

PROPOSED POTTER ROAD SOLAR

PROPOSED

REFERENCES AND CONTACTS

P:\2025\NYB250072.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\IP-CIVL-CNDS-NYB250072.00-0A----->LAYOUT: C-101 COVER



P:\0225\NY250072.00\CAD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\PROP-NY250072.00-0A-...-LAYOUT: C-201 EXOM

UPSTATE NEW YORK DEMOLITION NOTES

(Rev. 1/2023)

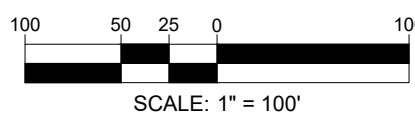
1. THE CONTRACTOR MUST LOCATE AND CLEARLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
2. CONTRACTOR SHALL FIELD LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION AND IF REQUIRED, DIG EXPLORATORY TEST PITS TO CONFIRM EXACT LOCATION AND DEPTH OF UTILITIES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER WITH ANY CONFLICTS AS NEEDED TO COORDINATE FINAL LOCATION OF ALL PROPOSED IMPROVEMENTS.
3. CONTRACTOR SHALL INSPECT ALL EXISTING UTILITY STRUCTURES THAT ARE TO REMAIN FOR THE PROJECTS REUSE TO VERIFY SUITABILITY FOR SAME. IF STRUCTURES CAN NOT BE REUSED THEN THE CONTRACTOR SHALL PROVIDE A NEW STRUCTURE. THE CONTRACTOR SHALL COORDINATE SUCH WORK WITH THE APPLICABLE UTILITY PROVIDER.
4. CONTRACTOR TO REMOVE ANY BUILDING FOUNDATION REMAINS OR ASSOCIATED IMPROVEMENTS, DELETERIOUS MATERIALS, AND/OR DEBRIS THAT IMPEDE THE WORK SHOWN ON THESE PLANS.
5. THE CONTRACTOR SHALL REVIEW THE PLANS VERSUS THE LOCATION OF EXISTING STRUCTURES, UTILITIES AND APPURTENANCES IN THE FIELD TO CONFIRM ACCURACY OF SAME AND VERIFY ITEMS TO BE REMOVED. THE CONTRACTOR SHALL CARRY COSTS FOR REMOVAL OF ANY EXISTING STRUCTURES, APPURTENANCES, AND UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO, DRAIN, WATER, SEWER, STEAM, IRRIGATION, GAS, TELECOM AND ELECTRIC.
6. THE CONTRACTOR SHALL MAINTAIN, ADJUST OR ABANDON EXISTING MONITORING WELLS IN ACCORDANCE WITH THE DIRECTION OF THE ENVIRONMENTAL CONSULTANT (TYP.).
7. WHERE THE LIMIT OF WORK COINCIDES WITH PROPERTY LINE, TREE LINE, PROPOSED SAWCUT OR COMBINATION THEREOF IT IS SHOWN ADJACENT TO THESE FEATURES FOR GRAPHICAL CLARITY.
8. EXISTING TREES TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION UNLESS CLEARLY INDICATED OTHERWISE. REASONABLE CARE AND CAUTION SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT DAMAGE AND SELECTIVE PRUNING MAY BE REQUIRED TO ENSURE THAT TREES DO NOT CONFLICT WITH THE DEVELOPMENT.
9. CONTRACTOR SHALL REPAIR/REPLACE ANY TRAFFIC LOOP DETECTORS THAT ARE DAMAGED DURING CONSTRUCTION WITHIN EXISTING OR PROPOSED RIGHTS OF WAYS. ANY SUCH WORK SHALL BE PERFORMED BY A LICENSED / DOT APPROVED SIGNAL CONTRACTOR. ANY DAMAGED LOOPS OR OTHER SIGNAL EQUIPMENT SHALL BE REPAIRED IMMEDIATELY AFTER THE WORK IS COMPLETE. THE SIGNAL CONTRACTOR SHALL BE AVAILABLE TO MAKE ANY TEMPORARY SIGNAL CHANGES IF REQUESTED BY DOT AND/OR THE MUNICIPALITY.
10. THE CONTRACTOR MUST FIELD VERIFY THE LOCATIONS WHERE PROPOSED UTILITIES CROSS EXISTING UNDERGROUND UTILITIES BY USING A TEST PIT TO DETERMINE THE EXACT SIZE, DEPTH AND LOCATION, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. CONTRACTOR SHALL LOCATE ANY EXISTING UTILITY SERVICES THAT ARE TO BE TERMINATED AT THE EXISTING MAIN AND/OR PROPERTY LINE. THESE SERVICES ARE TO BE TERMINATED IN ACCORDANCE WITH MUNICIPAL / STATE TRANSPORTATION DEPARTMENT REQUIREMENTS.

LIMIT OF DISTURBANCE
AREA: 1,288,544 SF (29.58 AC)

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LIMIT OF DISTURBANCE
AREA: 1,288,544 SF (29.58 AC)

THIS PLAN TO BE UTILIZED
FOR DEMOLITION PURPOSES
ONLY



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	08/29/25	PER TOWN COMMENT	AKD	SRW



PRELIMINARY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NYB250072.00-0A
DRAWN BY: AKD
CHECKED BY: SRW
DATE: 08/27/2025
CAD ID: P-CIVL-PROP

PROJECT:

SITE DEVELOPMENT PLANS FOR

POTTER ROAD
SOLAR, LLC

PROPOSED
DEVELOPMENT

MAP: 62.00 | BLK: 1 | LOT: 59.111
35 POTTER ROAD
SARATOGA COUNTY
MOREAU, NEW YORK

BOHLER
BOHLER PLANNING, LANDSCAPE ARCHITECTURE,
ENGINEERING AND SURVEYING, INC.

