



Requested Exceptions. The Planning Commission is hereby requested to authorize the following exceptions to or waivers from the regulations governing subdivisions (attach list with reasons for each exception set forth in detail):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The undersigned hereby request approval of the Planning Commission of the above identified subdivision plat upon satisfaction of all requirements of the City of Rensselaer Land Subdivision Regulations.

Signature: by *James Dison* By Tesco Properties, Inc.  
General Partner of Applicant  
Title: CEO of GP  
Date: 8-20-2012

.....  
**FOR PLANNING COMMISSION USE ONLY:**

Date received by Planning Commission Secretary: \_\_\_\_\_

Date of initial review and classification by Planning Commission: \_\_\_\_\_

Classification of Subdivision:

Minor: \_\_\_\_\_

Major: \_\_\_\_\_

Fee Paid:

Amount: \_\_\_\_\_ Check #: \_\_\_\_\_ Date: \_\_\_\_\_

Date of Public Notice: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

Date of Planning Commission Action: \_\_\_\_\_

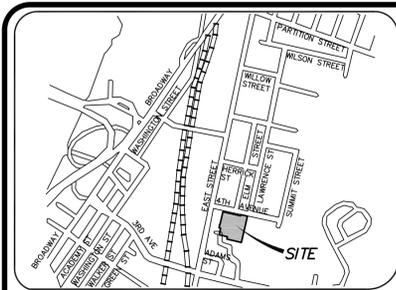
Action taken: \_\_\_\_\_  
\_\_\_\_\_

Date Final Plans received: \_\_\_\_\_

Date Final Plans stamped: \_\_\_\_\_

## SCHEDULE A

5. Declaration of Restrictive Covenants made by Renwyck Housing Associates dated December 1, 1992 recorded January 6, 1993 in Liber 1675 cp 121. **(EXHIBIT A)**
6. Financing Agreement between Rensselaer Housing Authority and Renwyck Housing Associates dated as of December 1, 1992 recorded January 6, 1993 in Liber 1675 cp 218. **(EXHIBIT B)**
7. Trust Indenture between Rensselaer Housing Authority and First Commercial Trust Company National Association, as Trustee, dated December 1, 1992 recorded January 6, 1993 in Liber 1675 cp 141. **(EXHIBIT C)**



VICINITY MAP  
MAP NOT TO SCALE

MAP REFERENCES

1. MAP MADE BY R. GRAUES, SURVEYOR TO THE COMMISSIONER APPOINTED BY THE COURT OF CHANCERY OF THE STATE OF NEW YORK IN A CERTAIN CAUSE IN WHICH JAMES L'AMOUREUX WAS COMPLAINT AND HENRY MORRIS AND OTHERS WERE DEFENDANTS DATED SEPTEMBER 16, 1843.

RECORD DESCRIPTION

ALL THAT TRACT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE CITY OF RENNSLEAER, COUNTY OF RENNSLEAER, STATE OF NEW YORK AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OR PLACE OF BEGINNING THAT MAY BE LOCATED BY COMMENCING AT AN IRON PIN LOCATED AT THE INTERSECTION OF THE CENTERLINE OF FOURTH AVENUE RIGHT OF WAY AND A PROJECTION OF THE FACE OF THE GRANITE CURB OF EAST STREET, SAID CURB BEING 18 FEET EAST FROM THE CENTERLINE OF EAST STREET RIGHT OF WAY;

THENCE HEADING AT A MAGNETIC BEARING OF SOUTH 66 DEGREES 55 MINUTES 00 SECONDS EAST ALONG THE CENTERLINE OF FOURTH AVENUE RIGHT OF WAY (60 FEET WIDE) A DISTANCE OF 177.20 FEET;

THENCE SOUTH 23 DEGREES 05 MINUTES 00 SECONDS WEST, A DISTANCE OF 30.00 FEET TO SUCH A POINT OR PLACE OF BEGINNING;

THENCE HEADING IN A BEARING SOUTH 66 DEGREES 55 MINUTES 00 SECONDS EAST, A DISTANCE OF 297.80 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF FOURTH AVENUE;

