

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 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. 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 2021, 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 exist or are shown, the improvements or encroachments are not covered by this certification.
7. North arrow and bearings based on Grid North - NAD83 NYSP 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 is subject to any findings discovered by inspection.
11. Horizontal and Vertical datum based on NAD83 NYSP East Zone (3101), NAVD88 (Geoid 03). All distances, as depicted, are ground distances.

Reference Deed:

St. Peter's Roman Catholic Church of Plattsburgh, New York to JLM Real Estate Investments LLC by deed dated November 22, 2019 and recorded as Instrument #2019-00305071 on December 16, 2019 in the Clinton County Clerk's

Reference Map:

1. "Map of part of Lands of St. Peter's Church" prepared by Joseph J. Martina, L.S. dated April 18, 1979 and filed in the Clinton County Clerk's Office in Map Book 9 at page 16.
2. "Atlas of the City of Plattsburgh" prepared by George Barber, L.S. dated January 1968.
3. "Site Plan & Profile 0+00 to 4+00 St. Charles Street Improvements Cornelia Street to Elm Street" sheet 1 of 4 prepared by Kevin R. Farrington, P.E. dated March 5, 2012 and filed in the Clinton County Clerk's Office as Contract number 2012-02.
4. "Site Plan & Profile 4+00 to 8+48.52 St. Charles Street Improvements Cornelia Street to Elm Street" sheet 2 of 4 prepared by Kevin R. Farrington, P.E. dated March 5, 2012 and filed in the Clinton County Clerk's Office as Contract number 2012-02.
5. "City of Plattsburgh Utility Mapping" Sheet D5E dated June 21, 1982 and Sheet D6H dated March 7, 1985

Tax Map References:

Section 207.15 - Block 6 - 33.1
City of Plattsburgh - County of Clinton

Parking Space Table:

| LOCATION: | Lot 1 (VA Clinic) | Lot 2 (Apartments) |
|--------------|-----------------------------------|------------------------|
| REQUIREMENTS | 1 space / 250 sq Feet (41 spaces) | (see note below chart) |
| REGULAR | 33 | 43 |
| HANDICAP | 10 | unknown |
| WORKER | 9 | unknown |