17 COMPUTER DRIVE WEST
ALBANY, NY 12205
Phone: (518) 438-9900
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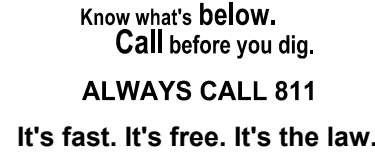
SHEET TITLE:

**EXISTING
CONDITIONS/
DEMOLITION
PLAN**

SHEET NUMBER:

C-201

REVISION 1 - 08/29/25

[illegible][illegible]

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PROJECT:

**POTTER ROAD
SOLAR, LLC**

MAP: 62.00 | BLK: 1 | LOT: 59.111
35 POTTER ROAD
SARATOGA COUNTY
MOREAU, NEW YORK

17 COMPUTER DRIVE WEST
ALBANY, NY 12205

Phone: (518) 438-9900
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SHEET TITLE

SITE AND UTILITY PLAN

SHEET NUMBER

C-301

REVISION 1 - 08/29/25



P:\0225\NYB250072.00\CADD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\PROP-NYB250072.00-0A-.....LAYOUT: C-401.DWG

UPSTATE NEW YORK GRADING NOTES

(Rev. 5/2024)

1. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE PAVEMENT GRADE UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR MUST CONFIRM AND ENSURE THAT AS CONSTRUCTED IMPROVEMENTS CREATE THE FOLLOWING MINIMUM SLOPES (EXCEPT WHERE ADA REQUIREMENTS LIMIT THEM): 1.0% ON ALL CONCRETE SURFACES, 1.5% ON ASPHALT SURFACES, 1.5% IN LANDSCAPED AREAS AND 0.75% SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS TO PROVIDE POSITIVE DRAINAGE.
3. WHERE RETAINING WALLS ARE IDENTIFIED ON THE PLANS, TOP AND BOTTOM OF WALL ELEVATIONS (GH & GL) REPRESENT THE PROPOSED FINISHED GRADE AT THE FACE OF THE TOP AND THE BOTTOM OF THE WALL AND DO NOT REPRESENT THE OVERALL HEIGHT OF THE WALL TO ITS EXTENTS (I.E. ANY CAP UNITS OR COURSES BELOW GRADE, INCLUDING FOOTINGS ARE EXCLUDED). WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR OR WALL DESIGNER, AND MUST BE SET BASED UPON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS. THE CONTRACTOR MUST ENSURE THAT THERE ARE NO UTILITIES ON THE PASSIVE SIDE OF THE RETAINING WALL. NO EXCAVATION MAY BE PERFORMED ON THE PASSIVE SIDE OF THE RETAINING WALL WITHOUT APPROPRIATELY AND SAFELY SUPPORTING THE WALL IN ACCORDANCE WITH THE STANDARD OF CARE AND ALL APPLICABLE RULES, REGULATIONS, CODES, ORDINANCES, LAWS AND STATUTES.
4. MSE OR GRAVITY BLOCK WALLS SHALL BE CONSTRUCTED SUCH THAT UPON COMPLETION OF CONSTRUCTION THERE IS NO UNFINISHED SURFACE OR LIFTING RINGS VISIBLE (E.G. USE OF FINISHED TOP BLOCK OR CAP STONES).
5. STORMWATER RUNOFF WITHIN PROPERTY MUST BE COLLECTED ON-SITE WITH NO OVERLAND RUNOFF ONTO THE RIGHT-OF-WAY OR ADJACENT PROPERTIES TO THE MAXIMUM EXTENT POSSIBLE OR IN THE MANNER SHOWN ON THE CONSTRUCTION DRAWINGS. STORMWATER RUNOFF ONTO ADJACENT PROPERTIES SHALL BE CONTROLLED AS TO NOT ADVERSELY IMPACT SAID PROPERTIES.
6. BEFORE COMMENCING GRADING WORK, CONTRACTOR SHALL SUBMIT SAMPLES OF ALL NATIVE AND IMPORTED MATERIALS WITH THEIR INTENDED FOR STRUCTURAL USES TO THE GEOTECHNICAL ENGINEER OF RECORD.
7. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL ADA GUIDELINES AND REQUIREMENTS.
8. FOR ALL RETAINING WALLS 4 FEET OR GREATER IN HEIGHT:
 - 8.1. THE OWNER OR THE OWNER'S CONTRACTOR IS TO PROVIDE A SITE-SPECIFIC RETAINING WALL DESIGN PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED (E.G. STRUCTURAL ENGINEER) IN THE STATE WHERE THE CONSTRUCTION OCCURS. SOIL TYPES, WATER TABLE ELEVATION, EXISTING & PROPOSED SURROUNDING IMPROVEMENTS/CONDITIONS (INCLUDING BUT NOT LIMITED TO SLOPES, DRIVE AISLES, ROADS, FENCING, GUIDERAILS, UTILITIES, DRAINAGE FACILITIES, STRUCTURES, FOUNDATIONS), LIVE LOADS AND OTHER SITE AMENITIES THAT COULD HAVE AN INFLUENCE OR IMPACT ON THE RETAINING WALL(S) CONSTRUCTABILITY AND/OR LONGEVITY SHALL BE CONSIDERED AND INCORPORATED INTO THE RETAINING WALL DESIGN AS WELL AS THE GLOBAL STABILITY ANALYSIS.
 - 8.2. PEER REVIEW AND GLOBAL STABILITY ANALYSIS OF THE RETAINING WALL DESIGN MUST BE COMPLETED BY THE OWNER'S GEOTECHNICAL ENGINEER TO CERTIFY THE DESIGN MEETS INDUSTRY STANDARDS FOR FACTOR OF SAFETY, SOIL TYPES, WATER TABLE ELEVATION AND DESIGN PROPERTIES AS NOTED ABOVE SHALL BE FIELD CONFIRMED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO WALL CONSTRUCTION.
9. BEFORE COMMENCING GRADING WORK, CONTRACTOR SHALL SUBMIT SAMPLES OF ALL NATIVE AND IMPORTED MATERIALS WITH THEIR INTENDED FOR STRUCTURAL USES TO THE GEOTECHNICAL ENGINEER OF RECORD.