THENCE NORTH 23 DEGREES 05 MINUTES 00 SECONDS EAST, A DISTANCE OF 20.00 FEET, SAID POINT OF BEING THE BEGINNING OF FOURTH AVENUE RIGHT OF WAY (40 FEET WIDE);

THENCE SOUTH 66 DEGREES 55 MINUTES 00 SECONDS EAST, A DISTANCE OF 111.00 FEET TO THE NORTHWEST CORNER OF THE LANDS NOW OR FORMERLY OF KENNETH AND CAROL ANN BAKER;

THENCE ALONG THE EASTERLY BOUNDARY OF SAME AT A BEARING OF SOUTH 23 DEGREES 05 MINUTES 00 SECONDS WEST, A DISTANCE OF 441.90 FEET;

THENCE NORTH 66 DEGREES 55 MINUTES 00 SECONDS WEST, A DISTANCE OF 245.00 FEET ALONG A PORTION OF THE NORTHERLY BOUNDS OF LANDS BELONGING TO THE CITY OF RENNSLEAER AND A PORTION OF THE SOUTHERLY BOUNDARY OF THE 40 FEET RIGHT OF WAY OF PLUM STREET, A PAPER STREET;

THENCE ALONG SAID BOUNDARY NORTH 66 DEGREES 55 MINUTES 00 SECONDS WEST, A DISTANCE OF 140.00 FEET;

THENCE ALONG A PORTION OF EASTERLY BOUNDARY OF LANDS BELONGING TO THE CITY OF RENNSLEAER AT A BEARING OF NORTH 23 DEGREES 05 MINUTES 00 SECONDS EAST, A DISTANCE OF 111.90 FEET;

THENCE NORTH 66 DEGREES 55 MINUTES 00 SECONDS WEST, A DISTANCE OF 28.00 FEET TO THE WESTERLY BOUNDS OF THE SAME;

THENCE ALONG SAID BOUNDARY AT A BEARING OF NORTH 23 DEGREES 05 MINUTES 00 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A CHAIN LINK FENCE LINE;

THENCE ALONG SAID FENCE LINE AT A BEARING OF SOUTH 66 DEGREES 55 MINUTES 00 SECONDS EAST A DISTANCE OF 4.20 FEET TO A CORNER IN SAID FENCE, SAID POINT BEING THE SOUTHEAST CORNER OF THE CITY OF RENNSLEAER PLAYGROUND AND POOL AREA;

THENCE ALONG THE EASTERLY BOUNDARY (FENCE LINE) OF SAME AT A BEARING OF SOUTH 66 DEGREES 55 MINUTES 00 SECONDS EAST, A DISTANCE OF 210 FEET TO THE POINT OR PLACE OF BEGINNING.

LEGEND

R.O.W.	RIGHT OF WAY	□	MONUMENT
No.	NUMBER	○	IRON ROD
enc.	ENCROACHMENT	⊖	MANHOLE
P.O.B.	POINT OF BEGINNING	⊕	CATCH-BASIN
S.F.	SQUARE FEET	+	BOLLARD
N/F	NOW OR FORMERLY	—	FENCE LINE
N	NORTH	—	GUARD RAIL
S	SOUTH	—	OVERHEAD WIRE, UTILITY POLE & GUY WIRE
E	EAST	—	CABLE BOX
W	WEST	—	IRRIGATION CONTROL VALVE
L	LIBER	—	WATER SHUT OFF
P	PAGE	—	WATER VALVE
⊕	HANDICAPPED PARKING SPACE	—	HYDRANT
⑩	LOT # FROM MAP REFERENCE #1	—	GAS VALVE
⑪	LOT # FROM MAP REFERENCE #1	—	LIGHT POLE
⑫	LOT # FROM MAP REFERENCE #1	—	CONCRETE
⑬	LOT # FROM MAP REFERENCE #1	—	PAVEMENT

GENERAL NOTES

- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209-2, OF THE NEW YORK STATE EDUCATION LAW.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED OR INK SEAL SHALL BE CONSIDERED VALID TRUE COPIES.
- THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PARTIES OR PURPOSE INDICATED IS EXPRESSLY FORBIDDEN WITHOUT WRITTEN RELEASE OR PERMISSION OF FRANCIS G. McLOSKEY, LICENSE No. 049441.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.
- ABSTRACT OF TITLE PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY No. 12-7406-26797-U, EFFECTIVE DATE MAY 7, 2012.

