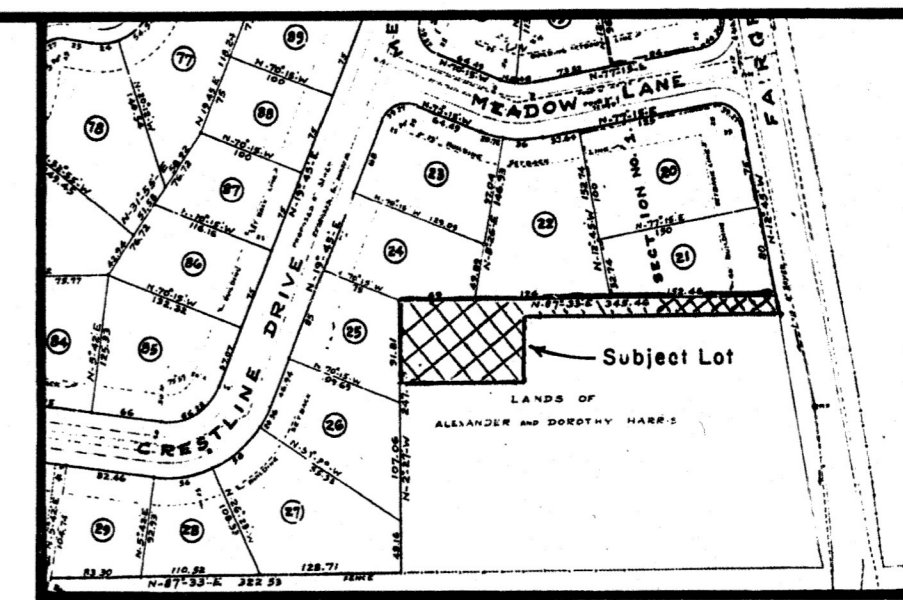
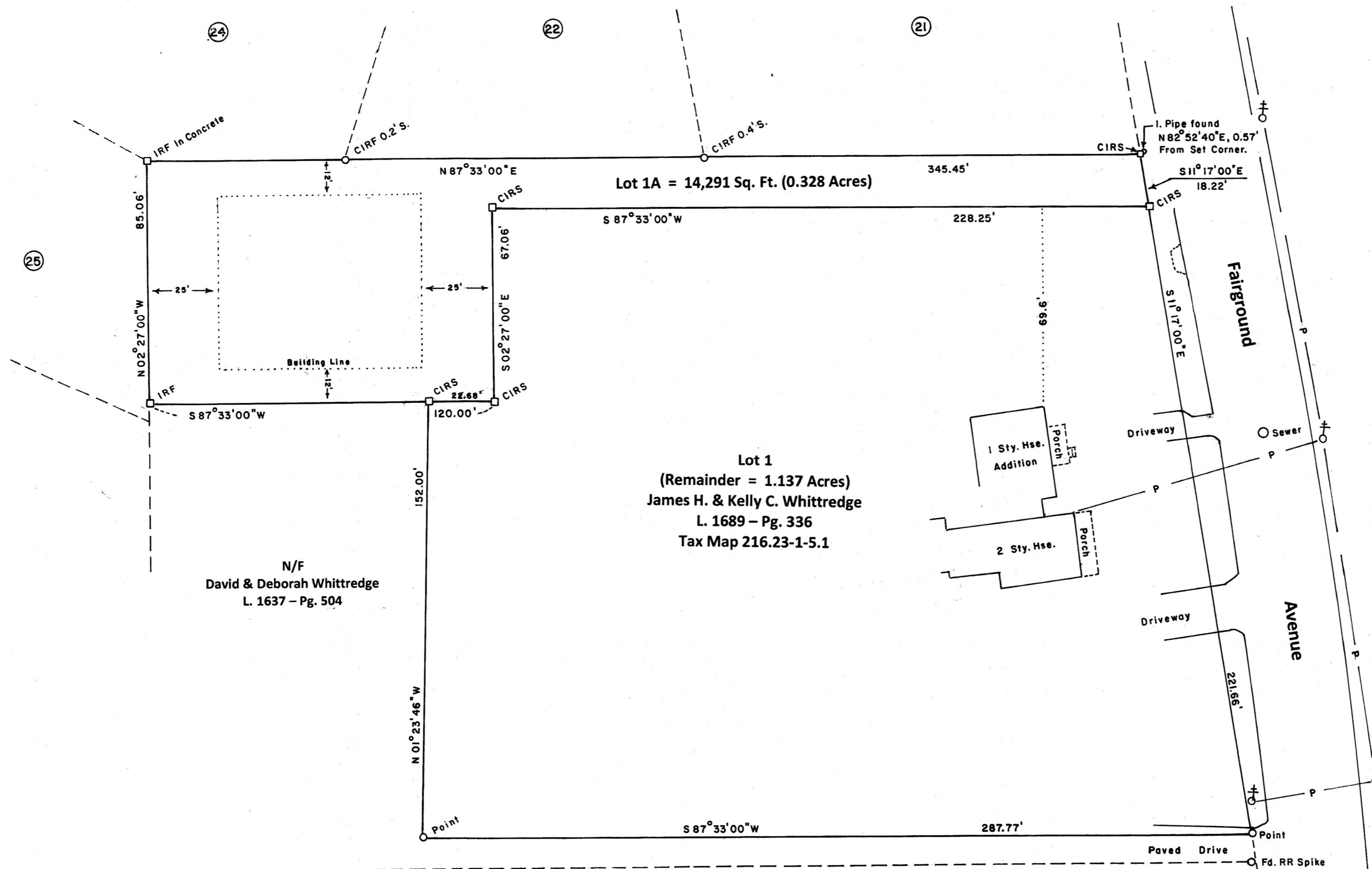