LANDS N/F OF
DANIEL T. WELCH JR.
D.B. 2016, PG. 25674
TM #62.18-1-6

LANDS N/F OF
JOHN W. HILLS JR. &
JAN M. HILLS-WELLS
D.B. 2021, PG. 678
TM #62.18-1-7

LANDS N/F OF
TIMOTHY JOHN WALSH &
HEATHER J. MANDEL
D.B. 2022, PG. 20889
TM #62.18-1-8

LANDS N/F OF
ERIC L. LARSON &
JOHN WAND
D.B. 2022, PG. 2832
TM #62.18-1-9

LIMIT OF DISTURBANCE
AREA: 1,288,544 SF (29.58 AC)

N25°26'17"W
1286.32'

N25°26'17"W
1286.32'

N25°26'17"W
1286.32'

LIMIT OF DISTURBANCE
AREA: 1,288,544 SF (29.58 AC)

1087.03'
S71°35'32"W

LANDS N/F OF
TOP 1 ENTERPRISES LLC
D.B. 2023, PG. 2889
TM #62.18-2-1.7

LANDS N/F OF
G. ROBERT E. BAKER
D.B. 1133, PG. 186
TM #62.00-1-59.111

LIMIT OF DISTURBANCE
AREA: 1,288,544 SF (29.58 AC)

176.91'
S75°17'44"W

LANDS N/F OF
JOHN A. DIXON &
PATRICIA A. DIXON
D.B. 2021, PG. 16274
TM #62.00-1-82

LANDS N/F OF
G. ROBERT E. BAKER
D.B. 1133, PG. 186
TM #62.00-1-59.111

176.91'
S75°17'44"W

LANDS N/F OF
TOP 1 ENTERPRISES LLC
D.B. 2023, PG. 2889
TM #62.18-2-1.7

THIS PLAN TO BE UTILIZED FOR
SOIL EROSION AND SEDIMENT
CONTROL PURPOSES ONLY

THIS PLAN TO BE UTILIZED FOR
GRADING, DRAINAGE AND
UTILITIES PURPOSES ONLY

SCALE: 1" = 100'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	08/29/25	PER TOWN COMMENT	AKD	SRW



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PRELIMINARY

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PROJECT No.: NYB250072.00-0A
DRAWN BY: AKD
CHECKED BY: SRW
DATE: 08/27/2025
CAD I.D.: P-CIVL-PROP

PROJECT:
SITE DEVELOPMENT PLANS
FOR

POTTER ROAD SOLAR, LLC

PROPOSED DEVELOPMENT
MAP: 62.00 | BLK: 1 | LOT: 59.111
35 POTTER ROAD
SARATOGA COUNTY
MOREAU, NEW YORK

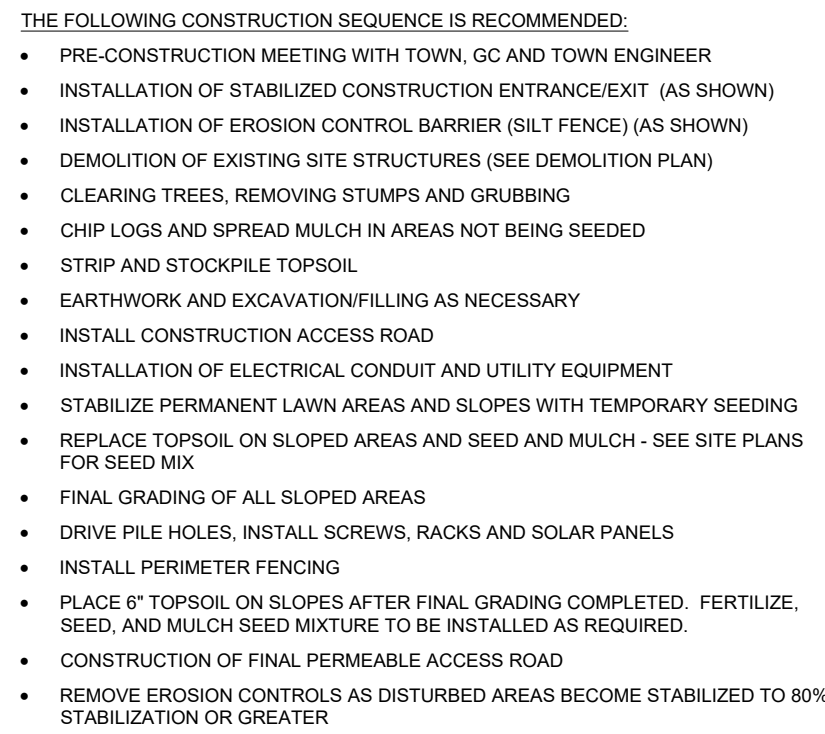
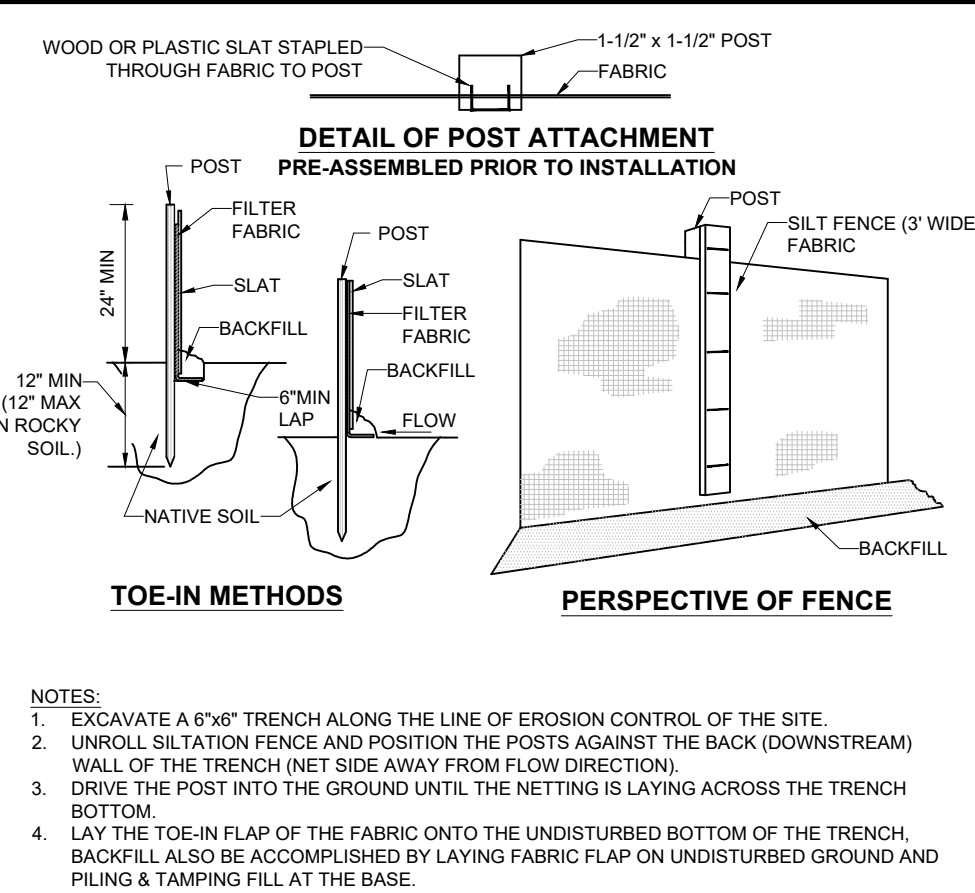
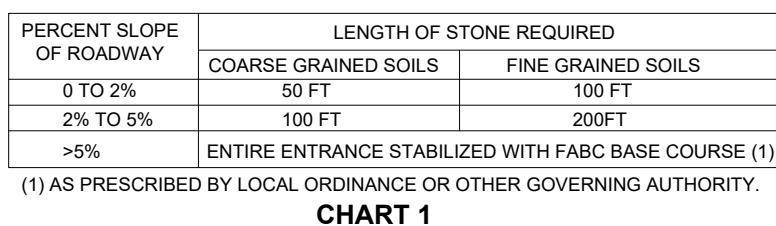
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www.BohlerEngineering.com