NOTES CORRESPONDING TO SCHEDULE B SECTION 2 ITEMS

- DECLARATION OF RESTRICTIVE COVENANTS MADE BY RENWYCK HOUSING ASSOCIATES DATED DECEMBER 1, 1992 RECORDED JANUARY 6, 1993 IN L.1675 P.121. NO SURVEY RELATED ITEMS TO PLOT ON MAP.
- FINANCING AGREEMENT BETWEEN RENNSLEAER HOUSING AUTHORITY AND RENWYCK HOUSING ASSOCIATES DATED AS OF DECEMBER 1, 1992 RECORDED JANUARY 6, 1993 IN L.1675 P.218. NO SURVEY RELATED ITEMS TO PLOT ON MAP.
- TRUST INDENTURE BETWEEN RENNSLEAER HOUSING AUTHORITY AND FIRST COMMERCIAL TRUST COMPANY NATIONAL ASSOCIATION, AS TRUSTEE, DATED DECEMBER 1, 1992 RECORDED JANUARY 6, 1993 IN L.1675 P.141. AFFECTS 3.805 ACRE PARCEL. NO SURVEY RELATED ITEMS TO PLOT ON MAP.

PARKING TABLE

REGULAR PARKING	47
HANDICAPPED PARKING	10
TOTAL PARKING SPACES	57

ZONING INFORMATION

R-2 DISTRICT RESIDENTIAL DISTRICT #2	
MIN. FRONT YARD	0-20 FEET
MIN. SIDE YARD	5 FEET
MIN. REAR YARD	20 FEET
MAX. BUILDING HEIGHT	45 FEET
MAX. LOT COVERAGE	80%

ZONING INFORMATION ADOPTED FROM RENNSLEAER ZONING DEPARTMENT: WWW.RENNSLEAERY.GOV. NO ZONING ORDINANCES WERE RESEARCHED FOR SUBJECT PARCEL.

SURVEYOR'S CERTIFICATE

TO: 1. GMP-RENNSLEAER HOUSING, LLC. 2. FIDELITY NATIONAL TITLE INSURANCE COMPANY 3. GLANKLER BROWN, PLLC

This is to certify that this map or plot and the survey on which it was based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS), in 2011 (the ALTA/NSPS standards) and includes Items 1, 2, 3, 6, 7(a), (b)(1) and (c), 8, 9, 11(a), 13, 16, 17, 18, and 19 of Table A thereof. The field was completed on 04/19/2012.

