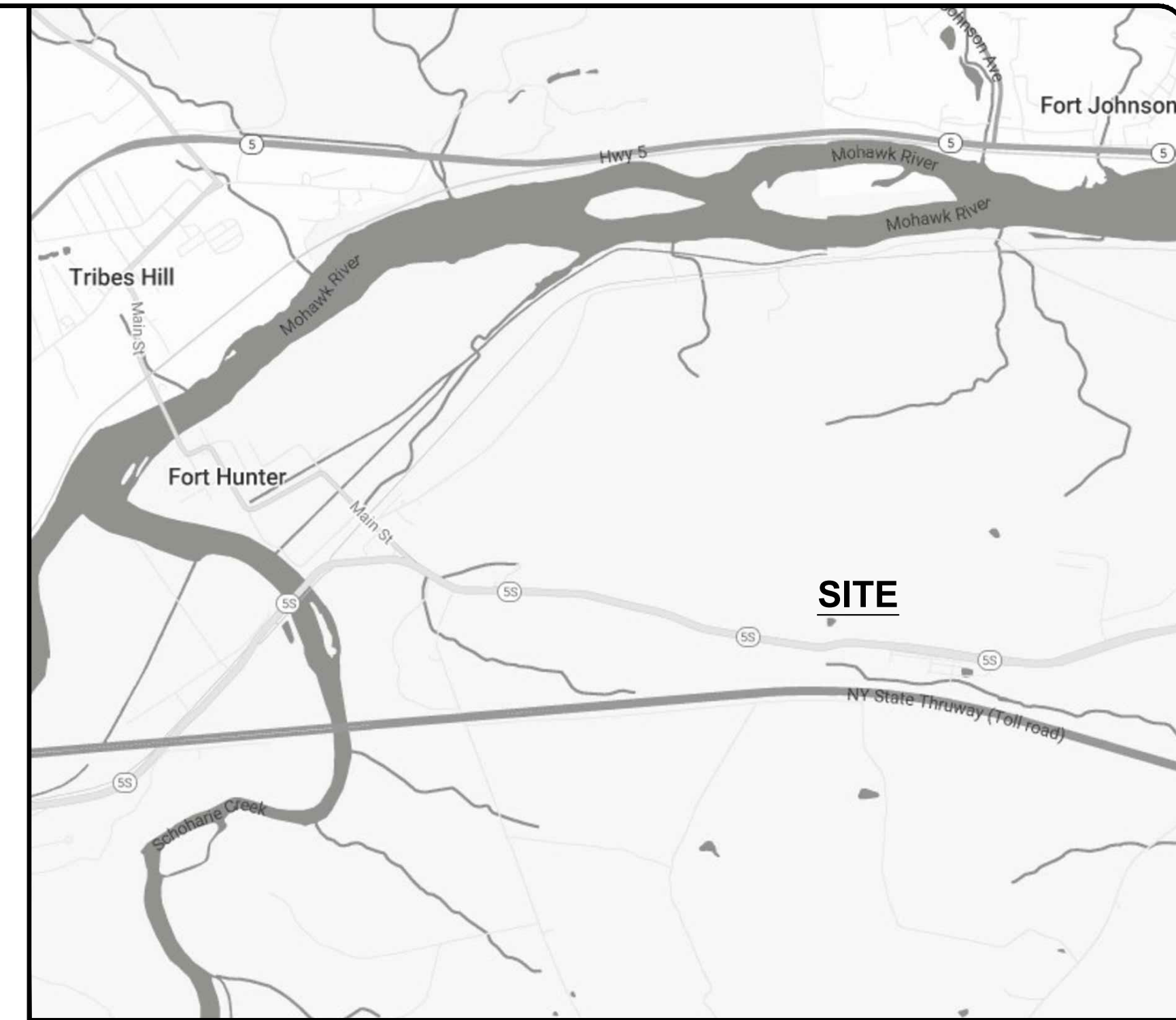