SHEET TITLE:
**GRADING AND DRAINAGE/
EROSION CONTROL PLAN**

SHEET NUMBER:
C-401

REVISION 1 - 08/29/25



RECOMMENDED CONSTRUCTION SEQUENCE

NOT TO SCALE (NE-O990101 - 09/2023)

NOT TO SCALE

REVISION 1 - 08/29/25

[illegible]

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SURVEYOR'S DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF MOREAU, COUNTY OF SARATOGA AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY HIGHWAY BOUNDARY OF POTTER ROAD AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS N/F OF LINSEY M. BAKER AND CHRISTOPHER WILLIAM LEEGE, AS DESCRIBED IN BOOK 2023 OF DEEDS AT PAGE 14743, ON THE SOUTH, AND LANDS N/F OF G. ROBERT E. BAKER, AS DESCRIBED IN BOOK 1133 OF DEEDS AT PAGE 186, ON THE NORTH, THENCE ALONG SAID PROPERTY DIVISION LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 19° 53' 43" WEST, A DISTANCE OF 35.23 FEET TO A POINT, THENCE
2. SOUTH 71° 45' 30" WEST, A DISTANCE OF 257.41 FEET TO A POINT, THENCE
3. NORTH 25° 12' 00" WEST, A DISTANCE OF 139.02 FEET TO A POINT, THENCE
4. SOUTH 71° 45' 30" WEST, A DISTANCE OF 302.23 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN SAID LANDS OF LINSEY M. BAKER AND CHRISTOPHER WILLIAM LEEGE, AND LANDS N/F OF BRANDON M. BAKER, AS DESCRIBED IN BOOK 2021 OF DEEDS AT PAGE 21888, ON THE EAST, AND SAID LANDS OF G. ROBERT E. BAKER, ON THE WEST, THENCE SOUTH 25° 12' 00" EAST, ALONG SAID PROPERTY DIVISION LINE A DISTANCE OF 453.34 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN SAID LANDS OF BRANDON M. BAKER, ON THE NORTH, AND SAID LANDS OF G. ROBERT E. BAKER, ON THE SOUTH, THENCE ALONG SAID PROPERTY DIVISION LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 71° 45' 30" EAST, A DISTANCE OF 357.63 FEET TO A POINT, THENCE
2. NORTH 25° 12' 00" WEST, A DISTANCE OF 188.65 FEET TO A POINT, THENCE
3. NORTH 71° 45' 30" EAST, A DISTANCE OF 82.22 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS N/F OF GEORGE R. BAKER ESTATE C/O ROBERT BAKER EXECUTOR, AS DESCRIBED IN BOOK 812 OF DEEDS AT PAGE 153, ON THE EAST, AND SAID LANDS OF G. ROBERT E. BAKER, ON THE WEST, THENCE SOUTH 25° 12' 00" EAST, ALONG SAID PROPERTY DIVISION LINE A DISTANCE OF 29.95 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS N/F OF MARK A. MORIN AND WENDY J. MORIN, AS DESCRIBED IN BOOK 1017 OF DEEDS AT PAGE 870, ON THE SOUTH, AND SAID LANDS OF G. ROBERT E. BAKER, ON THE NORTH, THENCE ALONG SAID PROPERTY DIVISION LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 71° 52' 23" WEST, A DISTANCE OF 62.00 FEET TO A POINT, THENCE
2. SOUTH 25° 05' 07" EAST, A DISTANCE OF 170.00 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS N/F OF SANDRA S. SPIGNER AND CHARLES D. SPIGNER, AS DESCRIBED IN BOOK 2020 OF DEEDS AT PAGE 35692, ON THE EAST, AND SAID LANDS OF G. ROBERT E. BAKER, ON THE WEST, THENCE ALONG SAID PROPERTY DIVISION LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 25° 11' 46" EAST, A DISTANCE OF 19.01 FEET TO A POINT, THENCE
2. SOUTH 71° 45' 30" WEST, A DISTANCE OF 387.56 FEET TO A POINT, THENCE
3. SOUTH 25° 12' 00" EAST, A DISTANCE OF 401.64 FEET TO A POINT, THENCE
4. NORTH 71° 42' 46" EAST, A DISTANCE OF 437.96 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS N/F OF CINDI L. KILMARTIN, AS DESCRIBED IN BOOK 2012 OF DEEDS AT PAGE 8137, ON THE EAST, AND SAID LANDS OF G. ROBERT E. BAKER, ON THE WEST, THENCE SOUTH 25° 19' 56" EAST, ALONG SAID PROPERTY DIVISION LINE A DISTANCE OF 30.23 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS N/F OF MELVIN E. JOHNSON AND JULIE A. TRACY, AS DESCRIBED IN BOOK 2021 OF DEEDS AT PAGE 19314, ON THE SOUTH, AND SAID LANDS OF G. ROBERT E. BAKER, ON THE NORTH, THENCE SOUTH 71° 42' 46" WEST, ALONG THE PROPERTY DIVISION LINE BETWEEN SAID LANDS OF MELVIN E. JOHNSON AND JULIE A. TRACY, LANDS N/F OF JEFFREY A. JONES AND SHERYL R. JONES, AS DESCRIBED IN BOOK 1379 OF DEEDS AT