Date of Plat or Map: 06/18/2012

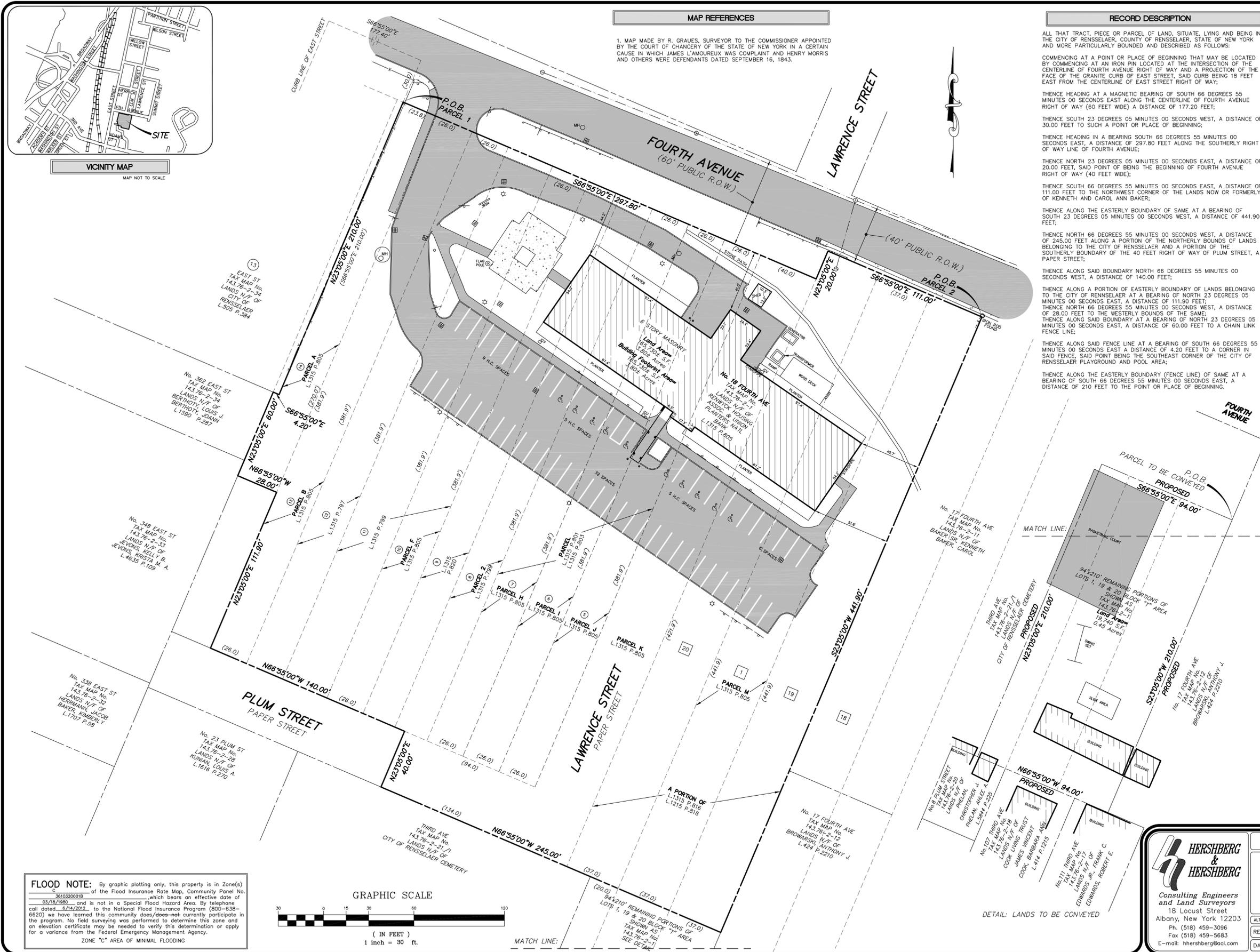
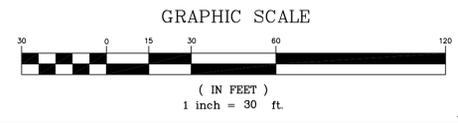
SIGNED: *Francis G. McLoskey*  
Registration No. 49441



**HERSHBERG & HERSHBERG**  
Consulting Engineers and Land Surveyors  
18 Locust Street  
Albany, New York 12203  
Ph. (518) 459-3096  
Fax (518) 459-5683  
E-mail: hershberg@aol.com

**ALTA/ACSM LAND TITLE SURVEY**  
MAP SHOWING LOCATION OF BUILDINGS AND IMPROVEMENTS WITH REFERENCE TO PROPERTY LINES OF  
**No.18 FOURTH AVENUE  
RENWYCK PLACE APARTMENTS**  
CITY OF RENNSLEAER, COUNTY OF RENNSLEAER, STATE OF NEW YORK  
ALTERATION OF THIS DOCUMENT, EXCEPT BY A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, IS ILLEGAL.  
REVISIONS: 8/20/2012 (REVISIONS AS PER GLANKLER & BROWN)  
DATE: 6/11/2012 SCALE: 1" = 30' BY: SMcC CHK: GRT MAP No.: 120103

