OR UNDERGROUND UTILITIES OF RECORD.
- 2) UTILITIES SHOWN HEREON WERE AS OBSERVED AND LOCATED DURING THE COMPLETION OF FIELD SURVEY. RECORD PLANS PROVIDED BY THE CLIENT AND/OR LOCAL MUNICIPALITY WERE UTILIZED. HOWEVER, PRIOR TO FURTHER PLANNING U.F.P.O. SHOULD BE CONTACTED (1-800-962-7962) FOR THE VERIFICATION OF ANY/ALL UTILITIES WITHIN A PROPOSED WORK AREA.
- 3) SUBJECT TO ANY/ALL FACTS THAT AN UP-TO-DATE ABSTRACT OF TITLE MIGHT DISCLOSE.
- 4) BEARING BASE SHOWN HEREON IS NAD83 GRID NORTH FOR THE EASTERN ZONE OF NEW YORK STATE AS DETERMINED FROM GPS OBSERVATIONS.
- 5) ALL CAPPED IRON RODS SET ARE 3/8 INCH REBAR (NO. 5) WITH AN ALUMINUM CAP STAMPED "HOLBRITTER 50326 PROPERTY CORNER".

UNAUTHORIZED ALTERATIONS OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL AND SIGNED WITH RED INK SHALL NOT BE CONSIDERED TO BE VALID COPIES. CERTIFICATION INDICATED OR IMPLIED HEREON SHALL ONLY RUN TO THE PARTY FOR WHOM THE SURVEY WAS PREPARED AND ON HIS BEHALF TO THE ADDITIONAL PARTIES LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL PARTIES OR SUBSEQUENT OWNERS NOT LISTED HEREON.

DATE	REVISIONS

BRIAN R. HOLBRITTER P.L.S.