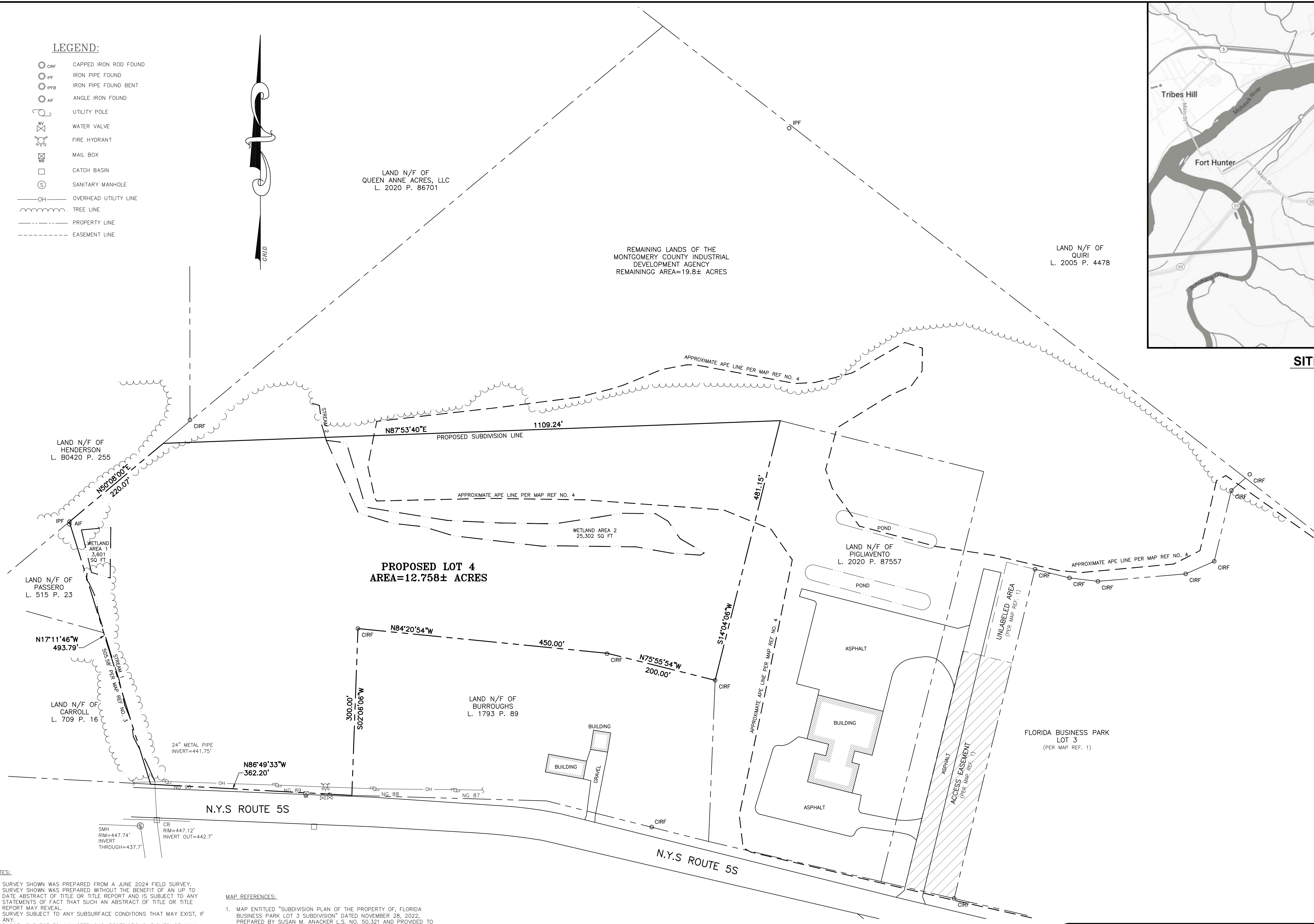