(See Map Reference No. 2)



Location Map

N/F
David & Deborah Whittredge
L. 1637 - Pg. 504

Lot 1
(Remainder = 1.137 Acres)
James H. & Kelly C. Whittredge
L. 1689 - Pg. 336
Tax Map 216.23-1-5.1

- Legend:**
- CIRS - Capped Iron Rod Set
 - CIRF - Capped Iron Rod Found
 - IRF - Iron Rod Found

Notes:

1. Underground improvements, unless evident, are not shown.
2. Easements, if any, are not shown.
3. This survey is subject to the facts that an abstract of title may show.
4. This map has been made from an accurate field survey by me that meets the standards of the current Code of Practice of Land Surveyors as adopted by the New York State Association of Professional Land Surveyors.
5. The subject Lot No. 1A is vacant land within R-1 Zoning having no classified wetlands, relatively flat with the benefit of municipal water and sewer.
6. 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.
7. Only boundary survey maps with the land surveyor's signature and seal are genuine true and correct copies of the land surveyor's original work and opinion.

Map Reference:

1. Map Entitled "Survey - Lands of Frederick V. Whittredge" by W. Bruce Hawks, L.S., dated October 20, 1992.
2. Map Entitled "Map of Forest Park" by Leslie W. Coulter, L.S., Dated November 18, 1955, Last Revised October 31, 1956, Filed in the Saratoga County Clerk's Office as Map BB-5.

Zoning = R-1 (Residential)

ZONING
205 Attachment 3
SCHEDULE B

AREA AND BULK REGULATIONS
Part 1

Unless otherwise specified, general standards apply to all permitted uses in the district

District	Use (See Schedule A)	Minimum Lot Size in Area (square feet)	Minimum Lot Width (feet)	Maximum Building Coverage (percentage of area)	Minimum Landscape Coverage (percentage of area)	Maximum Building Height (feet)	Stories	Front Yard	Side Yard	Rear Yard
R-1	One-family dwelling	10,000	30	20	30	2 1/2	36	25	12	25
	Special permit use	(a)	(a)	(a)	30	(a)	(a)	(a)	(a)	(a)



MAP Showing Minor Subdivision
Lands of James & Kelly Whittredge
At 101 Fairground Avenue

Situate in:
The Village of Ballston Spa
Town of Milton - County of Saratoga
State of New York

Scale 1" = 30 Ft.

I HEREBY CERTIFY that the lands shown on this map were surveyed by me during Sept. 7 - 18, 2023 and that this map was completed on 9/19/2023.

Louis J. Gnip
Louis J. Gnip, L.S. 049022
832 Rock City Road, Ballston Spa, NY 12020
Tel. No. (518) 944-0970

Ref: SAR-473, Fld. Bk. 45, Pg's. 39 - 42.