PAGE 202, LANDS N/F OF JOHN E. JONES AND AMY JO JONES, AS DESCRIBED IN BOOK 1179 OF DEEDS AT PAGE 93, AND LANDS N/F OF MARIE K. COX, AS DESCRIBED IN BOOK 1669 OF DEEDS AT PAGE 61, ON THE SOUTH, AND SAID LANDS OF G. ROBERT E. BAKER, ON THE NORTH, A DISTANCE OF 649.28 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS N/F OF TIER 1 ENTERPRISES LLC, AS DESCRIBED IN BOOK 2025 OF DEEDS AT PAGE 2899, ON THE SOUTH, AND SAID LANDS OF G. ROBERT E. BAKER, ON THE NORTH, THENCE ALONG SAID PROPERTY DIVISION LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 75° 17' 44" WEST, A DISTANCE OF 176.91 FEET TO A POINT, THENCE
2. SOUTH 71° 35' 32" WEST, A DISTANCE OF 170.00 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS N/F OF DANIEL E. CORMIE AND LAURIE E. CORMIE, AS DESCRIBED IN BOOK 1723 OF DEEDS AT PAGE 701, ON THE WEST, AND SAID LANDS OF G. ROBERT E. BAKER, ON THE EAST, THENCE NORTH 25° 26' 17" WEST, ALONG THE PROPERTY DIVISION LINE BETWEEN SAID LANDS OF DANIEL E. CORMIE AND LAURIE E. CORMIE, LANDS N/F OF ERIC V. LAFOND AND JODI YANDO, AS DESCRIBED IN BOOK 2022 OF DEEDS AT PAGE 27832, LANDS N/F OF TIMOTHY JOHN WALSH AND HEATHER J. MUNGER, AS DESCRIBED IN BOOK 2022 OF DEEDS AT PAGE 26889, LANDS N/F OF JOHN W. HILLS JR. AND LANA M. ROSS-HILLS, AS DESCRIBED IN BOOK 1503 OF DEEDS AT PAGE 676, LANDS N/F OF DANIEL T. WELCH JR., AS DESCRIBED IN BOOK 2018 OF DEEDS AT PAGE 35674, LANDS N/F OF JOHN J. VOORHIS AND MICHELLE VOORHIS, AS DESCRIBED IN BOOK 1467 OF DEEDS AT PAGE 540, LANDS N/F OF KELLY R. O'GILLIGAN, AS DESCRIBED IN BOOK 1426 OF DEEDS AT PAGE 251, AND LANDS N/F OF MICHAEL BAKER AND SARANTHYN WISE, AS DESCRIBED IN BOOK 2020 OF DEEDS AT PAGE 16576, ON THE WEST, AND SAID LANDS OF G. ROBERT E. BAKER, ON THE EAST, A DISTANCE OF 1,286.32 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS N/F OF UP BACK LLC, AS DESCRIBED IN BOOK 1521 OF DEEDS AT PAGE 423, ON THE WEST, AND SAID LANDS OF G. ROBERT E. BAKER, ON THE EAST, THENCE ALONG SAID PROPERTY DIVISION LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 25° 07' 30" WEST, A DISTANCE OF 765.34 FEET TO A POINT, THENCE
2. NORTH 69° 31' 06" EAST, A DISTANCE OF 399.64 FEET TO A POINT, THENCE
3. NORTH 70° 51' 13" EAST, A DISTANCE OF 1,038.70 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS N/F OF JOHN E. BLANCHARD SR. AND DONNA M. BLANCHARD, AS DESCRIBED IN BOOK 1533 OF DEEDS AT PAGE 513, ON THE EAST, AND SAID LANDS OF G. ROBERT E. BAKER, ON THE WEST, THENCE SOUTH 25° 38' 24" WEST, ALONG SAID PROPERTY DIVISION LINE A DISTANCE OF 241.25 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS N/F OF GLENN SLATER, AS DESCRIBED IN BOOK 2013 OF DEEDS AT PAGE 38114, ON THE EAST, AND SAID LANDS OF G. ROBERT E. BAKER, ON THE WEST, THENCE SOUTH 25° 07' 30" WEST, ALONG THE PROPERTY DIVISION LINE BETWEEN SAID LANDS OF GLENN SLATER, LANDS N/F OF JOHN A. DIXON AND PATRICIA A. DIXON, AS DESCRIBED IN BOOK 803 OF DEEDS AT PAGE 464, LANDS N/F OF JOHN A. DIXON JR. AND RITA M. DIXON, AS DESCRIBED IN BOOK 2023 OF DEEDS AT PAGE 16274, LANDS N/F OF BENJAMIN AUSTIN, KRISTEN M. NELSON AND DAVID M. AUSTIN, AS DESCRIBED IN BOOK 2018 OF DEEDS AT PAGE 10705, AND OTHER LANDS OF BENJAMIN AUSTIN, KRISTEN M. NELSON AND DAVID M. AUSTIN, AS DESCRIBED IN BOOK 2018 OF DEEDS AT PAGE 10765, ON THE EAST, AND SAID LANDS OF G. ROBERT E. BAKER, ON THE WEST, A DISTANCE OF 723.75 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN SAID LANDS OF BENJAMIN AUSTIN, KRISTEN M. NELSON AND DAVID M. AUSTIN, ON THE NORTH, AND SAID LANDS OF G. ROBERT E. BAKER, ON THE SOUTH, THENCE NORTH 71° 06' 09" EAST, ALONG SAID PROPERTY DIVISION LINE A DISTANCE OF 620.00 FEET TO A POINT AT ITS INTERSECTION WITH THE FIRST MENTIONED WESTERLY HIGHWAY BOUNDARY OF POTTER ROAD, THENCE SOUTH 25° 08' 17" EAST, ALONG SAID HIGHWAY BOUNDARY LINE A DISTANCE OF 328.91 FEET TO THE POINT OR PLACE OF BEGINNING.

