



North

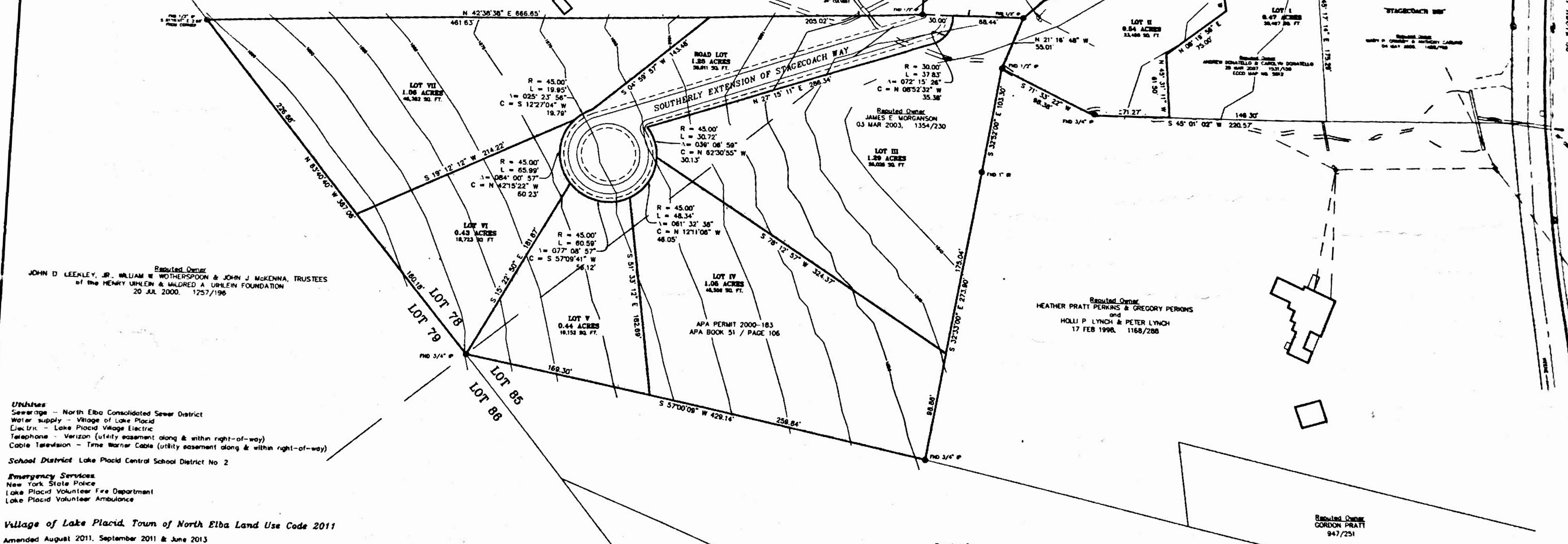
Reputed Owner  
FRANK E. SEARS  
05 NOV 2015, 1818/166

2 LOT SUBDIVISION WITH WETLANDS  
CONDITIONAL & AFTER THE FACT  
APA PERMIT 2000-183  
APA BOOK 51 / PAGE 106

STAGECOACH WAY  
60 R.O.W. & EASEMENT 0.71 ACRES  
Reputed Owner  
JAMES E. MORGANSON  
03 MAR 2013, 1304/230

| LINE | DIRECTION       | DISTANCE |
|------|-----------------|----------|
| 1    | N 17° 20' 00" E | 117.20   |
| 2    | N 04° 15' 00" E | 86.40    |
| 3    | N 02° 15' 00" E | 117.20   |
| 4    | N 04° 15' 00" E | 86.40    |
| 5    | N 17° 20' 00" E | 117.20   |
| 6    | N 04° 15' 00" E | 86.40    |
| 7    | N 02° 15' 00" E | 117.20   |
| 8    | N 04° 15' 00" E | 86.40    |
| 9    | N 17° 20' 00" E | 117.20   |
| 10   | N 04° 15' 00" E | 86.40    |
| 11   | N 02° 15' 00" E | 117.20   |
| 12   | N 04° 15' 00" E | 86.40    |
| 13   | N 17° 20' 00" E | 117.20   |
| 14   | N 04° 15' 00" E | 86.40    |
| 15   | N 02° 15' 00" E | 117.20   |
| 16   | N 04° 15' 00" E | 86.40    |
| 17   | N 17° 20' 00" E | 117.20   |
| 18   | N 04° 15' 00" E | 86.40    |
| 19   | N 02° 15' 00" E | 117.20   |
| 20   | N 04° 15' 00" E | 86.40    |