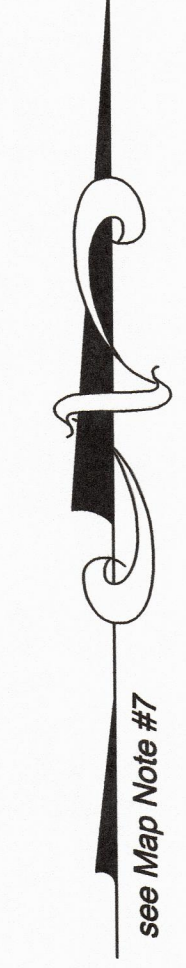
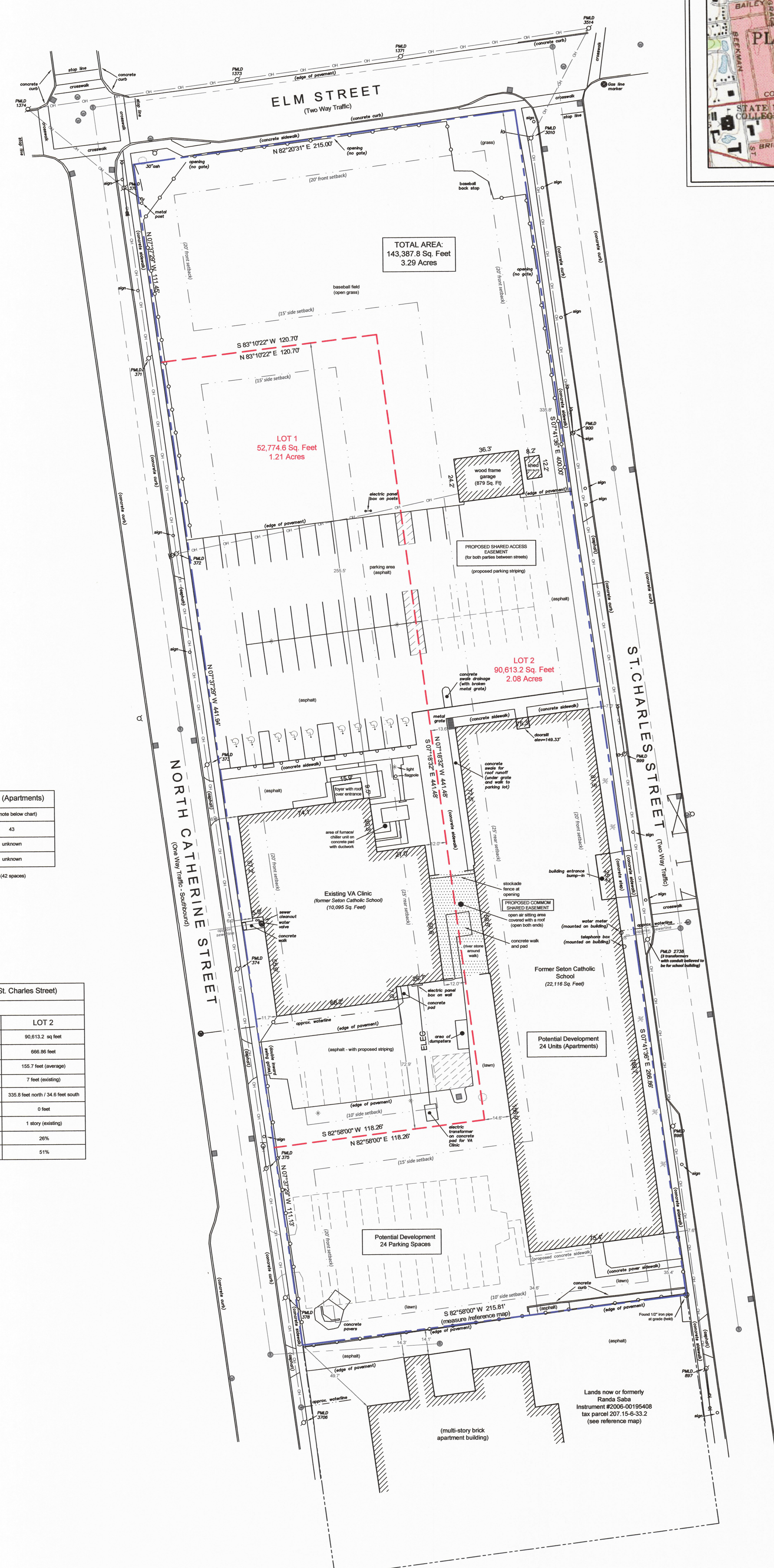
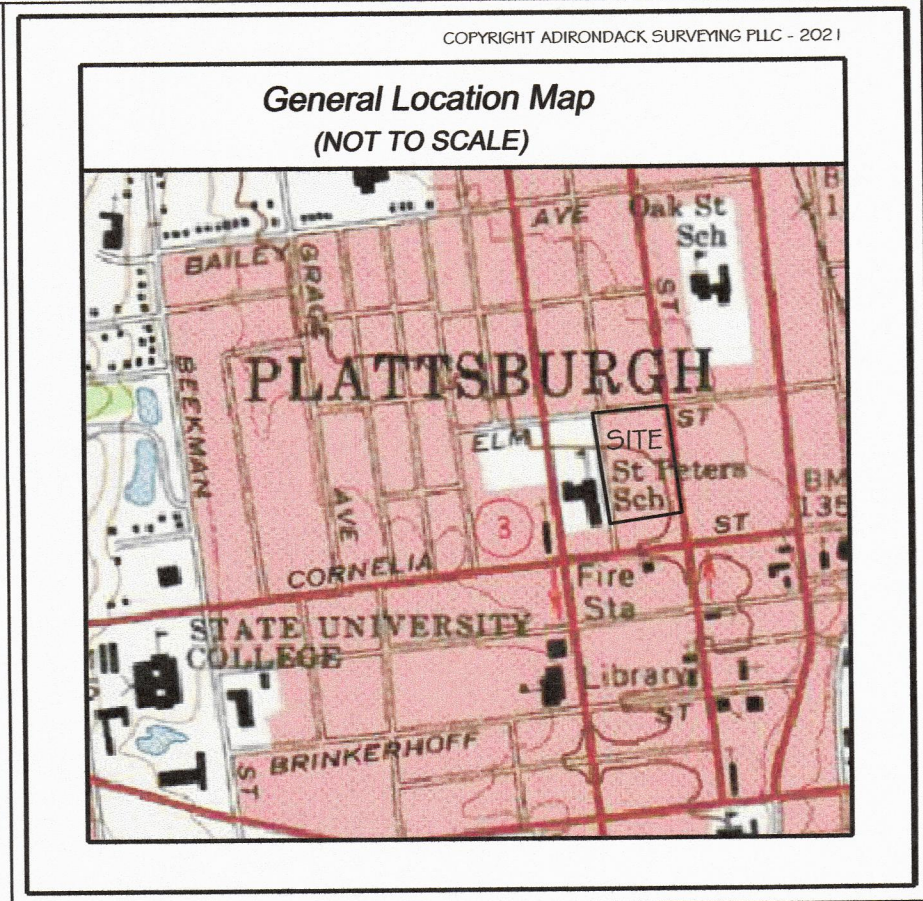
NOTE: 2 spaces / unit for first 10 units / 1.75 spaces / unit for over 10 units (42 spaces)

