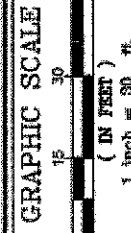
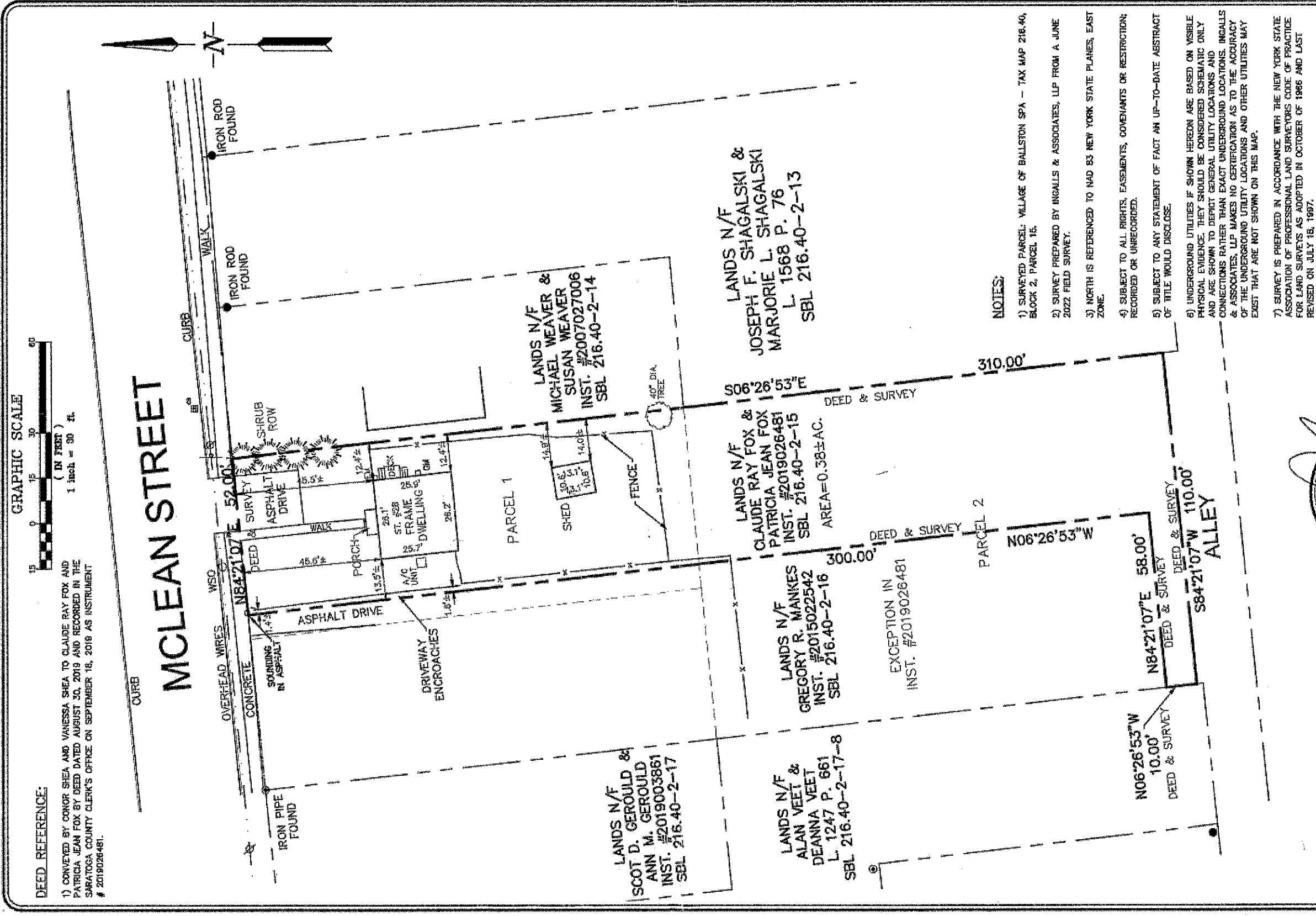