OLD MILITARY ROAD  
COUNTY ROUTE 36



Reputed Owner  
JOHN D. LEENLEY, JR., WILLIAM W. WOTHERSPOON & JOHN J. MCKENNA, TRUSTEES  
of the HENRY UHLEN & MILDRED A. UHLEN FOUNDATION  
20 JUL 2000, 1257/196

Reputed Owner  
HEATHER PRATT PERKINS & GREGORY PERKINS  
and  
HOLLI P. LYNCH & PETER LYNCH  
17 FEB 1998, 1168/288

Reputed Owner  
PETER LYNCH & HOLLI P. LYNCH  
817/8

Reputed Owner  
GREGORY C. PERKINS  
and  
HEATHER P. PERKINS  
29 OCT 1998, 886/332

Reputed Owner  
GORDON PRATT  
947/251

**Utilities**  
Sewerage - North Elba Consolidated Sewer District  
Water supply - Village of Lake Placid  
Electric - Lake Placid Village Electric  
Telephone - Verizon (utility easement along & within right-of-way)  
Cable Television - Time Warner Cable (utility easement along & within right-of-way)

**School District** Lake Placid Central School District No. 2

**Emergency Services**  
New York State Police  
Lake Placid Volunteer Fire Department  
Lake Placid Volunteer Ambulance

**Village of Lake Placid, Town of North Elba Land Use Code 2011**  
Amended August 2011, September 2011 & June 2013

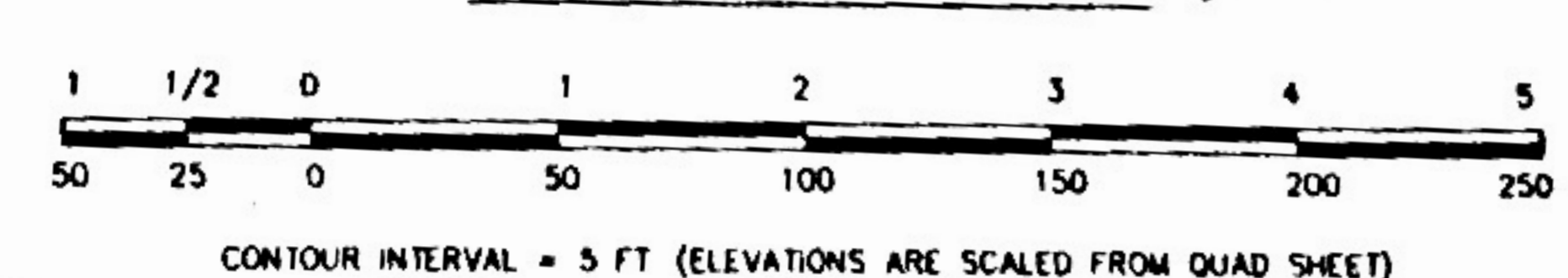
**Zoning Regulations**  
District: VR, Village Residential

Minimum Lot Area: 0.1 Acre (4,356 Sq. Ft.)  
Maximum Residential Density (unit/acre): 5 units/acre  
Minimum Lot Width: 60'  
Maximum Impervious Area: 65%  
Minimum Yard Dimensions:  
Front: The average front yard of principal structures on both sides of the street wholly or partially within 250' / or a minimum of 20'  
Side: 10'  
Rear: 15'  
Maximum Building Height: 30'

**Adirondack Park Agency Intensity Guidelines**  
Minimum average lot size (none)

**Site Characteristics**  
Vegetation: mixed forest, predominately coniferous  
Soils: sand and coarse gravel  
Slopes: gentle to steep  
Waters: Northeast

SCALE: 1" = 50'



Approved: 12/22/2015

Real Property Tax Service Agency

APPROVED BY  
LAKE PLACID - NORTH ELBA  
REVIEW BOARD  
ON 12/21/15  
J.R. Hays, CHAIRMAN



**NOTES**  
1. All Rights-of-Way and Easements delineated by inspection of the subject submitted herein.  
2. Only copies from the original of this survey marked with an original of the Surveyor's Seal shall be considered to be valid.  
3. Unrecorded alterations or modifications to a survey map bearing a Licensed L.S. are a violation of Section 17-05 Sub-Section 2, of the New York State Code.  
4. Certification indicated herein shall run only to the parties for whom the map was prepared and shall not be binding on any other parties.  
5. Certifications are not transferable to subsequent owners or additional or underground improvements or encroachments, if any, are not shown by the survey.

FOR  
**JAMES E. MORGANSON**  
SITUATE  
TOWN OF NORTH ELBA COUNTY OF ESSEX STATE  
being part of  
LOT 78 & LOT 85, TOWNSHIP 12, OLD MILITARY TRACT, N

MAP PLOTTED 09 DEC 2015