

SITE LOCATION MAP
NOT TO SCALE



LANDS N/F OF
TOWN OF CHARLTON
TAX ID. NO.: 224.00-1-19

LANDS OF
PAUL J. KONDRAT AND
MARGARET ANN KONDRAT
BOOK 918, PAGE 296 CIRCA 1972
TAX ID. NO.: 224.00-1-17
NO. 2304 ROUTE 67

AREA PRIOR TO AMENDMENT 2.731± AC.
AREA AFTER AMENDMENT 2.851± AC.

LANDS OF
CHARLES T. MORTON AND
ALICE T. MORTON
BOOK 156, PAGE 708
TAX ID. NO.: 224.00-1-16.2

RIGHT TO FARM DISCLOSURE NOTICE:

WHEN ANY PURCHASE AND SALE CONTRACT IS PRESENTED FOR THE SALE, PURCHASE, OR EXCHANGE OF REAL PROPERTY LOCATED PARTIALLY OR WHOLLY WITHIN AN AGRICULTURAL DISTRICT, THE PROSPECTIVE GRANTOR SHALL PRESENT TO THE PROSPECTIVE GRANTEE A DISCLOSURE NOTICE WHICH STATES THE FOLLOWING:

IT IS THE POLICY OF THE STATE AND THIS COMMUNITY TO CONSERVE, PROTECT AND ENCOURAGE THE RECREATION, EDUCATIONAL AND ECONOMIC BENEFITS OF AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD, AND OTHER PRODUCTS, AND ALSO FOR ITS NATURAL AND ECOLOGICAL VALUE. THIS DISCLOSURE NOTICE IS TO INFORM PROSPECTIVE RESIDENTS THAT THE PROPERTY THEY ARE ABOUT TO ACQUIRE LIES PARTIALLY OR WHOLLY WITHIN AN AGRICULTURAL DISTRICT AND THAT FARMING ACTIVITIES OCCUR WITHIN THE DISTRICT. SUCH FARMING ACTIVITIES MAY INCLUDE, BUT NOT TO BE LIMITED TO, ACTIVITIES THAT CAUSE NOISE, DUST, AND ODORS."

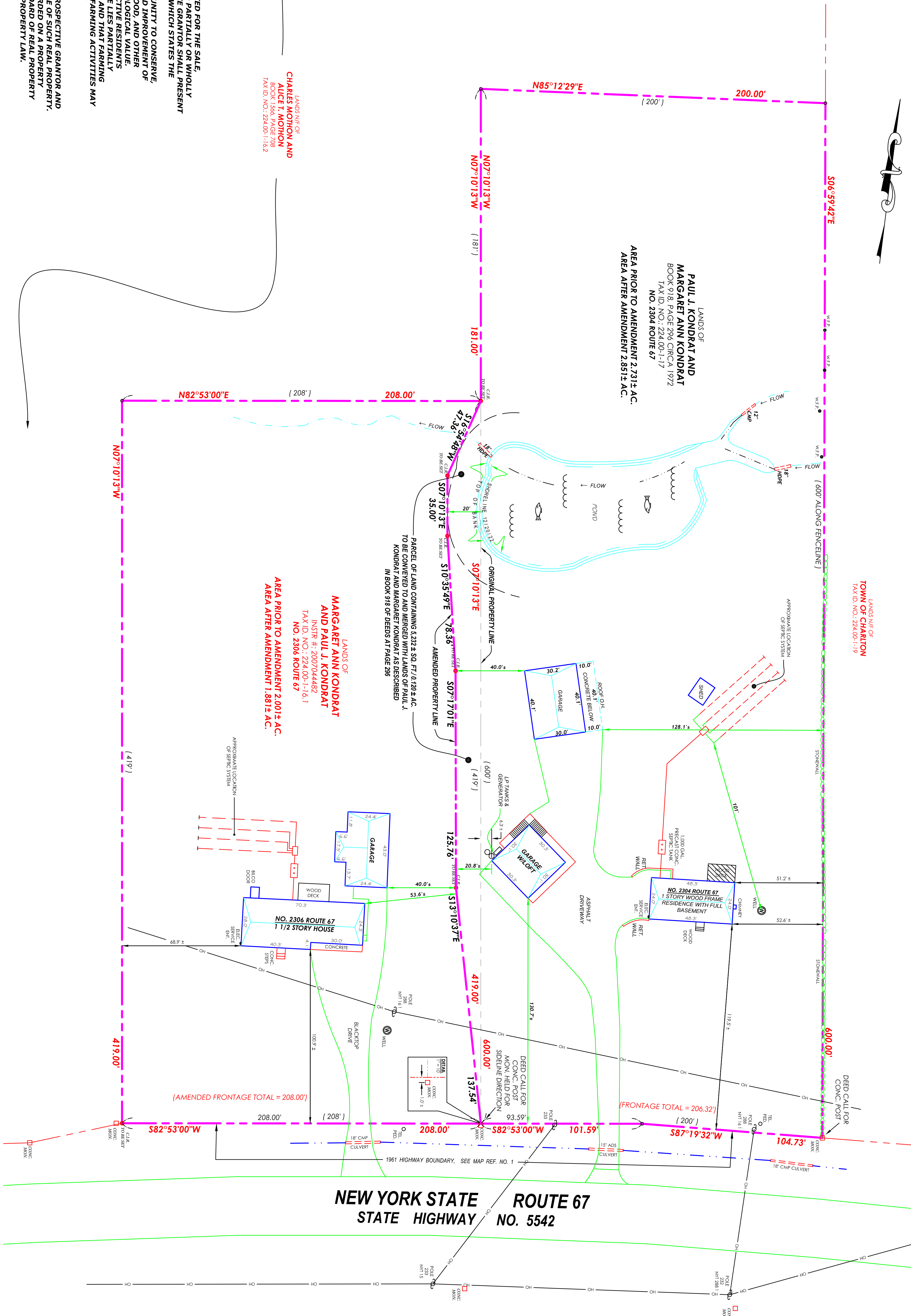
SUCH DISCLOSURE NOTICE SHALL BE SIGNED BY THE PROSPECTIVE GRANTOR AND GRANTEE PRIOR TO THE SALE, PURCHASE, OR EXCHANGE OF SUCH REAL PROPERTY. RECEIPT OF SUCH DISCLOSURE NOTICE SHALL BE RECORDED ON A PROPERTY TRANSFER REPORT FORM PRESCRIBED BY THE STATE BOARD OF REAL PROPERTY SERVICES AS PROVIDED FOR IN SECTION 333 OF REAL PROPERTY LAW.