**FLOOD NOTE:** By graphic plotting only, this property is in Zone(s) C of the Flood Insurance Rate Map, Community Panel No. 3610320001B, which bears an effective date of 03/18/1992 and is not in a Special Flood Hazard Area. By telephone call dated 6/14/2012 to the National Flood Insurance Program (800-638-6620) we have learned this community does/does not currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.  
ZONE "C" AREA OF MINIMAL FLOODING



City of Rensselaer  
Planning and Development Agency  
City Hall, 505 Broadway  
Rensselaer, New York 12144

Case # Assigned: \_\_\_\_\_

Attn: Secretary, City Planning Commission

**REQUEST FOR SUBDIVISION PLAT APPROVAL UNDER CITY OF RENSSELAER SUBDIVISION REGULATIONS**

Name of Subdivision and # Lots: Van Rensselaer Heights Tax Map No. 133.70-3-2

Sub-divider (if owner, so state, if agent or other type of relationship, state details on separate sheet):

Name: Rensselaer Housing Company

Address: 460 Forbes Avenue, Rensselaer, NY

Telephone #: c/o Richard A. Frankel, Iseman, Cunningham, Riester & Hyde, LLP (518) 462-3000

Licensed Land Surveyor or Engineer:

Name: Hershberg & Hershberg

Address: 18 Locust Street, Albany, NY 12203

Telephone #: (518) 459-3096

Location of Proposed Subdivision:

Street: 460 Forbes Avenue, Rensselaer, NY

Tax Map Parcel #: 133.70-3-2

Easements or other restrictions on property (general description):

See attached Schedule A, all of which are to be extinguished

Homes of abutting owners and owners directly across street (including those in other municipalities):

Daniel E. Gabriels

William J. O'Leary

George and Denise Cotugno

Requested Exceptions. The Planning Commission is hereby requested to authorize the following exceptions to or waivers from the regulations governing subdivisions (attach list with reasons for each exception set forth in detail):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The undersigned hereby request approval of the Planning Commission of the above identified subdivision plat upon satisfaction of all requirements of the City of Rensselaer Land Subdivision Regulations.

Signature: by Jennifer Diao By Tesco Properties, Inc. General Partner of Applicant  
Title: CEO of GP  
Date: 8-20-2012

.....  
**FOR PLANNING COMMISSION USE ONLY:**

Date received by Planning Commission Secretary: \_\_\_\_\_

Date of initial review and classification by Planning Commission: \_\_\_\_\_

Classification of Subdivision:

Minor: \_\_\_\_\_

Major: \_\_\_\_\_

Fee Paid:

Amount: \_\_\_\_\_ Check #: \_\_\_\_\_ Date: \_\_\_\_\_

Date of Public Notice: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

Date of Planning Commission Action: \_\_\_\_\_

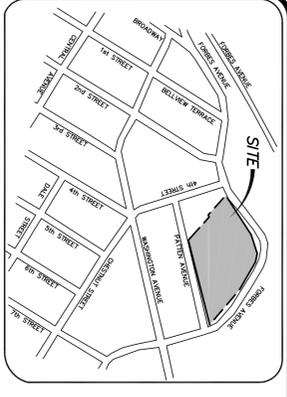
Action taken: \_\_\_\_\_  
\_\_\_\_\_

Date Final Plans received: \_\_\_\_\_

Date Final Plans stamped: \_\_\_\_\_

## SCHEDULE A

5. Terms, covenants, conditions and provisions of Lease Agreement between Rensselaer Housing Company, the Lessor and Rensselaer Housing Authority, the Lessee dated September 1, 1929 recorded September 18, 1929 in Liber 1317 cp 379. **(EXHIBIT A)**
6. Declaration of Restrictive Covenants by Rensselaer Housing Company dated December 1, 1992 recorded January 8, 1993 in Liber 1675 cp 307. **(EXHIBIT B)**
7. Trust Indenture between Rensselaer Housing Authority and First Commercial Trust Company, National Association, as Trustee dated December 1, 1992 recorded January 8, 1993 in Liber 1676 cp 1. **(EXHIBIT C)**
8. Financing Agreement between Rensselaer Housing Authority and Rensselaer Housing Company dated as of December 1, 1992 recorded January 9, 1993 in Liber 1676 cp 79. **(EXHIBIT D)**



VICINITY MAP  
MAP NOT TO SCALE

1. A MAP DATED FEBRUARY 27, 1973, MADE BY A. MASON PECK, AKA MASON PECK AND FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE ON MARCH 21, 1973 IN L.157 P.352.

