



LANDS N/F OF  
**CHARLES MOTHON AND  
ALICE T. MOTHON**  
BOOK 1566, 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 DEVELOPMENT AND IMPROVEMENT 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.**

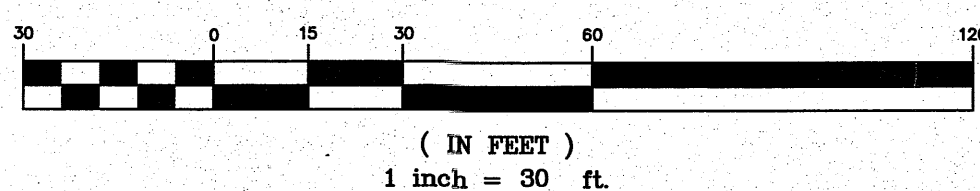
**MAP REFERENCES:**

- 1). "NEW YORK STATE DEPARTMENT OF PUBLIC WORKS DESCRIPTION AND MAP FOR THE APPROPRIATION OF PROPERTY-BALLSTON SPA-SCOTCH CHURCH, PART II. S.H. NO. 5542, SARATOGA COUNTY MAP NO. 51 PARCELS NOS. 84, 85, AND 86 DATED JULY 5, 1961."

## LEGEND

[DC] .....	DEED CALL
W/W .....	WITH WIRE
C.J.R.S .....	CAPPED IRON ROD SET
I.P.F. ....	IRON PIPE FOUND
C.J.R.F. ....	CAPPED IRON ROD FOUND
I.R.F. ....	IRON ROD FOUND
116.00-2.39 .....	TAX MAP SECTION-BLOCK-LOT
B.769 P.986 .....	DEED BOOK & PAGE
N/F .....	NOW OR FORMERLY
(176.5) .....	DEED INFORMATION
_____ OH _____	OVERHEAD UTILITY LINES
W.F.P. ....	WOOD FENCE POST

### GRAPHIC SCALE



**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 FRONTAGE OF 200 FEET, A MINIMUM LOT WIDTH OF 200 FEET, A MINIMUM FRONT YARD OF 60 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.

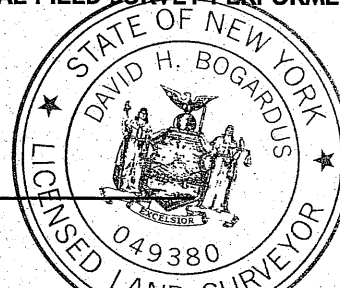
**THE TOWN OF CHARLTON PLANNING BOARD**

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 PLOT AS APPROVED SHALL  
VOID THE APPROVAL.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_

**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.

David M. Snyder  
P.L.S. LICENSE NUMBER - 49,380



SHEET 1 OF 1

# 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

DATE:	RECORD OF WORK	DW:	CHECK:	DATE:
12/29/22	UPDATE SURVEY	J.R.		
1/20/23	MOVED PROPERTY LINE TO BE 20 MIN. FROM POND	J.R.		

TOWN OF: CHARLTON  
COUNTY OF: SARATOGA, N.Y.

DATE: JANUARY 20, 2010

PROJ NO: 09/099

DWG NO. 10-012

DRAWN BY: KEM

"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."

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

P.O. BOX 2140, MALTA, N.Y. 12020, PARADE GROUND VILLAGE  
PH: (516) 899-7339 FAX: (516) 899-7340  
EMAIL: [NORTHEAST@NELANDSURVEY.COM](mailto:NORTHEAST@NELANDSURVEY.COM)

LAND SURVEY &  
AND DEVELOPMENT  
CONSULTANTS PC

