



**NOTES**

Underground utilities exist on this parcel. Due to their unknown underground location they are subject to field verification. Call "UDIG NY" @ 811 at least two (2) working days prior to any digging.

Only observed utilities shown are from field evidence found and located. Also historical mapping provided by The Town of Florida and UDIG NY were available for use.

Horizontal datum is based on NAD83. The New York State Coordinate System is in Eastern Zone.

Contour interval = 1.0'.

**TABLE A ITEMS**

1.       Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
2.       The E911 address of the surveyed property is Florida Park Extension, STHWY 5S, Amsterdam, NY 12010.
3.       Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.
4.       Gross land area is 21.47 acres.
5.       Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, datum, with originating benchmark, when appropriate. To be completed upon snow melt.
6.       (a) If the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, list the above items on the plat or map and identify the date and source of the report or letter.  
      (b) If the zoning setback requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client's designated representative and if those requirements do not require an interpretation by the surveyor, graphically depict those requirements on the plat or map and identify the date and source of the report or letter. (See Current Zoning Information Table)
7.       (a) Exterior dimensions of all building at ground level. At the time of the survey, no buildings were on the property.  
      (b) Square footage of (1) exterior footprint of all buildings at ground level. At the time of the survey, no buildings were on the property.  
      (c) Square footage of (2) other areas as specified by the client.  
      (d) Measured height of all the buildings above grade at a location specified by the clients. If no location is specified, the point of measurement shall be identified. At the time of the survey, no buildings were on the property.
8.       Substantial features were observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).
9.       Number and type (e.g., disabled, motorcycle, regular, and other marker specialized types) of clearly identifiable parking spaces on surface parking area, lots, and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots. At the time of the survey, no parking spaces were on the property.
10.       As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties.
11.       Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.1.) as determined by:  
      (a) plans and/or reports provided by client (with reference as the sources of information).  
      (b) markings coordinated by the surveyor pursuant to a private utility locate request.  
*Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.*
12.       As specified by the client, Governmental Agency survey-related requirements (e.g., HUD surveys, surveys for leases on Bureau of Land Management managed lands). The relevant survey requirements are to be provided by the client or client's designated representative.
13.       Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al." As shown.
14.       As specified by the client, distance to the nearest intersecting street.
15.       Rectified orthophotography, photogrammetric mapping, remote sensing, airborne/mobile laser scanning and other similar products, tools or technologies as the basis for the showing the location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary. The surveyor must (a) discuss the ramifications of such methodologies (e.g., the potential precision and completeness of the data gathered thereby) with the insurer, lender, and client prior to the performance of the survey, and (b) place a note on the face of the survey explaining the source, date, precision, and other relevant qualifications of any such data.
16.       No evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
17.       Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. As shown.
18.       Pursuant to Section 5 and 6 (and applicable selected Table A items, excluding Table A item 1), include as part of the survey any plottable offsite (i.e., appurtenant) easements disclosed in documents provided to or obtained by the surveyor.
19.       Professional Liability Insurance policy obtained by the surveyor in the minimum amount of \$ \_\_\_\_\_ to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request, but this item shall not be addressed on the face of the plat or map.

**FLOOD ZONE**

Said described property is located within an area having a Zone Designation X by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 36057C0184E & 36057C0195E, with a date of identification of January 19, 2018, for Community Number 360445, Montgomery County, State of New York, which is the current Flood Insurance Rate Map for the community in which said property is situated.

**SURVEY DESCRIPTION**

New York State Route 55

All that piece or parcel of land situate at New York State Route 55, Town of Florida, County of Montgomery, State of New York bounded and described as follows:

Beginning at a point in the northeasterly boundary of an existing Town Road (New York State Route 55) as shown on an appropriation for New York State Route 55 as shown on Fultonville-Amsterdam, Pt. 2, Map No. 10 A,B by New York State Department of Public Works, dated April 30, 1928 and on file in the N.Y.S. D.O.T., Region 2, Utica, N.Y., at its intersection with the remaining lands of Montgomery County Industrial Development Agency (Instrument Number 2009-00032873) on the west and the property herein described on the east, said point being S 76° 08' 25" E, 451.61 feet, from a capped iron rod found in the Southwest Corner of the lands of Douglas C. Burroughs and Joann Burroughs as Trustee of the Burroughs Family Irrevocable Trust-2009 (Instr. #2009-00035238), said point being the point of beginning. Thence the following seven courses and distances through the remaining lands of the above referenced Montgomery County Industrial Development Agency:

N 13° 47' 42" E, 625.37 feet to a point,  
 S 75° 58' 35" E, 63.93 feet to a point,  
 S 83° 02' 39" E, 51.45 feet to a point,  
 N 85° 08' 11" E, 158.20 feet to a point,  
 N 66° 13' 24" E, 56.10 feet to a point,  
 N 13° 35' 11" E, 131.13 feet to a point, and  
 N 48° 59' 49" E, 43.87 feet to a point in the line between the lands of Mark E. Quiri (Instrument Number 2005-00004478) on the northeast and the property herein described on the southwest; Thence S 52° 04' 48" E along the lands of the said Quiri 1148.81 feet to a point in the line between the lands of Bernard Mars and Kristin Mars (Liber 682 of Deeds at Page 164) on the east and the property herein described on the west; Thence S 10° 44' 04" W along the lands of the said Mars 470.00 feet to a point in the northeasterly boundary of the above referenced New York State Route 55, said point also being shown on the above referenced appropriation for New York State Route 55; Thence the following ten courses and distances along the said New York State Route 55:  
 N 79° 40' 25" W, 127.37 feet to a point,  
 On a curve to the right having a radius of 1401.00 feet, an arc length of 283.45 feet, and a delta angle of 11° 35' 32" to a point,  
 N 68° 18' 16" W, 390.01 feet to a point,  
 On a curve to the right having a radius of 1261.00 feet, an arc length of 101.23 feet, and a delta angle of 04° 35' 58" to a point,  
 N 29° 01' 18" E, 188.24 feet to a point,  
 N 62° 51' 00" W, 10.00 feet to a point,  
 S 28° 58' 05" W, 190.00 feet to a point,  
 On a curve to the right having a radius of 1261.00 feet, an arc length of 104.77 feet, and a delta angle of 04° 45' 37" to a point,  
 N 78° 26' 55" W, 212.08, feet to a point, and  
 On a curve to the right having a radius of 5697.00 feet, an arc length of 184.31 feet, and a delta angle of 01° 51' 13" to the point of beginning, containing 21.47 acres.

All bearings are referred to Grid North of Central Meridian. Being a part of the premises conveyed to Montgomery County Industrial Development Agency by deed recorded June 11, 2009 in the Montgomery County Clerk's Office as Instrument Number 2009-00032873.

**TITLE REPORT ITEMS**

Referencing Title Number NLT-32778A-MONT-22 by Stewart Title Insurance Company, Effective Date: 3/7/2022 Schedule B:

9.) Grant of Easement made by Montgomery County Industrial Development Agency to Niagara Mohawk Power Corporation dated 9/16/2010, recorded 10/13/2020 in Instrument No. 2010-3966. Does Not Affect Property

10.) Easement agreement made by Montgomery County Industrial Development Agency and Town of Florida dated 3/30/2010, recorded 12/29/2010 in Instrument No. 2010-40635. Does Not Affect Property

11.) Grant of Easement made by Montgomery County Industrial Development Agency to Niagara Mohawk Power Corporation dated 4/4/2017, recorded 5/15/2017 in Instrument No. 2017-72960. Shown as plotted

12.) Grant of Easement made by Montgomery County Industrial Development Agency to Niagara Mohawk Power Corporation dated 4/4/2017, recorded 5/15/2017 in Instrument No. 2017-72960. Does Not Affect Property

Items 1-8, and 13 are not survey matters.

**Current Zoning Information**

Source of Information: Town of Florida Website			
Name of Contact: Emily Staley			
Address: 214 Fort Hunter Road, Amsterdam, NY 12010			
Phone: 518-843-6372		Fax: N/A	Email: emilystaley.tofclerk@outlook.com
Zoning District(s): Industrial Business Park (IBP)			
Building Setback Requirements			
	Existing	Required/Allowed	Notes
Front Setback	0'	50'	
Side Setback	0'	One: 20' Both: 50'	
Rear Setback	0'	30'	
Parking Requirements: None			
Height Restrictions: None			
Floor Space Area Restrictions: None			

**SKETCH PLAN**

**of property of**  
**FLORIDA BUSINESS PARK LOT 3 SUBDIVISION**

Montgomery County Industrial Development Agency  
 Old County Courthouse, 9 Park Street, P.O. Box 1500, Fonda, NY 12068

to be conveyed by:

**Montgomery County**  
**Industrial Development Agency**

Old County Courthouse, 9 Park Street, P.O. Box 1500, Fonda, NY 12068

T.M. #54.-2-2.31 (part of)

TOWN OF FLORIDA, COUNTY OF MONTGOMERY  
 STATE OF NEW YORK

Dated: October 24, 2022 Scale: 1" = 80'

Drawn By: Katrina Talbot

Survey and Map by: Susan M. Anacker, Professional Land Surveyor

Susan M. Anacker, L.S. Lic # 50321

11082 Davis Road East, Deerfield, New York 13502

(315) 724-6800