MAP REFERENCES:

1. NEW YORK STATE DEPARTMENT OF PUBLIC WORKS DESCRIPTION AND MAP FOR THE APPROPRIATION OF PROPERTY-BALLSTON SPASCOCH CHURCH, PART I, S.H. NO. 5542, SARATOGA COUNTY MAP NO. 51 PARCELS NOS. 94, 95, AND 96 DATED JULY 5, 1961.

MAP NOTES:

1. NORTH ORIENTATION AND BEARINGS ARE REFERENCED TO DATA DEPICTED ON MAP REFERENCE NO. 1.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR TITLE REPORT AND IS, THEREFORE, SUBJECT TO ANY STATEMENT OF FACT SUCH DOCUMENTS MAY DISCLOSE.
3. THE SUBJECT PROPERTIES AS WELL AS THE ADJOINING PROPERTIES LIE WITHIN A ZONING DISTRICT IDENTIFIED AS RA RESIDENTIAL-AGRICULTURAL WHICH REQUIRE A MINIMUM LOT AREA OF TWO ACRES, A MINIMUM FRONT YARD OF 20 FEET, A MINIMUM LOT WIDTH OF 20 FEET, A MINIMUM FRONT YARD OF 80 FEET, A MINIMUM SIDE YARD OF 40 FEET, A TOTAL OF BOTH SIDE YARDS OF 100 FEET AND A REAR YARD OF 50 FEET. ACCESSORY BUILDINGS REQUIRE A MINIMUM SIDE AND REAR OF 10 FEET.
4. THE MAPPED LOCATION OF THE EXISTING SEPTIC SYSTEMS IS FROM INFORMATION PROVIDED BY THE PROPERTY OWNERS AND IS NOT THE RESULT OF EXPLORATORY INFORMATION.



THE TOWN OF CHARLTON PLANNING BOARD

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF CHARLTON, NEW YORK ON THE _____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, ANY CHANGE, ERASURE, MODIFICATION, OR REVISION OF THE PLAN AS APPROVED SHALL VOID THE APPROVAL.

CHAIRPERSON

I HEREBY CERTIFY THAT THIS SURVEY AND LOT LINE ADJUSTMENT PLAN WAS PREPARED BY ME AND MADE FROM AN ACTUAL FIELD SURVEY PERFORMED ON DECEMBER 2022.

P.L.S. LICENSE NUMBER - 49,380



NORTHEAST LAND SURVEY & LAND DEVELOPMENT CONSULTANTS, P.C.

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PH: (518) 899-7339 FAX: (518) 899-7340
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"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."

"ONLY COPIES OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL OR AN ORIGINAL RED INK SEAL SHALL BE CONSIDERED TO BE TRUE AND VALID COPIES."

TOWN OF: CHARLTON
COUNTY OF: SARATOGA, N.Y.
DATE: JANUARY 20, 2010
PROJ. NO.: 09/099
DWG. NO.: 10-012
DRAWN BY: KEM

SURVEY AND PROPOSED LOT LINE AMENDMENT
OF LANDS OF
PAUL J. KONDRAT AND MARGARET ANN KONDRAT
TAX ID. NOS. 224.0-1-16.1 & 224.0-1-17
TOWN OF CHARLTON, SARATOGA COUNTY, NEW YORK

RECORD OF REVISIONS		DATE	BY	REASON
1	12/29/22	UPDATE SURVEY	J.R.	
2	1/20/23	MOVED PROPERTY LINE TO BE 20' MIN. FROM POND	J.R.	