

LEGEND:

- CATCH BASIN
HYDRANT
LIGHT POLE
SANITARY MANHOLE
STORM MANHOLE
ELECTRIC MANHOLE
WATER VALVE
TELEPHONE PEDESTAL
ELECTRIC BOX
ELECTRIC TRANSFORMER
UTILITY POLE
TELEPHONE MANHOLE
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL POLE
TRAFFIC SIGNAL POLE
GAS LINE
SANITARY LINE
STORM LINE
WATER LINE
TELEPHONE LINE
OVERHEAD WIRES
SPOT ELEVATION
CAPPED IRON ROD FOUND
IRON ROD FOUND
IRON PIPE FOUND
LANDSCAPED AREA
ROOF DRAIN
SOIL BORING
MONITORING WELL
GAS MARKER POST
ELECTRIC METER
GAS METER

MAP REFERENCES:

1. "MAP OF BOUNDARY LINE ADJUSTMENT MADE FOR THE ADIRONDACK TRUST COMPANY AND 648 MAPLE AVENUE, LLC." PREPARED BY VAN DUSEN & STEVES, DATED JANUARY 1, 2017, LAST REVISED OCTOBER 30, 2017 AND FILED IN THE SARATOGA COUNTY CLERKS' OFFICE AS MAP M2017292.
2. "MAP SHOWING THE BOUNDARIES OF A TRACT OF LAND OWNED BY MRS. EDWARD A. NASH." PREPARED BY E.O. COLLAMER, DATED OCTOBER 7, 1947 AND FILED IN THE SARATOGA COUNTY CLERKS' OFFICE AS MAP Z-47.
3. SARATOGA-GLENS FALLS ROAD, PART 4 & 5, S.H. NO. 441, MAP NO 171, PARCEL 237, MAP 170, PARCEL 236 AND MAP NO. 172, PARCEL 238, PREPARED AND FURNISHED BY THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION, REGION ONE.

TAX PARCEL NUMBER:

TOWN OF WILTON, SARATOGA COUNTY, NEW YORK
SEC. 140.13 - BLK. 1 - PARCELS 6.1, 7.1, 7.2, 8, 9.2 AND 19

DEED REFERENCES:

1. JACQUELINE L. SAXTON TO 648 MAPLE AVENUE, LLC, DATED FEBRUARY 29, 2012 AND RECORDED IN THE SARATOGA COUNTY CLERKS' OFFICE IN DEED INSTR. 2012-7398.
2. WILMA WOODCOCK TO WILLIAM J. AND LINDA M. E. BRADLEY, DATED MAY 31, 1995 AND RECORDED IN THE SARATOGA COUNTY CLERKS' OFFICE IN DEED BOOK 1413 AT PAGE 106.
3. RICHARD J. JOUBERT TO WILLIAM J. AND LINDA M. BRADLEY, DATED DECEMBER 2, 2011 AND RECORDED IN THE SARATOGA COUNTY CLERKS' OFFICE IN DEED INSTR. 2011-44534.
4. RONALD W. AND PAMELA A. DEL TO PAUL D. AND JACQUILINE A. WOUND, DATED MARCH 11, 1994 AND RECORDED IN THE SARATOGA COUNTY CLERKS' OFFICE IN DEED BOOK 1380 AT PAGE 438.
5. 648 MAPLE AVENUE, LLC TO THE ADIRONDACK TRUST COMPANY, DATED NOVEMBER 20, 2017 AND RECORDED IN THE SARATOGA COUNTY CLERKS' OFFICE IN DEED INSTR. 2018-329.
6. LSO DEVELOPMENT, LLC TO WALTON'S REALTY CORP OF SARATOGA, DATED JULY 1, 2014 AND RECORDED IN THE SARATOGA COUNTY CLERKS' OFFICE IN INSTRUMENT 2014-018691.

GENERAL NOTES:

HORIZONTAL DATUM IS NEW YORK STATE PLANE EAST ZONE, ESTABLISHED FROM GPS OBSERVATIONS AT THE TIME OF SURVEY (NAD83)

