

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 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 ink seal with an original signature)
3. Certifications indicated hereon 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. Said certifications shall run only to the person for whom the survey is prepared and on his behalf the title company, governmental agency, and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
4. Copyright 2021, Robert M. Sutherland, P.C. All rights reserved.
5. The location of sub-surface improvements are approximate and compiled from field location and mapping provided by the respective utility companies. The contractor shall confirm the location of all utilities prior to the commencement of excavation.
6. Subject to any findings of an accurate abstract of title or those discoverable by inspection.
7. Subject to any and all right of ways and easements of record, if any.
8. North arrow and bearings based on Reference map #8.
9. Vertical datum based on NAVD 1988.
10. Building offsets, as shown on this map, are not to be used for construction purposes.
11. (Lot) denotes lot numbers of proposed subdivision.
12. Field survey completed with snow conditions of 15' of cover.
13. Missing property corners were not set as a result of this survey.
14. The survey parcel shown hereon is not located within a flood zone designation, as per Community Panel No. 360168 0001 B, of the Flood Insurance Rate Map for the City of Plattsburgh.

Reference Deed:

Terrace West Apartments, LLC to TW Way, LLC by deed dated November 3, 2020 and recorded in the Clinton County Clerk's Office as Deed Instrument 2020-311669

Reference Maps:

1. "Proposed Plot Plan for Rothman & Feldman of Balance of Cogan Property and part of McMartin Property for Future St. & Lot Development also for 2-Triangular Tracts To Be Exchanged in Future Sale of McMartin Tract to L. Wolfe", prepared by R.H. Ladue, L.S., dated January 20, 1970, last revised April 8, 1970 and filed in the Clinton County Clerk's Office in Map Book 4 at Page 53.
2. "Map of Part of Land of Terrace West Inc., Showing Area East of 2.35 Ac. Under Construction, South Side of Terrace West St., City of Plattsburgh", prepared by R.H. Ladue, L.S., dated May 24, 1970 and filed in the Clinton County Clerk's Office in Map Book 4 at Page 55.
3. "Map of Sandra Avenue Subdivision owned by Rothman & Feldman, City of Plattsburgh", prepared by Joseph J. Martina, L.S. & P.E., dated September 19, 1970, and last revised December 1971, and filed in the Clinton County Clerk's Office in Map Book 8 at Page 82.
4. "Map of Part of Lands of Terrace West Inc., Showing Apartments Under Construction", prepared by Joseph J. Martina, L.S. & P.E., dated September 21, 1970, and last revised August 9, 1978 (dwg no. SC-370)
5. "Map of Part of Lands of Terrace West Inc., Healey Avenue, City of Plattsburgh", prepared by Joseph J. Martina, L.S. & P.E. dated January 20, 1980, and last revised May 28, 1987 (dwg no. SD-363)
6. "Map of Mortgage Parcel - Part of Lands of Terrace West Inc. - Park Avenue West at Erin Avenue", prepared by Joseph J. Martina, L.S. & P.E. (dwg no. SC-748)
7. "Map of Survey Showing a portion of lands Terrace West Inc. - 9 Healey Avenue & 104 Park Avenue West", by Robert M. Sutherland, P.C. dated December 27, 1996, and last revised on February 21, 1997 (Job no. 96031)
8. "Survey Map Showing Lands of Terrace West Apartments- 9 Healey Avenue & 104 Park Avenue West", by Robert M. Sutherland, P.C. dated December 27, 1996, and last revised on February 21, 1997 (Job no. 06247)

Special Note:

Our research indicates that the apartment buildings along the easterly bounds of Healey Avenue, shown hereon, were constructed prior to the March 2, 1972 adoption of a revised Zoning Ordinance by the City of Plattsburgh. The Zoning Ordinance, in effect prior to 1972, did not have any yard, bulk or area requirements.

