

Map Notes:

1. Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of section 7209, sub-division 2 of the New York State Education Law.
2. Only copies from the original of this Boundary Survey marked with an original of the Land Surveyor's embossed seal shall be considered valid true copies. (mylar prints shall be stamped with the surveyor's seal with an original signature).
3. Certifications indicated herein signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to the persons for whom the Boundary Survey is prepared, to the title company, to the governmental agency, and to the lending institution listed on this Boundary Survey map and to the assignees of the lending institution. These certifications are not transferable to additional institutions or subsequent owners.
4. This map may not be used in connection with a "Survey Affidavit" or similar document, statement, or mechanism to obtain title insurance for any subsequent or future grantees.
5. Copyright 2024. Adirondack Surveying PLLC. All rights reserved.
6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvement or encroachment exists or are shown, the improvements or encroachments are not covered by this certification.
7. North arrow and bearings based on Reference Map #1 being Grid North - NAD83 NYSF East Zone (3101), NAVD88 (Geoid 03).
8. Building offsets, as shown on this map, are not to be used for construction purposes.
9. Subject to any and all right of ways and easements of record, if any.
10. Survey was performed without the benefit of an Abstract of Title and is subject to any findings one may show or those discoverable by inspection.
12. Vertical datum is GPS derived and based on NAVD88.
13. * LOT 1 * denotes lot numbers of proposed subdivision.
14. Assumed road line shown herein based on the Reference Map.
15. Missing property corners along and near the Au Sable River were not set as a result of this survey.
16. Parcel is located within the "Moderate Intensity Use" Adirondack Park Agency (APA) Land Use Classification.
17. Wetland delineation performed by Mary O'Dell of the APA on June 23, 2020.

Reference Deed:

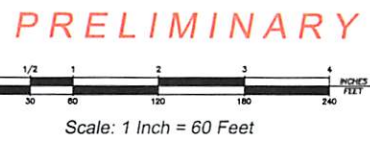
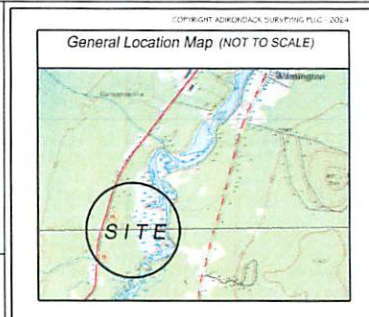
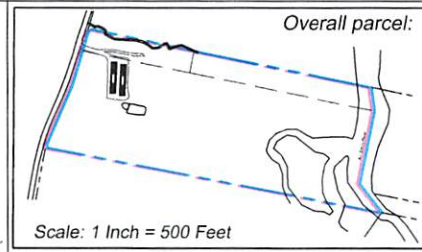
High Peaks Builders, Inc. to Blac Tie, LLC by deed dated July 14, 2022 and recorded in Deed Book 2091 at page 067 on July 21, 2022 in the Essex County Clerk's Office

Reference Map:

"Map of Survey and Subdivision for Obst Property" prepared by Robert M. Marvin, L.S., dated April 12, 2010 and filed in the Essex County Clerk's Office as filed map # 6570.

Tax Map Reference:

Section 26.1 - Block 1 - Lots 12,100 / 12,200 / 27,400
Town of Wilmington - County of Essex



Legend:

	Found Property Evidence (as described)
	Computed corner
	Fire hydrant
	Utility pole
	Below grade
	Above grade
	Benchmark
	APA wetland flag
	Lot number (Ref Map)
	Property line
	Overhead utility line
	Building setback line
	Edge of woods
	Existing contours

PROJECT SURVEYOR
Ralph C. Schissler III, L.S.
NYS License No. 050409

PRELIMINARY

LOT 5
Lands now or formerly
Padraic Lee
and
Ellen Del Vecchio-Lee
Deed Book 1726 at page 323
tax parcel 26.1-1-27,500

LOT 4
(tax parcel 26.1-1-27,400)

LOT 31
LOT 30

SITE BENCHMARK
spike in 30" hardwood
on west side approx 24"
above grade @ 1008.20'

Lands now or formerly
June Lynn Coariding
and
Clayton M. Walton
Deed Book 1537 at page 049
tax parcel 26.1-1-13,000



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Map of Boundary and Topographic Survey
of a portion of lands of
BLAC TIE, LLC
(Nice Guy Self Storage)

- Situate -
Lot 30 of the Mallory Grant
Town of Wilmington
Essex County State of New York

Project No.	2024-012	Date	11-89
Date of Survey	04/11/24	Drawn by	R. Schissler
Date of Map	04/24/24	Checked by	R. Schissler
Revision			
Revisions			

PRELIMINARY