VERTICAL DATUM IS NAVD88, ESTABLISHED FROM GPS OBSERVATIONS AT THE TIME OF SURVEY

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

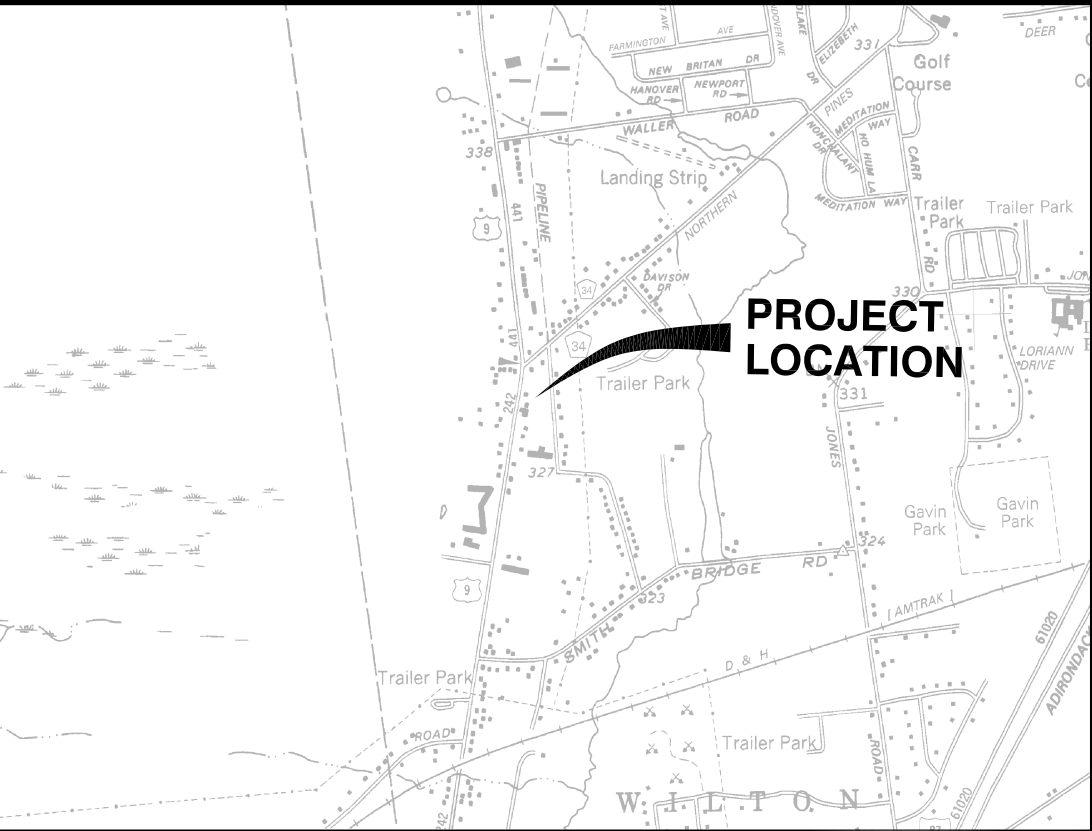
SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.

SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.

UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.

Drawing Name: Z:\PROJECTS\2025\25-4097\dwg\25-4097-LCP.dwg
Xrefs Attached:
Date Printed: May 21, 2026, 12:16pm



SITE LOCATION PLAN: 1"=2000'

LEGAL DESCRIPTION - COMBINED PARCEL:

ALL THAT PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF WILTON, COUNTY OF SARATOGA AND THE STATE OF NEW YORK, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED LONG THE EASTERLY LINE OF U.S. ROUTE 9, SAID POINT BEING THE INTERSECTION FORMED BY SAID EASTERLY LINE OF U.S. ROUTE 9 WITH THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF THE ADIRONDACK TRUST COMPANY (INSTRUMENT 2018-329) ON THE NORTH AND THE LANDS NOW OR FORMERLY OF 648 MAPLE AVENUE, LLC (INSTRUMENT 2012-7398) ON THE SOUTH; THENCE FROM SAID POINT OF BEGINNING AND ALONG SAID DIVISION LINE AND CONTINUING THROUGH THE AFORESAID LANDS OF ADIRONDACK TRUST COMPANY, NORTH 89°58'30" EAST, 284.27 FEET TO A POINT; THENCE ALONG THE WESTERLY LINE OF DAVIDSON DRIVE, THE FOLLOWING THREE COURSES: 1) SOUTH 07°32'00" EAST, 100.61 FEET TO A CAPPED IRON ROD; 2) SOUTH 03°51'17" EAST, 100.00 FEET TO A CAPPED IRON ROD AND 3) SOUTH 02°04'16" EAST, 98.23 FEET TO A POINT; THENCE ALONG THE LANDS NOW OR FORMERLY OF GORDON HOSFORD (BOOK 1225, PAGE 310), NORTH 89°18'25" WEST, 174.08 FEET TO A POINT; THENCE THROUGH THE LANDS NOW OR FORMERLY OF PAUL & JACQUELINE MOUND (BOOK 1225, PAGE 310), NORTH 74°42'16" WEST, 196.39 FEET TO A POINT; THENCE ALONG THE AFORESAID U.S. ROUTE 9, THE FOLLOWING THREE COURSES: 1) NORTH 09°42'18" EAST, 48.79 FEET TO A CONCRETE MONUMENT; 2) NORTH 12°33'43" EAST, 101.25 FEET TO A POINT AND 3) NORTH 14°47'15" EAST, 100.04 FEET TO THE POINT OR PLACE OF BEGINNING

CONTAINING IN ALL 2.155 ACRES OF LAND BEING MORE OR LESS.

NOTES CORRESPONDING TO TITLE COMMITMENT:

NO TITLE REPORT RECEIVED TO DATE

FLOOD ZONE NOTE:

PROPERTY SHOWN HEREON IS ASSUMED DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. PROPERTY IS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 36091C0432E, PANEL NOT PRINTED OF THE TOWN OF WILTON SARATOGA COUNTY, N.Y., BEARING AN EFFECTIVE DATE OF 8-16-1995.

				644, 646, 648 ROUTE 9 & 60 DAVIDSON DRIVE			
				LOT LINE ADJUSTMENT & CONSOLIDATION PLAN PREPARED FOR STEWART'S SHOPS CORP.			
5-20-26	4-1-26	REVISED	REVISED	TOWN OF WILTON		SARATOGA COUNTY, N.Y.	
				SCALE: 1"=30'		JANUARY 6, 2026	
				DRAWN BY: KCW		PROJECT NO: 25-4097	
		Ausfeld & Waldruft Land Surveyors LLP 323 CLINTON STREET, SCHENECTADY NY Phone: (518) 346-1595 Fax: 518-770-1655				VINCENT P. AUSFELD P.L.S. LICENSE #49597 www.awslsllp.com	