Certification:

I hereby certify that this survey was prepared from deeds and maps of record and from an accurate survey performed on February 4, 2021

Jeffrey F. Burns, L.S. Date
N.Y.S. License #050702

Zoning Information:

Item	Requirements	Existing	Lot 1	Lot 2
LOCATION:	Terrace West Apartments			
ZONE:	R2, Residential 2			
USE:	Multi-family dwellings			
Minimum lot area	10,000 sq. ft.	276,188.33 sq. ft.	146,527.25 sq. ft.	128,661.08 sq. ft.
Minimum area per dwelling unit	b	1,000 sq. ft. / unit	1,422.15 sq. ft. / unit	1,563.20 sq. ft. / unit
Minimum lot width	b	351.47 ft.	294.47 required / 374.9 provided	243.33 required / 293.17 provided
Minimum lot depth	c	351.47 ft.	288.47 required / 374.9 provided	243.33 required / 293.17 provided
Minimum front setback	30 ft.	21.5 ft.	23.0 ft.	21.5 ft.
Minimum side setback	15 ft. / 35 ft. total	60.9 ft. / 149.2 ft. total	45.3 ft. / 133.6 ft. total	53.9 ft. / 114.80 ft. total
Minimum rear setback	35 ft.	60.3 ft.	60.3 ft.	92 ft.
Maximum building height	35 ft. / 2.5 stories	< 35 ft.	< 35 ft.	< 35 ft.
Maximum building coverage	20%	18.76%	17.5%	20%
Minimum open space	45%	58.1%	60.0%	55.9%

Parking Information:

	Required	Existing	Proposed
96 Total Units with 149 existing parking spaces			
Lot 1 - 48 Units	77	78	78
Lot 2 - 48 Units	77	71	77

Clinton County Real Property
Certifies this subdivision/survey map
pertains to tax map # 207 17-5-1

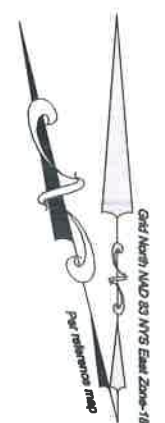
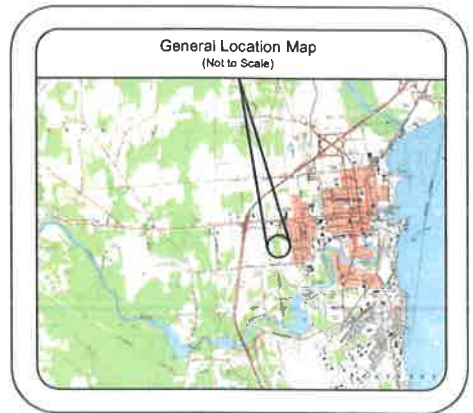
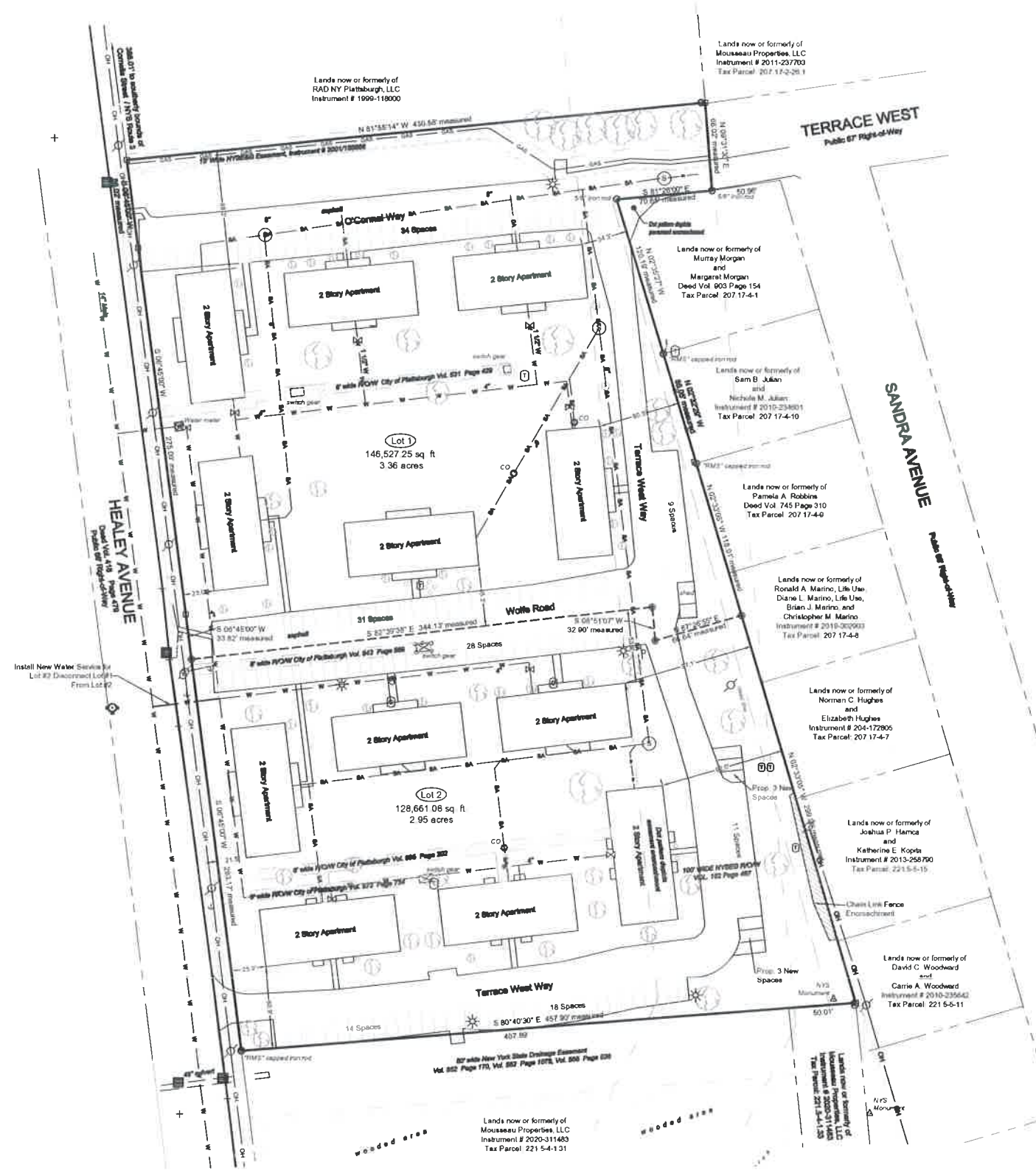
(Signature line)

