

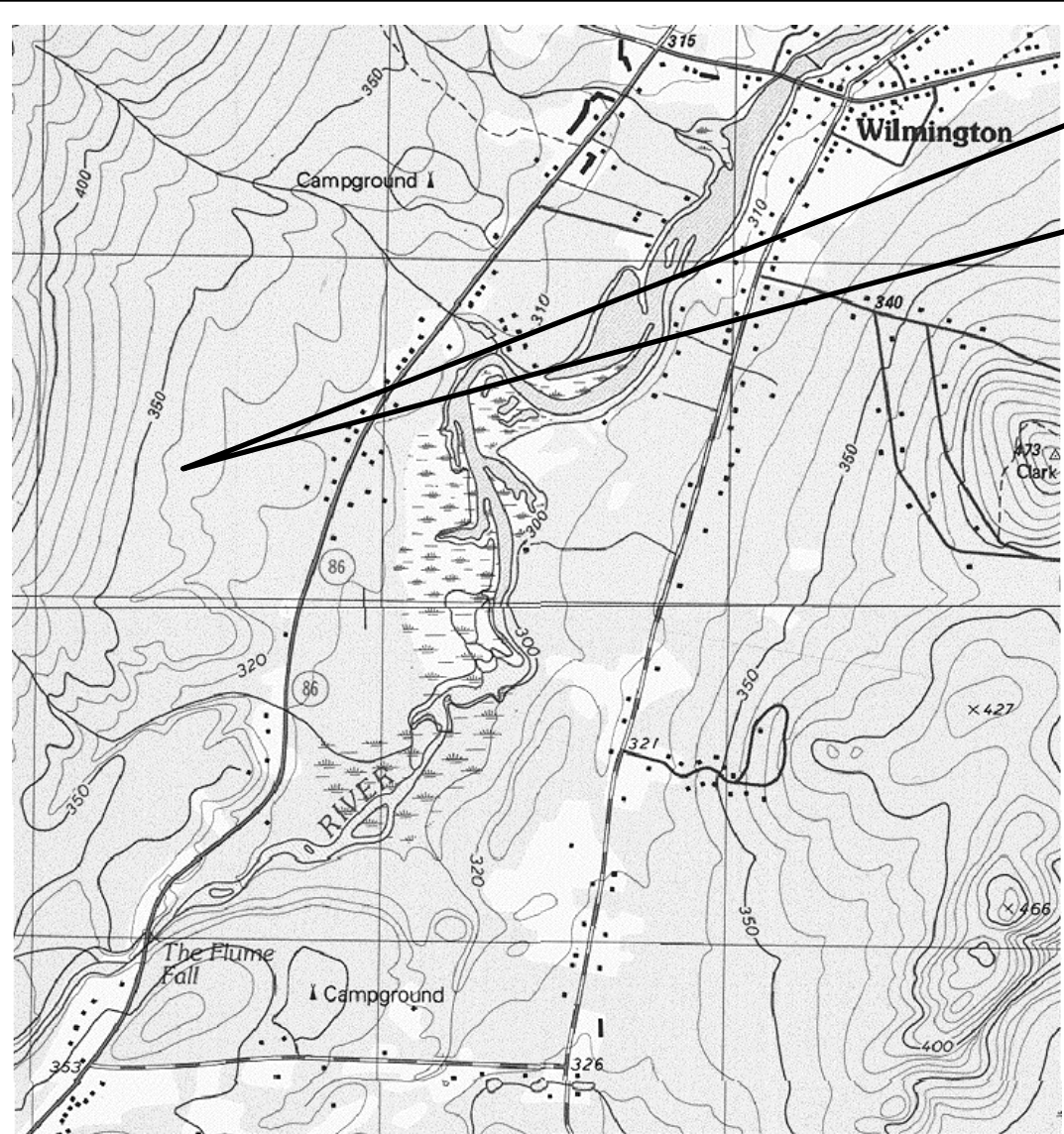


THE REYNOLDS GROUP
LAKE PLACID REAL ESTATE

Contact: David Trahey Licensed Real Estate Sales Person
Cell: (518) 524-7583
Email: David@AdirondackBroker.com
Office: (518) 418-7747
Address: The Reynolds Group of Lake Placid, LLC.
2051 Saranac Ave., Lake Placid, NY 12946

