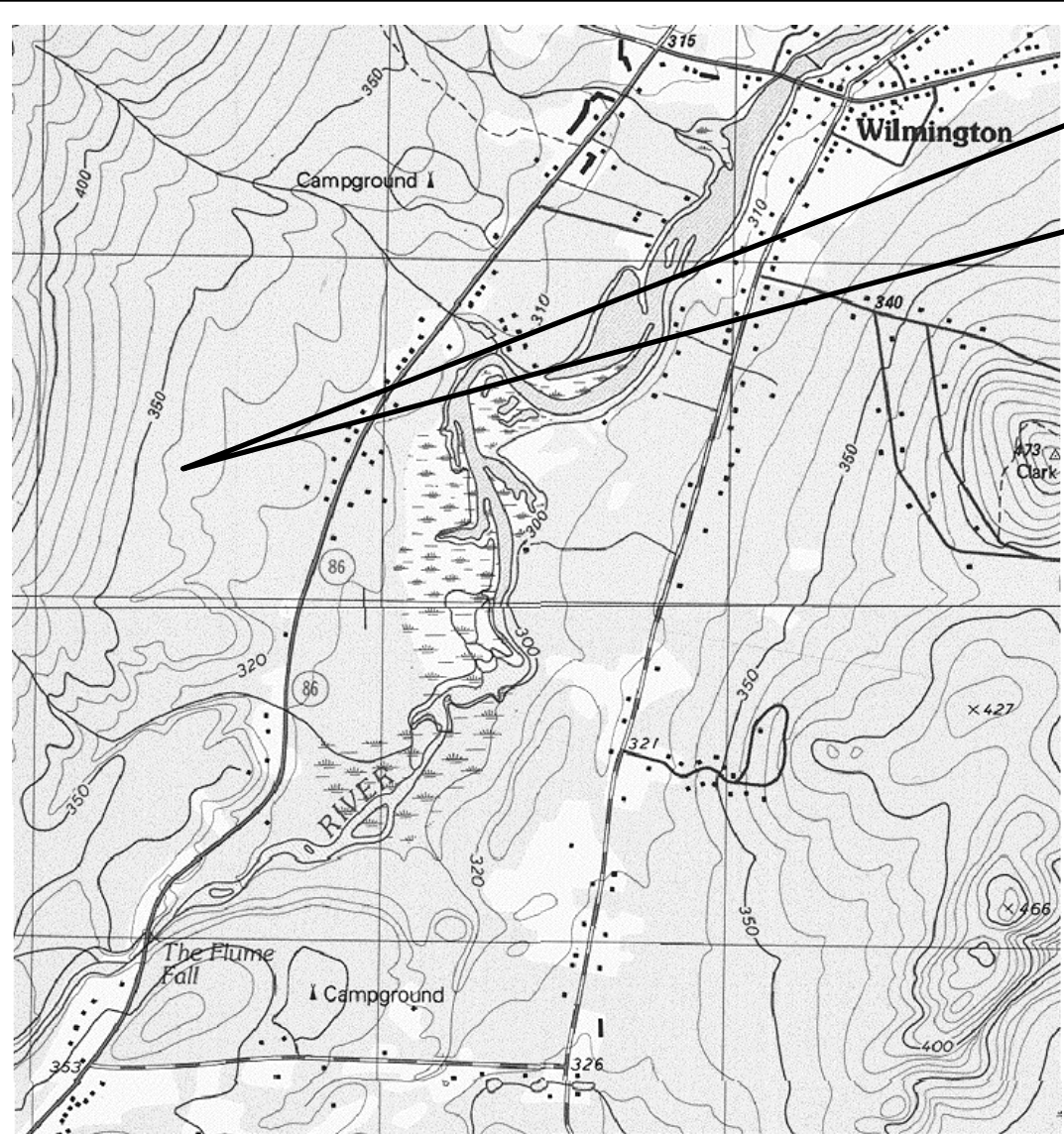




RTG
THE REYNOLDS GROUP
LAKE PLACID REAL ESTATE

Contact: Steve Reynolds Licensed Real Estate Associate Broker
Cell: (518) 524-0327
Email: Steve@AdirondackBroker.com
Office: (518) 418-7747
Address: The Reynolds Group of Lake Placid, LLC.
2051 Saranac Ave., Lake Placid, NY 12946

North

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

LOT 4 - 3.87 Acres

\$170,000

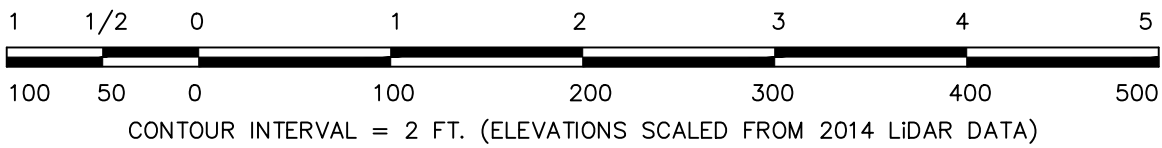
LOT 11
LOT 10

JAY TRACT
MALLORY TRACT

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

- 1.) The wetland boundary as shown on this survey was flagged in the field by Kelly McKean of APA staff on 15 JUN 2022 and surveyed by Robert M. Marvin, Jr. Land Surveyor on 15 JUN 2022.
- 2.) Verified by Kelly McKean of APA staff on _____
- 3.) Wetland boundaries shown reflect only those flagged in the field and determined necessary for review of the project. Additional wetlands may exist elsewhere on the parcel that have not been flagged.