SCHEDULE A DESCRIPTION:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE LYING AND BEING IN THE TOWN OF MOREAU, SARATOGA COUNTY, NEW YORK, DESCRIBED IN AND CONVEYED BY A DEED FROM MINNIE SWEET AND CLARENCE H. SWEET TO SAID SARAH J. POTTER, DATED JULY 29TH, 1909, AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE AUGUST 19TH, 1908, IN BOOK 265 OF DEEDS AT PAGE 577 AND TO WHICH DEED AND THE RECORD THEREOF REFERENCE IS HERE-BY MADE FOR A MORE FULL AND COMPLETE DESCRIPTION.

EXCEPTING THAT PARCEL OF LAND DEEDED BY CLAYTON J. POTTER TO CLEAN W. HOAG AND DORIS L. HOAG BY DEED DATED JULY 17, 1953, BEING RECORDED JULY 30, 1953 IN BOOK OF DEEDS 573 AT PAGE 416, ALSO EXCEPTING THAT PARCEL OF LAND J. POTTER TO ERNEST C. POTTER AND CORA M. POTTER, HIS WIFE, BY DEED DATED JUNE 14, 1954 BEING RECORDED JUNE 25, 1954 IN BOOK OF DEEDS 591 AT PAGE 10 AND ALSO EXCEPTING THAT PARCEL OF LAND DEEDED BY CLAYTON J. POTTER TO MASON J. POTTER AND ANNETTE POTTER HIS WIFE, BY DEED DATED JUNE 14, 1954 BEING RECORDED JUNE 25, 1954 IN BOOK OF DEEDS 591 AT PAGE 7, ALSO EXCEPTING THAT PARCEL OF LAND DEEDED BY CLAYTON POTTER TO CLIFFORD L. HONG AND FLORENCE E. HONG, HIS WIFE BY DEED DATED OCTOBER 1ST, 1956 AND RECORDED OCTOBER 17TH, 1956 IN BOOK OF DEEDS 834 AT PAGE 451, BEING THE SAME PREMISES DESCRIBED IN A DEED DATED JANUARY 23, 1958, CLAYTON J. POTTER TO WALTER A. LYFORD, AS COMMISSIONER OF PUBLIC WELFARES SARATOGA COUNTY, RECORDED JANUARY 27, 1958 IN THE SARATOGA COUNTY CLERK'S OFFICE BOOK 655 OF DEEDS AT PAGE 232.

THE CONVEYANCE IS MADE PURSUANT TO SECTION 106 OF THE SOCIAL WELFARE LAW OF THE STATE OF NEW YORK AFTER PUBLIC BIDS HELD ON DUE NOTICE PUBLISHED APRIL 2, 9, AND 16, 1962 IN THE GLENS FALLS POST STAR, GLENS FALLS, NEW YORK.

BEING THE SAME PREMISES DESCRIBED IN THE DEED DATED APRIL 25, 1962 FROM JOSEPH V. GEMMITI, AS SUCCESSOR TO WALTER A. LYFORD, AS COMMISSIONER OF PUBLIC WELFARE, SARATOGA COUNTY, NEW YORK TO GEORGE R. BAKER AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE IN BOOK 852 OF DEEDS AT PAGE 470 ON THE 6TH DAY OF JUNE 1969, FURTHER EXCEPTING THAT PARCEL OF LAND DEEDED BY GEORGE R. BAKER TO ROBERT J. SESSELMAN AND SANDRA L. SESSELMAN BY DEED DATED OCTOBER 20, 1969 AND RECORDED NOVEMBER 6, 1969 IN BOOK OF DEEDS 863 AT PAGE 229, ALSO EXCEPTING THAT PARCEL OF LAND DEEDED BY GEORGE R. BAKER, TO EDWARD LAFAYE BY DEED DATED DECEMBER 16, 1974 AND RECORDED DECEMBER 31, 1974 IN BOOK OF DEEDS 945 AT PAGE 384 AND TO WHICH DEEDS AND THE RECORD THEREOF REFERENCE IS HEREBY MADE FOR A MORE FULL AND COMPLETE DESCRIPTION.

EXCEPTING AND RESERVING TO GRANTOR HEREIN, HIS SUCCESSORS, HEIRS, AND ASSIGNS AS AN APPURTENANCE TO THE PARCEL DESCRIBED HEREIN THE RIGHT OF INGRESS AND EGRESS OVER THE OLD ROAD OR LANE AS IT NOW EXISTS AND IS LOCATED FROM POTTER ROAD TO THE WESTERLY BOUNDARY OF THE PARCEL HERE IN DESCRIBED.

ALSO EXCEPTING AND RESERVING TO GRANTOR HEREIN, HIS HEIRS, SUCCESSOR OR ASSIGNS ALL OF THE MINERAL RIGHTS IN THE PROPERTY CONVEYED HEREBY, THIS RESERVATION BE UNDERSTOOD TO INCLUDE BY ITS TERMS OIL, GAS, AND ANY OTHER MINERALS ON, IN AND UNDER THE PROPERTY CONVEYED.