Zoning Information:

| LOCATION: Former Seton Academy (North Catherine Street, Elm Street, St. Charles Street) | | | |
|---|---------------------------------|-------------------------------|------------------------------------|
| ZONE: R-2 General Residential | | | |
| ITEM | REQUIREMENTS | LOT 1 | LOT 2 |
| MINIMUM LOT AREA | 10,000 sq feet | 52,774.6 sq feet | 90,613.2 sq feet |
| MINIMUM LOT WIDTH (north/south) | 100 feet | 441.94 feet | 666.86 feet |
| MINIMUM LOT DEPTH (east/west) | 100 feet | 118.26 feet | 155.7 feet (average) |
| MINIMUM FRONT SETBACK | 20 feet | 6 feet (existing) | 7 feet (existing) |
| MINIMUM SIDE SETBACK | 10 feet one side / 25 feet both | 72.9 feet north / 255.5 south | 335.8 feet north / 34.6 feet south |
| MINIMUM REAR SETBACK | 25 feet | 0 feet | 0 feet |
| MAXIMUM BUILDING HEIGHT | 35 feet / 2.5 stories | 2 stories (existing) | 1 story (existing) |
| MAXIMUM BUILDING COVERAGE | 30% | 19% | 26% |
| MINIMUM OPEN SPACE | 50% | 33% | 51% |

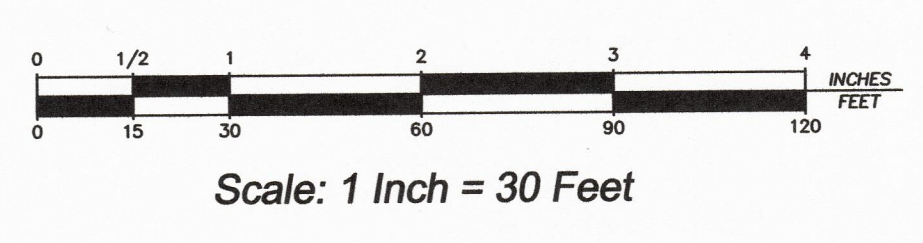
Legend:

- ⊙ Set #5 rebar (5/8") w/ plastic "ADKSurveying" survey cap
- ⊙ Found Property Evidence (as described)
- ⊠ Computed corner
- ⊠ Catch basin
- ⊙ Fire hydrant
- ⊙ Manhole (Combination)
- ⊙ Water valve
- ⊙ Lamp post
- ⊙ Utility pole
- bg Below grade
- ag Above grade
- ⊙ Benchmark
- ⊙ Bollard
- ⊙ Cleanout
- ⊙ Guy wire
- ⊙ Tree (hardwood)
- ⊙ Tree (software)
- Property line
- - - Proposed Property line
- - - Overhead utility line
- - - Fence (chainlink)
- - - Setback lines



Clinton County Real Property
Certifies this subdivision/survey map
Pertains to tax map # _____
(signature line)

CLINTON COUNTY TREASURER
PAID TAX CERTIFICATION
Date: _____
Tax Map No.: _____
Tax Clerk: _____



Map of Subdivision
of certain lands of
JLM REAL ESTATE INVESTMENT LLC

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



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| | | | | | | | |
|-----------------|----------|-------------|--------------|----------------|----------------------------|----------------|-----------------------|
| Project No: | 2021-038 | Scale: | 1" = 30' | Revision Date: | Revision Description: | Revision Date: | Revision Description: |
| Date of Survey: | 10/10/19 | Drawn by: | R. Schissler | 08/08/21 | add info requested by City | | |
| Date of Update: | 08/03/21 | Checked by: | R. Schissler | | | | |
| Date of Map: | 07/02/21 | Checked by: | R. Schissler | | | | |