LEGEND:

- CIRF CAPPED IRON ROD FOUND
- IPF IRON PIPE FOUND
- IPFB IRON PIPE FOUND BENT
- AIF ANGLE IRON FOUND
- UTILITY POLE
- WV WATER VALVE
- FH FIRE HYDRANT
- MB MAIL BOX
- CB CATCH BASIN
- SMH SANITARY MANHOLE
- OH OVERHEAD UTILITY LINE
- TL TREE LINE
- PL PROPERTY LINE
- EL EASEMENT LINE



SITE LOCATION MAP
N.T.S.



- NOTES:**
1. SURVEY SHOWN WAS PREPARED FROM A JUNE 2024 FIELD SURVEY.
 2. SURVEY SHOWN WAS PREPARED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE OR TITLE REPORT AND IS SUBJECT TO ANY STATEMENTS OF FACT THAT SUCH AN ABSTRACT OF TITLE OR TITLE REPORT MAY REVEAL.
 3. SURVEY SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.
 4. PARCEL SUBJECT TO ANY SETBACKS, RESTRICTIONS, RIGHTS-OF-WAY (PUBLIC OR PRIVATE), EASEMENTS (PUBLIC OR PRIVATE), UTILITY EASEMENTS OF RECORD OR OTHERWISE THAT MAY AFFECT THE PREMISES SHOWN, IF ANY.
 5. UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT IMPLY TO CONSTITUTE OR REPRESENT ALL UTILITIES UPON OR ADJACENT TO THE SURVEYED AREA. OTHER UTILITIES MAY EXIST, IF ANY.
 6. PARCEL IS SUBJECT TO ANY NYSDOT TAKINGS OR EASEMENTS, IF ANY.
 7. PARENT PARCEL TAX MAP PARCEL NUMBER 54-2-2-31.
 8. BEARINGS SHOWN ARE REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, EAST ZONE.
 9. DUE TO INCONSISTENCIES AND DISCREPANCIES IN THE PREVIOUS SUBDIVISION MAPS SUPPLIED BY THE MCIDA THE REMAINING ACREAGE RETAINED BY THE MCIDA MAY VARY.

- MAP REFERENCES:**
1. MAP ENTITLED "SUBDIVISION PLAN OF THE PROPERTY OF, FLORIDA BUSINESS PARK LOT 3 SUBDIVISION" DATED NOVEMBER 28, 2022, PREPARED BY SUSAN M. ANACKER L.S. NO. 50,321 AND PROVIDED TO NMB LAND SURVEYING PLLC BY THE MCIDA.
 2. MAP ENTITLED "MAP SHOWING PROPOSED SUBDIVISION LANDS N/F CARL E. GOTTLIER L. 663 P. 277 AND LANDS N/F MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AGENCY L. 1655 P. 75" DATED MARCH 23, 2009, PREPARED BY A&D ENGINEERS AND SURVEYORS AND PROVIDED TO NMB LAND SURVEYING PLLC BY THE MCIDA.
 3. MAP ENTITLED "SUBDIVISION PLAT, FLORIDA BUSINESS PARK EXTENSION, NYS ROUTE 5S" DATED OCTOBER 3, 2018, PREPARED BY INGALLS AND ASSOCIATES, LLP AND PROVIDED TO NMB LAND SURVEYING PLLC BY THE MCIDA.
 4. MAP ENTITLED "PROPOSED SUBDIVISION AND DEVELOPMENT MAP OF LANDS N/F MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AGENCY" DATED JUNE 2009, PREPARED BY JOHN M. McDONALD ENGINEERING, P.C. AND PROVIDED TO NMB LAND SURVEYING PLLC BY THE MCIDA.

PARENT PARCEL
TAX MAP NO. 54.2-2-31
TOTAL AREA = 32.558± ACRES

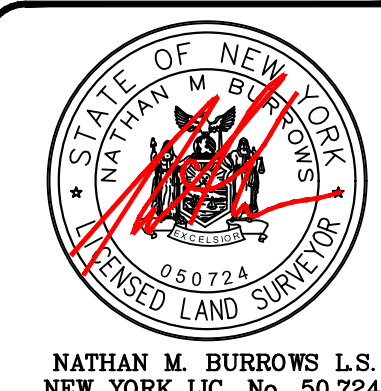
PROPOSED LOT 4
AREA = 12.758± ACRES

REMAINING LANDS
AREA = 19.8± ACRES

APPLICANT
WINN CONSTRUCTION SERVICES, INC
74 HUDSON RIVER ROAD
WATERFORD, NY 12188

OWNER
MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AGENCY
P.O. BOX 1500
FONDA, NY 12068

NO.	DATE	REVISIONS DESCRIPTION	BY



NMB
LAND SURVEYING
PLLC
20 TROY AVE, WYANTSKILL NY, 12198
518-376-4630

MINOR 2-LOT SUBDIVISION
FLORIDA BUSINESS PARK LOT 4
TO BE CONVEYED TO
WINN CONSTRUCTION SERVICES, INC
TOWN OF FLORIDA
COUNTY OF MONTGOMERY STATE OF NEW YORK

SURVEYED BY: ASK/NMB CHECKED BY: NMB DATE: APRIL 14, 2025
DRAWN BY: NMB JOB NO.: WINN-FLORIDA DWG NO.: WINN 2-LOT

SCALE: 1"=80' SHEET 1 OF 1