



SITE LOCATION MAP
SCALE: NOT TO SCALE

DEED REFERENCES:

1. CONVEYANCE TO SPENCER G. AND CHRISTI K. TACY BY DEED DATED MAY 9, 2022 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE AS INSTRUMENT NUMBER 2022018656.
2. CONVEYANCE TO SPENCER G. AND CHRISTI K. TACY BY DEED DATED JANUARY 14, 2004 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE IN BOOK 1670 OF DEEDS AT PAGE 107.
3. CONVEYANCE TO SPENCER G. AND CHRISTI K. TACY BY DEED DATED JUNE 16, 2016 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE AS INSTRUMENT NUMBER 2016018656.

MAP REFERENCES:

1. MAP ENTITLED, "SURVEY LANDS OF BALLSTON SPA NATIONAL BANK TAX MAP PARCELS 216.32-1-94.2" DATED FEBRUARY 25, 2013, PREPARED BY GILBERT VANGUILDER LAND SURVEYOR, PLLC.
2. MAP ENTITLED, "A MAP AND SURVEY - OF THE SUBDIVISION OF LOTS NOS. 1 & 2, INTO WHICH LOT NO. 2 OF THE SUBDIVISION OF LOT NO. 10 IN THE 14TH ALLOTMENT OF THE GENERAL PARTITION OF THE PATENT OF KAYADERGROSSERAS IS SUBDIVIDED" DATED OCT. 28, 1814 & AUG. 31, 1819, PREPARED BY JAMES SCOTT, SURVEYOR AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE AS MAP GG 71.
3. MAP ENTITLED, "SURVEY OF A PORTION OF LANDS OF PAUL J. RICKETT, SR. FOR - LINEN SYSTEMS FOR HOSPITALS, INC." DATED JANUARY 4, 1977, PREPARED BY ROBERT JOHN McFARLANE AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE AS MAP R-26.
4. MAP ENTITLED, "NEW YORK POWER & LIGHT CORP. VILLAGE OF BALLSTON SPA WASHINGTON ST. STORE HOUSE LOT" DATED JUNE 1939 AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE IN MAP BOOK 11 AS MAP 54.

NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE AND/OR TITLE REPORT AND MAY BE SUBJECT TO WHATEVER STATEMENT OF FACTS THEY MAY REVEAL.
2. NO ATTEMPT WAS MADE TO SHOW UNDERGROUND IMPROVEMENTS IN THE PREPARATION OF THIS SURVEY.
3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
4. COPYRIGHT © 2025 BY GILBERT VANGUILDER LAND SURVEYOR, PLLC. ALL RIGHTS RESERVED. REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND/OR COPYRIGHT HOLDER IS OBTAINED.
5. OFFSETS OR DIMENSIONS FROM THE PROPERTY LINE TO STRUCTURES OR IMPROVEMENTS ARE SHOWN FOR THE PURPOSE TO POSITION IT RELATIVE TO THE PROPERTY LINE AND/OR COMPLIANCE WITH ZONING, AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR GUIDE IN THE DIRECTION OF FENCES OR OTHER IMPROVEMENTS TO THE LAND.

SITE STATISTICS:

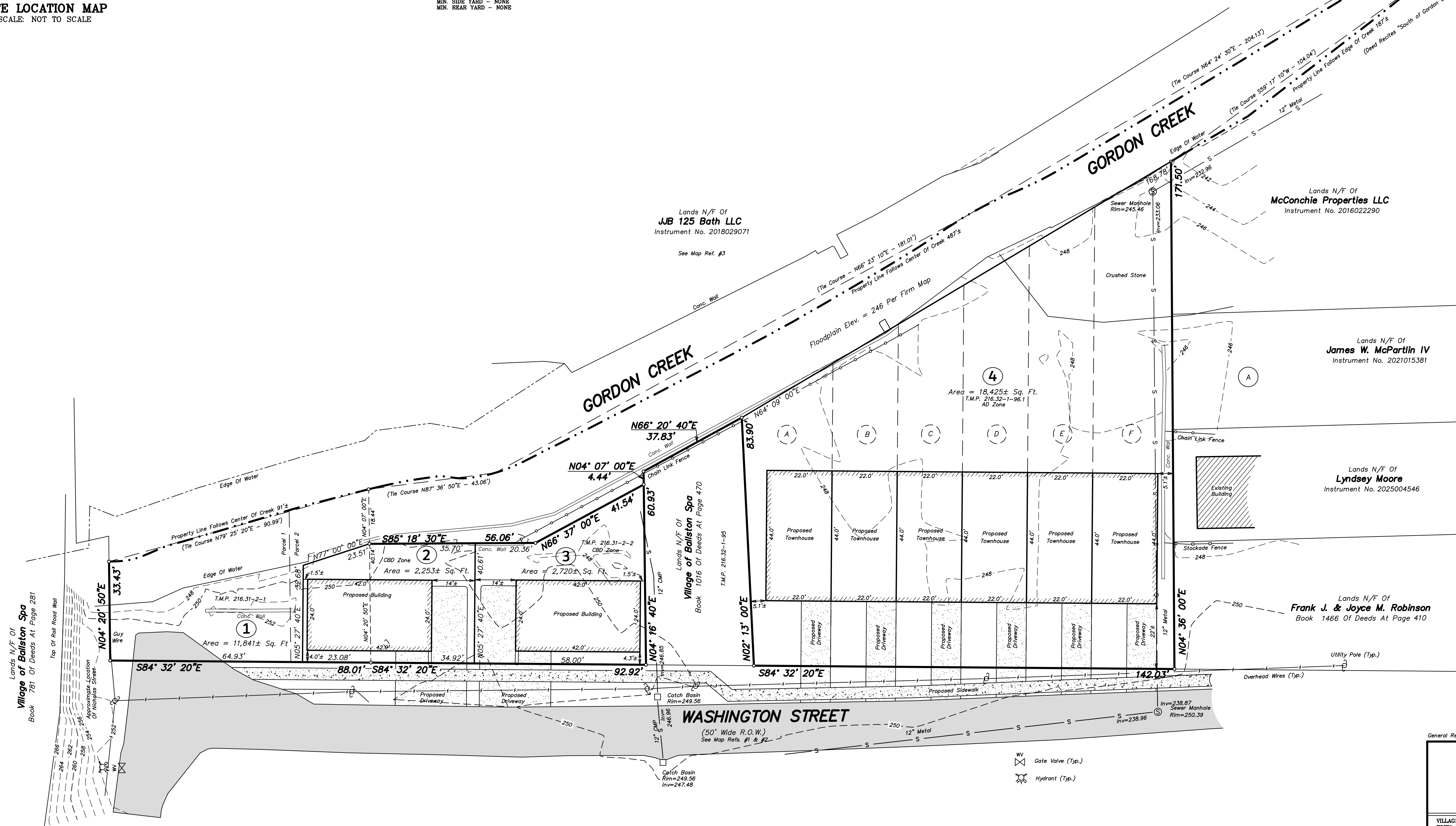
ZONING - CBD CENTRAL BUSINESS DISTRICT

ONE TWO MULTI FAMILY DWELLING

MIN. LOT SIZE - 5,000 SQ. FT.
MIN. LOT WIDTH - 50 FT.
MIN. FRONT YARD - NONE
MIN. SIDE YARD - NONE
MIN. REAR YARD - NONE

ZONING - AD ADULT BUSINESS DISTRICT

ONE TWO MULTI FAMILY DWELLING
MIN. LOT SIZE - 5,000 SQ. FT.
MIN. LOT WIDTH - 50 FT.
MIN. FRONT YARD - NONE
MIN. SIDE YARD - NONE
MIN. REAR YARD - NONE



General Revisions - 10/7/25

**SUBDIVISION OF
LANDS OF
SPENCER G. & CHRISTI K. TACY**

VILLAGE OF BALLSTON SPA TOWN OF MILTON		SARATOGA COUNTY, NEW YORK	
MAP NUMBER: 25 - 22 - 191	SCALE: 1" = 20'	DATE: OCTOBER 6, 2025	

**Gilbert VanGuilder
Land Surveyor, PLLC**
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UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, SUBDIVISION 9 OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES OF THIS SURVEY MAP BEARING THE LAND SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL SHALL BE CONSIDERED VALID.

ROBERT A. WILKLOW, P.L.S. No. 50,741

Map Date: North February 2013