Setbacks - cannot go out on side  
 12' SIDYARD  
 25' FRONT

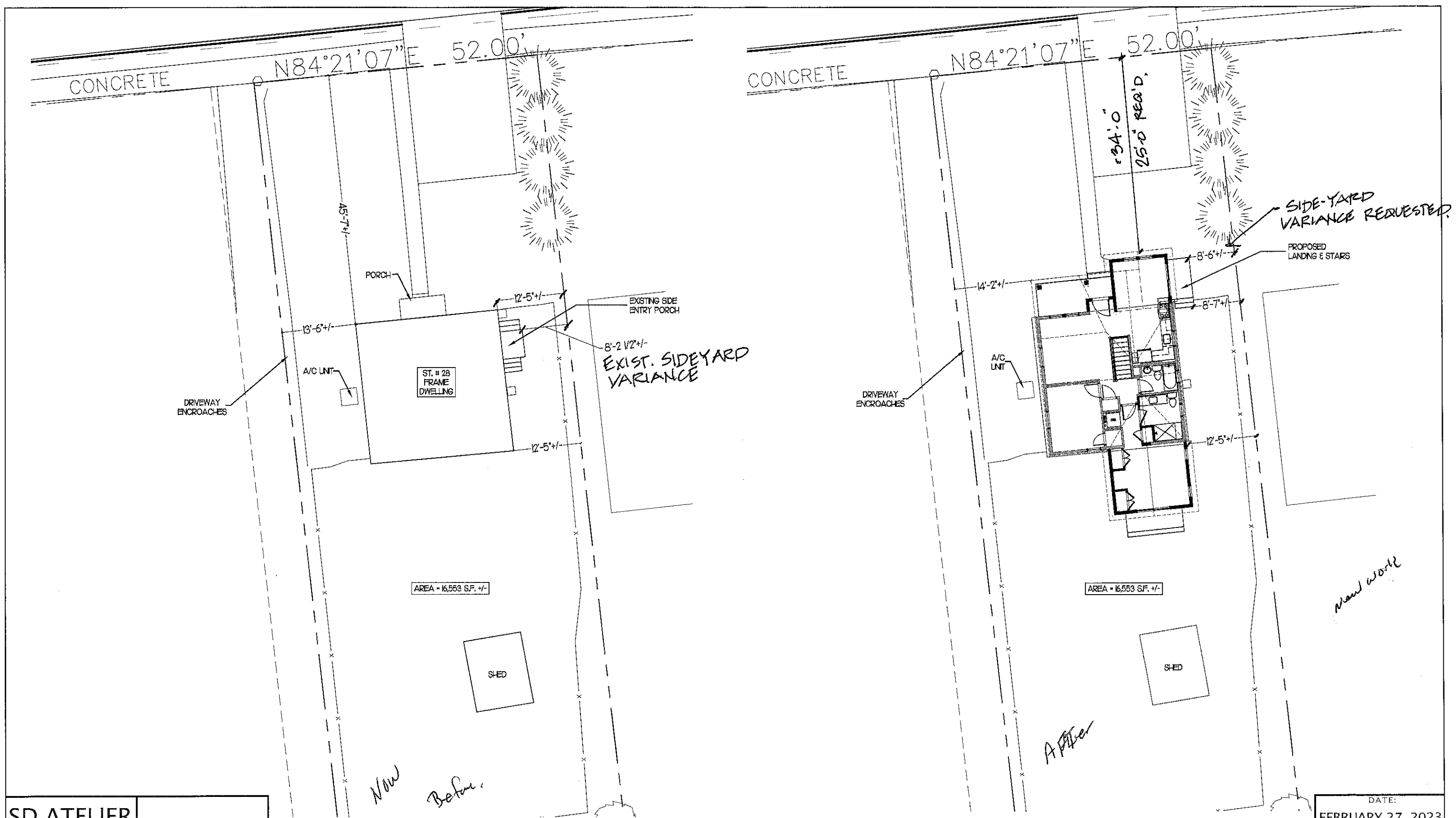


DEED REFERENCE:  
 1) CONVEYED BY CONOR SHEA AND VANESSA SHEA TO CLAUDE RAY FOX AND PATRICIA JEAN FOX BY DEED DATED AUGUST 30, 2019 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE ON SEPTEMBER 18, 2019 AS INSTRUMENT # 2019026481.

- NOTES:
- 1) SURVEYED PARCEL: VILLAGE OF BALLSTON SPA - TAX MAP 216.40, BLOCK 2, PARCEL 15.
  - 2) SURVEY PREPARED BY INGALLS & ASSOCIATES, LLP FROM A JUNE 2022 FIELD SURVEY.
  - 3) NORTH IS REFERENCED TO NAD 83 NEW YORK STATE PLANES, EAST ZONE.
  - 4) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS RECORDED OR UNRECORDED.
  - 5) SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
  - 6) UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON VISIBLE PHYSICAL EVIDENCE, THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY LOCATIONS AND CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS. INGALLS & ASSOCIATES, LLP MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE UNDERGROUND UTILITY LOCATIONS AND OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
  - 7) SURVEY IS PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS CODE OF PRACTICE FOR LAND SURVEYS AS ADOPTED IN OCTOBER OF 1986 AND LAST REVISED ON JULY 18, 1997.

ingalls Ingalls & Associates, LLP ENGINEERING, ENVIRONMENTAL SURVEYING 283 GILBERLAND AVENUE SCHENECTADY, N.Y. 12309 PHONE: 518/337-2228 FAX: 518/337-2228			
MAP OF SURVEY LANDS N/F OF FOX 28 MCLEAN STREET TOWN OF BALLSTON VILLAGE OF BALLSTON SPA COUNTY OF SARATOGA STATE OF NEW YORK CHECKED BY: J.P. INGALLS DATE: JUNE 10, 2022 JOB NO. 22-053 SCALE: 1"=30' SHEET 1 OF 1			
NO.	DATE	REVISION	BY

Original



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 info@sdateller.com

**1**  
 A-S  
**EXISTING SITE PLAN**  
 SCALE: 1/16" = 1'-0"

RENOVATIONS / ADDITION FOR:  
**CLAUDE AND PATTI FOX**  
 28 MCLEAN STREET  
 BALLSTON SPA, NEW YORK 12020

**2**  
 A-S  
**PROPOSED SITE PLAN**  
 SCALE: 1/16" = 1'-0"

**EXISTING AND PROPOSED SITE PLAN**  
 ZONING SET - NOT to be used for construction

**WARNING**  
 THE ALTERATION OF THIS MATERIAL IN ANYWAY, UNLESS  
 DONE UNDER THE DIRECTION OF A COMPARABLE NEW  
 YORK STATE CERTIFIED PROFESSIONAL IS A VIOLATION OF  
 THE NEW YORK STATE EDUCATION LAW AND/OR  
 REGULATIONS AND IS A CLASS A MISDEMEANOR

SCALE: AS NOTED  
 REVISIONS:

DATE:  
**FEBRUARY 27, 2023**

**A-S**  
 PROJECT NUMBER - 2022-34

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