MAP REFERENCES

NOTES CORRESPONDING TO SCHEDULE B SECTION 2 ITEMS

3. TERMS, COVENANTS, CONDITIONS AND PROVISIONS OF LEASE AGREEMENT BETWEEN RENSSELAER HOUSING COMPANY, THE LESSOR AND RENSSELAER HOUSING AUTHORITY, THE LESSEE DATED JANUARY 8, 1993 IN L.1675 P.307 RELEVANT ITEMS TO PLOT 18, 1923 IN D.317 P.379
6. DECLARATION OF RESTRICTIVE COVENANTS BY RENSSELAER HOUSING AUTHORITY DATED JANUARY 8, 1993 IN L.1675 P.307 NO SURVEY RELATED ITEMS TO PLOT.
7. TRUST INSTRUMENT BETWEEN RENSSELAER HOUSING AUTHORITY AND FIRST COMMERCIAL TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE DATED DECEMBER 1, 1992 RECORDED JANUARY 8, 1993 IN L.1676 P.31 NO SURVEY RELATED ITEMS TO PLOT.
8. FINANCING AGREEMENT BETWEEN RENSSELAER HOUSING AUTHORITY AND RENSSELAER HOUSING COMPANY DATED AS OF DECEMBER 1, 1992 RECORDED JANUARY 9, 1993 IN L.1676 P.79 NO SURVEY RELATED ITEMS TO PLOT.

RECORD DESCRIPTION

All that tract, piece or parcel of land, situate in the City of Rensselaer, County of Rensselaer and State of New York, lying between Sand Lake Plank Road (formerly the Albany and Sand Lake Plank Road) and being more particularly bounded and described as follows:

BEGINNING at a point on the northerly margin of Patten Avenue, said point being distant North 75 degrees 00 minutes 00 seconds East, 150.00 feet a measured going, said northerly margin from the intersection of the southerly margin of Sand Lake Plank Road and the southerly margin of Patten Avenue, said point being distant North 75 degrees 00 minutes 00 seconds East, 1873.23 feet, made by A. Mason Peck, AKA Mason Peck and filed in the Rensselaer County Clerk's Office on March 21, 1873 in Deed Book 157 on page 352; and

RUNS THENCE from said point of beginning through lands now or formerly owned by the City of Rensselaer, New York and the City School District of the City of Rensselaer, New York as described in Liber 955 of Deeds at page 240 the following two courses:

1. North 49 degrees 00 minutes 00 seconds West, a distance of 184.51 feet to a point in the easterly extension of the southerly line of Lot 85 as shown on the plat of the City of Rensselaer, New York and the City School District of the City of Rensselaer, New York as described in Liber 955 of Deeds at page 240 the following two courses:
2. Along said easterly extension, South 69 degrees 17 minutes 20 seconds West, a distance of 14.12 feet to a point said point being the best easterly corner of said Lot 85;

THENCE going the northeasterly line of Lots 85 and 86, North 49 degrees 00 minutes 00 seconds West, a distance of 184.51 feet to a point in the southeasterly margin of Forbes Avenue (formerly the Albany and Sand Lake Plank Road) as described in a document dated June 13, 1850 and filed in the Rensselaer County Clerk's Office on November 1, 1873 in Deed Book 157 on page 352; and

Company, said description contained therein was prepared from a plat of said lands, made by Burton A. Thomas Sand Lake Plank Road dated November 5, 1899 and filed in the Rensselaer County Clerk's Office on March 21, 1873 in Deed Book 157 on page 352; and