North

Lot 3 is Available



Reputed Owner
THE PEOPLE OF THE STATE OF NEW YORK
23 FEB 1915, 152/160

Reputed Owner
TRACE W. BUTTON
24 JUN 1999, 1214/219

Reputed Owner
THE JOHNSON FAMILY TRUST
24 NOV 2015, 1833/278

Reputed Owner
WILLIAM EATON
21 AUG 2006, 1500/263

Reputed Owner
DANIEL J. EATON & SARA A. EATON
ECCO MAP NO. 625

Reputed Owner
JEREMY LOVING & JULIE LOVING
21 MAR 2022, 2081/115

Reputed Owner
WILLIAM O. EATON & BARBARA LYN EATON
28 DEC 2007, 1563/133

Reputed Owner
JOAQUIM A. SIMES
24 FEB 2017, 1900/200

Reputed Owner
ROYADA, LLC
16 JUL 2019, 1958/118

Reputed Owner
THERESA A. MILLER
& MICHAEL A. GONZALES
09 MAR 2006, 1483/47

Reputed Owner
STEVEN MORROW
& TRISHA L. MORROW
30 JUN 2015, 1805/191

Reputed Owner
NORA A. MATTHEWS
& DAVID R. WILLIAMS
21 MAR 2022, 2079/20

Reputed Owner
GREGORY C. WILLIAMS
& PATRICIA G. WILLIAMS
28 JUN 1988, 925/343

Reputed Owner
SOLAR PINES, INC.
08 SEP 2020, 2001/252
ECCO MAP NO. 7309

Reputed Owner
GREGORY C. WILLIAMS
& PATRICIA G. WILLIAMS
10 SEP 1988, 925/346

LOT 4 - 3.87 Acres

\$175,000

LOT 3 - 3.29 Acres

\$225,000

LOT 2 - 3.57 Acres

\$195,000

LOT 1 - 3.15 Acres

\$135,000

Town of Wilmington Land Use Code

Zoning Regulations:

District: R1, Moderate Intensity

Permitted Use: Single Family & Two Family Dwellings

Minimum Lot Area: 1 Acre
Minimum Lot Width: 100'
Maximum % Lot Coverage: 25%
Minimum Yard Dimensions
Front: 35'
Side: 20'
Rear: 20'
Maximum Building Height: 40'

Adirondack Park Agency Intensity Guidelines

Moderate Intensity:
average lot size 1.3 acres, minimum lot size 0.91 acres

NOTES:

All Rights-of-Way and Easements discoverable by inspection of the subject premises are indicated hereon.
Only copies from the original of this survey marked with an original of the Land Surveyor's Embossed Seal shall be considered to be valid true copies.

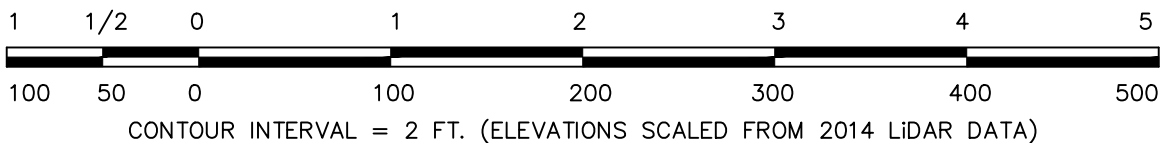
Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's Seal is a violation of Section 7209 Sub-Division 2, of the New York State Education Law.

Certification indicated hereon shall run only to the parties for whom the survey is prepared and on their behalf to the Title Company and Lending Institution listed hereon.

Certifications are not transferable to subsequent owners or additional institutions.

Underground improvements or encroachments, if any, are not shown hereon or located by survey.

SCALE: 1" = 100'



This preliminary draft map is for Planning Board & APA consideration, no certifications are given or implied until final approval has been granted, the map signed, corner monuments set and lines marked, and the map filed in the Essex County Clerk's Office.

PRELIMINARY
DRAFT

MAP OF SURVEY

SHOWING

WILDERNESS WAY 2023

SITUATE

TOWN OF WILMINGTON COUNTY OF ESSEX STATE OF NEW YORK

being part of

LOT 31, MALLORY GRANT

being the same premises as conveyed by

KEVIN J. LEBRECK to SEBASTIEN GAUDREAU by deed dated 10 SEP 2015 and recorded in the Essex County Clerk's Office on 16 SEP 2015 in Deed Book 1812 at Page 150.

TOWN OF WILMINGTON TAX MAP NO. 26.1-1-7.000

SURVEY COMPLETED: PRELIMINARY ROBERT M. MARVIN, JR., LAND SURVEYOR
MAP PLOTTED: 03 OCT 2023 LAKE PLACID, NEW YORK 12946-0969