CLINTON COUNTY TREASURER
PAID TAX CERTIFICATION

Date: _____
Tax Map No.: 207-17-5-1
Tax Clerk: _____



Scale: 1 Inch = 50 Feet



Tax Map Reference:

Section 207 17 - Block 5 - Lot 1
City of Plattsburgh
County of Clinton

Legend:

- Found property evidence (as described)
- Computed corner
- ⊕ Fire Hydrant
- ⊙ Sanitary manhole
- ⊙ Drainage manhole
- ⊙ Telephone manhole
- ⊙ Electric manhole
- ⊙ Catch basin square
- ⊙ Telephone pedestal
- ⊙ Cable pedestal
- ⊕ Water Valve
- ⊕ Water shutoff
- ⊕ Light pole
- ⊕ Utility pole
- ⊕ Guy anchor
- ⊕ Sign
- ⊕ Sanitary cleanout
- Waterline
- Sanitary line
- Underground gas
- Fence
- Property line
- Adjoiner property line

Applicant Information:

Ken Mousseau
69 Fort Brown Dr., Unit 2
Plattsburgh NY 12903

No.	Revision/Issue	Date



Project Name & Address

Survey Map
Showing
Terrace West Apartment
Subdivision 2021

- Situate -
City of Plattsburgh
Clinton County State of New York

Project #	Sheet
21023	SURVEY
Date	02/08/2021
Scale	1" = 50'
Drawn	FTY
Checked	JFB

CITY OF PLATTSBURGH PLANNING BOARD
TYPICAL SIGNATURE BLOCK
FINAL SUBDIVISION PLAT
("SUBDIVISIONS W/O UTILITY IMPROVEMENTS")

Per Planning Board Resolution Nos. 2021-__B and 2021-__B, this Final Plat is hereby certified to be in compliance therewith:

Community Development Office Date _____

City of Plattsburgh Final Plat Approval

This plat completed in compliance with City Planning Board requirements is hereby approved as the Final Subdivision Plat:

Planning Board Chairman Date _____

Note: The issuance of this authorization, approval or permit does not relieve the project applicant/sponsor of any responsibility for obtaining any other approvals/permits from any other federal, state, or local agency including the US Army Corps of Engineers (USACE) which may be required.