THENCE along the southeasterly, southerly, and southwesterly margins of the original Albany and Sand Lake Plank Road, (presently Forbes Avenue) the following five (5) courses:

1. North 71 degrees 25 minutes 20 seconds East, a distance of 278.97 feet to a point;
2. North 71 degrees 15 minutes 30 seconds East, a distance of 118.76 feet to a point;
3. North 71 degrees 15 minutes 30 seconds East, a distance of 51.98 feet to a point;
4. South 60 degrees 54 minutes 30 seconds East, a distance of 118.76 feet to a point;
5. South 50 degrees 39 minutes 30 seconds East, a distance of 278.97 feet to a point at the intersection of the margin of the original Albany and Sand Lake Plank Road with the northerly margin of Patten Avenue.

THENCE along said northerly margin of Patten Avenue South 75 degrees 00 minutes 00 seconds West, a distance of 520.71 feet to a point or place of BEGINNING.

SURVEYOR'S CERTIFICATE

TO: **ONE - RENSSELAER HOUSING, LLC 2, PRIORITY NATIONAL TITLE INSURANCE COMPANY 3, QUANKER BROWN, PLLC**

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2012 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS), and the National Society of Professional Surveyors (NSPS) and the National Society of Professional Surveyors (NSPS) and the National Society of Professional Surveyors (NSPS). This survey includes Items 1, 2, 3, 5, 6, 7(a), (b)(1) and (c), 8, 9, 11(a), 13, 16, 17, 18, and 19 of Table A thereof. The field was completed on 04/19/2012.

Date of Plat or Map: 06/11/2012



SIGNED: *[Signature]*  
REGISTERED PRO. SURV.  
ALTA/ACSM LAND TITLE SURVEYOR

ALTA/ACSM LAND TITLE SURVEY

NO. 460 FORBES AVENUE  
VAN RENSSELAER HEIGHTS  
CITY OF RENSSELAER, COUNTY OF RENSSELAER, STATE OF NEW YORK

DATE: 6/11/2012 SCALE: 1"=30' BY: SMC/CHK: CRT MAP NO. 120104

ZONING INFORMATION

MU-1-1 DISTRICT  
DOMESTIC MIXED-USE  
MIN. FRONT YARD 0-20 FEET  
MIN. SIDE YARD 0-20 FEET  
MIN. REAR YARD 20 FEET  
MAX. BUILDING HEIGHT 70 FT  
MAX. LOT COVERAGE 70%

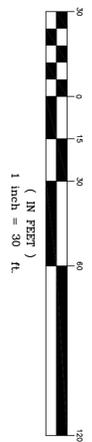
PARKING TABLE

REGULAR PARKING	46
HANDICAPPED PARKING	14
TOTAL PARKING SPACES	60

GENERAL NOTES

1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.
2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED OR INK SEAL SHALL BE CONSIDERED VALID INSTRUMENTS.
3. THIS SURVEY WAS PREPARED FOR THE PARTIES AND THE PARTIES HEREBY AGREE TO HOLD THE SURVEYOR HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY THE SURVEYOR AS A RESULT OF THIS SURVEY.
4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.
5. A SUMMARY OF THE RECORDS BY REGISTRY NATIONAL TITLE INSURANCE COMPANY No. 12-7490-257/25-1, DATED APRIL 10 2012.

GRAPHIC SCALE



**FLOOD NOTE:** By graphic plotting only, this property is in Zone(A) Flood Hazard Area. The Flood Insurance Rate Map, Community Panel No. 03/18/1980, of the Flood Insurance Rate Map, Community Panel No. 03/18/1980, and is not in a Special Flood Hazard Area. By telephone call dated 6/17/2012, to the National Flood Insurance Program (NFIP) call center at 1-800-358-2847, the National Flood Insurance Program (NFIP) was contacted for a determination of whether this property is in a Flood Hazard Area. The NFIP representative advised that this property is not in a Flood Hazard Area. A Flood Hazard Determination Certificate may be needed to verify this determination or apply for a certificate from the Federal Emergency Management Agency. ZONE "C" AREA OF MINIMAL FLOODING

