



Parcel A
Area = 2.67 acres ±

Notes

- The bearings are based on Magnetic North of February 1984.
- There exists a right-of-way as granted by the Village of Cambridge to Charles A. McGhee, Inc. by Agreement dated March 26, 1951 and recorded in the Washington County Clerk's Office in Book 447 at Page 390. The right-of-way will extend in an easterly direction across the parcel being conveyed to the Village of Cambridge.
- Subject to the maintenance jurisdiction of the village and the town, and to the rights of the traveling public within the rights-of-way of Pearl Street and Railroad Avenue.
- Subject to any other rights-of-way, easements, public utilities and transmission lines affecting the premises.
- Underground utilities, improvements and encroachments, if any, are not shown hereon.
- Subject to whatever facts a complete and accurate abstract of title may disclose.
- Only copies made from the original of this survey map marked with an original of the land surveyor's seal and signature shall be considered valid, true copies.

Map References

- Map entitled "Map of a survey showing a parcel of land now or formerly of The Church of the Open Bible," prepared by Peter D. Bell, land surveyor, dated July 12, 2002.
- Map entitled "Map of a survey showing a parcel of land to be conveyed by Bentley Seeds, Inc. to LWB, L.L.C.," prepared by Peter D. Bell, land surveyor, dated August 24, 1998, and last revised January 11, 2000.
- Map entitled "Map of the property of the Jerome B. Rice Seed Company," dated Nov. 1899 and prepared by Cary and Roemer, Engineers, Troy, N.Y.
- Map entitled "Rights of Way and Track Map, The Rochester & Saratoga Railroad Company Operated by The Delaware and Hudson Company, Saratoga Division Washington Branch in New York," sheet no. 4A and 4B, series 9E, dated January 1, 1924.
- Map entitled "Map of Survey of lands of Kenneth P. Hahn," prepared by William J. Rooke, land surveyor, dated July 23, 1997.

Deed References

- Cambridge Industrial Corporation to 17 Mile Vork, LLC by deed dated September 23, 2014 and recorded in the Washington County Clerk's Office on November 18, 2016 in Book 3723 at Page 209.
- Charles T. Hawley to Charles A. McGhee by deed dated February 17, 1908 and recorded in the Washington County Clerk's Office on Book 144 at Page 559.
- Charles A. McGhee and Addie L. McGhee to the Jerome B. Rice Seed Company by deed dated November 26, 1921 and recorded in Book 176 at Page 378.
- Charles A. McGhee, Inc. to The Village of Cambridge by deed dated March 22, 1951 and recorded in Book 297 at Page 143.
- Thomas O'Brien and Margaret O'Brien to Charles T. Hawley by deed dated May 11, 1889 and recorded in Book 125 at Page 226.
- Thomas E. McConnell to Charles T. Hawley by deed dated June 1, 1889 and recorded in Book 125 at Page 218.
- R. Niles Rice et al to Charles T. Hawley by deed dated June 7, 1889 and recorded in Book 105 at Page 227.
- Alice Hemen to Charles T. Hawley by deed dated August 31, 1889 and recorded in Book 107 at Page 18.
- Demis Ford and Catherine Ford to Charles T. Hawley by deed dated May 23, 1893 and recorded in Book 113 at Page 367.
- The Jerome B. Rice Seed Company to Charles T. Hawley by deed dated November 24, 1900 and recorded in Book 127 at Page 618.
- Charles O. Pratt and Lillian B. Pratt to Charles A. McGhee by deed dated August 8, 1921 and recorded in Book 176 at Page 20.
- Robert Blair and Catherine his wife to Joseph Mitchell by deed dated April 19, 1866 and recorded in Book 58 at Page 226.
- Robert Blair to Michael Welch by deed dated October 16, 1880 and recorded in Book 88 at Page 635.
- Philip Blair and Catherine his wife to the Troy and Rutland Rail Road Company by deed dated December 31, 1850 and recorded in Book 24 at Page 74.

I hereby certify:

- Community Loan Fund of the Capital Region, Inc.
 - Cambridge Valley Community Development and Preservation Partnership, Inc.
 - Old Republic Title Insurance Company
- that this survey map was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors.

Date: _____
William A. Wiley
LS No. 49559

DATE	RECORD OF WORK	APPROVED

Subdivision Plat
showing a part of the lands now or formerly of
17 Mile Vork, LLC
located at
9 West Main Street in the Village of Cambridge
being tax parcels 255.20-7-23 & 255.20-7-23

TOWN	White Creek	COUNTY	Washington	STATE	New York
SCALE	1 in. = 20 ft.	DATE	June 10, 2021	FILE NO.	

WILLIAM A. WILEY Land Surveyor
128 Northern Turnpike Johnsonville New York 12094

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209 sub-paragraph 2 of the New York State Education Law.