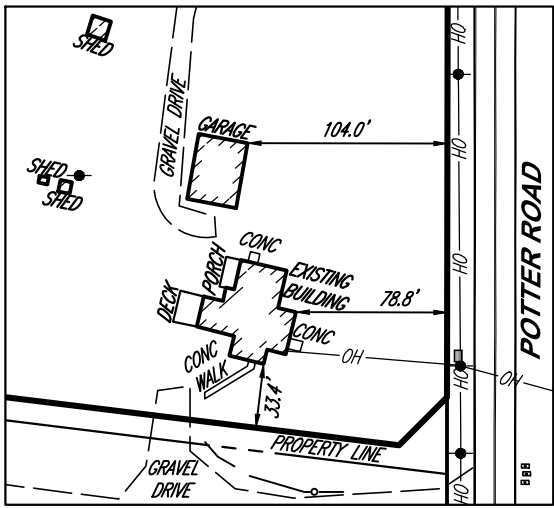
FURTHER EXCEPTING THEREFROM THE FOLLOWING DEEDS:

DEED MADE BY G. ROBERT E. BAKER TO BRANDON M. BAKER, DATED 04/29/2013, RECORDED 05/07/2013 IN THE OFFICE OF THE SARATOGA COUNTY CLERK IN INSTRUMENT# 2013010566.

DEED MADE BY G. ROBERT E. BAKER TO SANDRA SPIGNER AND CHARLES SPIGNER, AS TENANTS BY THE ENTIRETY, WITH RIGHTS OF SURVIVORSHIP, DATED 01/17/2014, RECORDED 01/07/2015 IN THE OFFICE OF THE SARATOGA COUNTY CLERK IN INSTRUMENT# 2015000461.

DEED MADE BY G. ROBERT E. BAKER TO LINSEY M. BAKER AND CHRISTOPHER WILLIAM LEEFE, AS TENANTS WITH RIGHT OF SURVIVORSHIP, DATED 05/03/2023, RECORDED 06/08/2023 IN THE OFFICE OF THE SARATOGA COUNTY CLERK IN INSTRUMENT# 2023014743.

BEING THE SAME PREMISES DESCRIBED IN THE DEED DATED 01/21/1983 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE BY DEED IN LIBER 1133 PAGE 186.



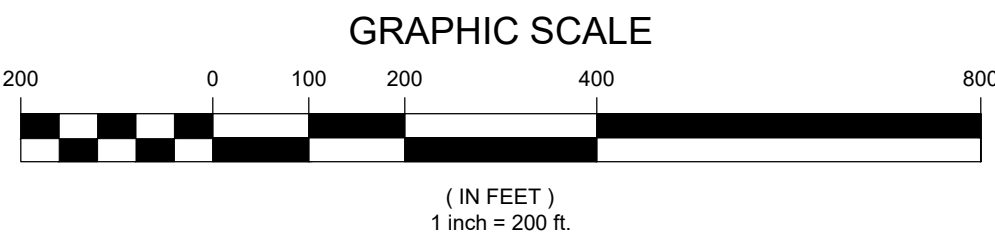
BUILDING DETAIL
SCALE: 1" = 100'

LEGEND

- OH OVERHEAD WIRES
- UP UTILITY POLE
- BOUNDARY EVIDENCE FOUND
- EDGE OF WOODS



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



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.

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.

THIS SURVEY IS CERTIFIED TO:
SEABOARD SOLAR HOLDINGS, LLC
CATIC TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE '2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTNPS LAND TITLE SURVEYS', JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 9, 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 21, 2025.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR INK SEAL.

JODY J. LOUNSBURY
NEW YORK PROFESSIONAL LAND SURVEYOR #050715

JUNE 06, 2025
DATE

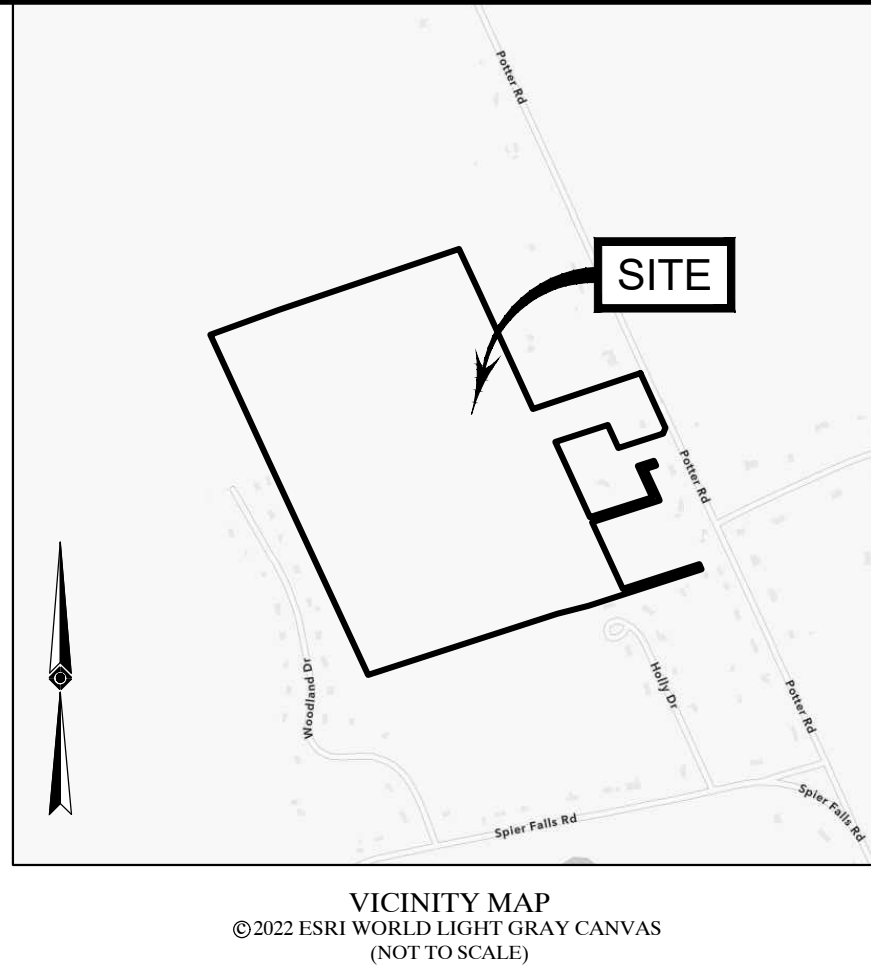
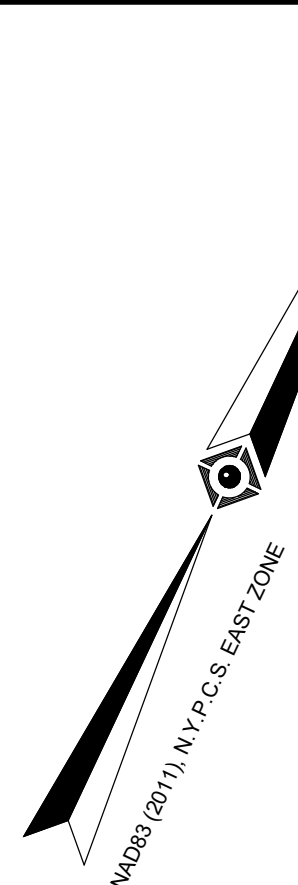
REVIEWED: D.J.D.	APPROVED: J.J.L.	DATE 06-06-2025	SCALE 1" = 200'	FILE NO. 09-250025	SHEET 1 OF 1
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NOTES:

1. PROPERTY KNOWN AS LOT 59.111, BLOCK 1, SECTION 62.00, TOWN OF MOREAU, SARATOGA COUNTY, STATE OF NEW YORK.
2. AREA = 3.199,321 SQUARE FEET OR 73.46 ACRES.
3. THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. UTILITY INFORMATION SHOWN IS LIMITED TO VISIBLE UTILITY HARDWARE AND UTILITY MARKOUTS AT THE SURFACE AND DOES NOT INCLUDE SUCH ITEMS AS SUBSURFACE PIPING, UTILITY LINES, ETC. BEFORE ANY EXCAVATION IS TO BEGIN, UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. CON SOLID POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ANY OR ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. (THE SURVEYOR). INFORMATION PROVIDED BY THE CLIENT AND OTHER REFERENCE MATERIAL AS LISTED HEREON, CHANGES TO THE PROPERTY AFTER THE FIELD DATE ARE NOT THE RESPONSIBILITY OF THE SURVEYOR.
5. THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY CATIC TITLE INSURANCE COMPANY, COMMITMENT NO. CAT25-8779-SA, WITH A COMMITMENT DATE OF 12/25/2024. SEE EXCEPTIONS LIST FOR SURVEY RELATED EXCEPTIONS THAT APPEAR IN SCHEDULE B, PART II.
6. TELEPHONE EASEMENT IN LIBER 844, PAGE 290. ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT; SKETCH NOT INCLUDED.
7. TELEPHONE EASEMENT IN LIBER 886, PAGE 211. ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
8. COVENANT AND AGREEMENT FOR PRIVATE DRIVEWAY MAINTENANCE IN INSTRUMENT #2023014744. ITS LOCATION IS SHOWN.
9. EXISTING FIRM, BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN), PER MAP REF #2.
10. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. SURVEY DOES NOT ADDRESS ENVIRONMENTAL CONDITIONS OR LAND SUITABILITY.
11. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
12. ANY DISCREPANCIES FOUND ON THE SURVEY SHOULD BE REPORTED TO THE SURVEYOR IMMEDIATELY.
13. THIS SURVEY WAS PREPARED FOR THE CLIENT, SEABOARD SOLAR HOLDINGS, LLC, AND INTENDED ONLY FOR THE USE BY THE CLIENT AS CONTRACTED FOR THE PROJECT AND THE PURPOSE ORIGINALLY INTENDED. NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED HEREON SHALL RELY ON IT FOR ANY PURPOSE.
14. NO DESIGNATED PARKING SPACES OBSERVED AT TIME OF SURVEY.
15. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
16. SURVEY PARCEL HAS DIRECT ACCESS TO POTTER ROAD.

REFERENCES:

1. THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWN OF MOREAU, SARATOGA COUNTY, STATE OF NEW YORK, SECTION 62.00.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, SARATOGA COUNTY, NEW YORK, (ALL JURISDICTIONS), PANEL 190 OF 693", MAP NUMBER 36091C0190 E, EFFECTIVE DATE: AUGUST 16, 1995.
3. MAP ENTITLED "MAP OF SUBDIVISION OF LANDS OF KATHERINE JOSEPH, KNOWN AS THE ORCHARD SUBDIVISION, TOWN OF MOREAU, SARATOGA CO, NEW YORK", AS PREPARED BY COULTER MCCORMACK AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE ON JUNE 13, 1964 AS MAP NO. EE-120.
4. MAP ENTITLED "GLENWOOD PARK SUBDIVISION, TOWN OF MOREAU, SARATOGA COUNTY, NEW YORK", AS PREPARED BY W. R. CROCKER, ASSOCIATES AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE ON AUGUST 1, 1974 AS MAP NO. CC-161.
5. MAP ENTITLED "MAP OF SURVEY OF PROPOSED BOUNDARY LINE ADJUSTMENT BETWEEN LANDS OF G. ROBERT BAKER & SANDRA S. SPIGNER, TOWN OF MOREAU, SARATOGA COUNTY, NEW YORK", AS PREPARED BY W. J. ROURKE ASSOCIATES AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE ON DECEMBER 22, 2014 AS MAP NO. M2014268.
6. MAP ENTITLED "MAP OF SURVEY SHOWING LANDS TO BE CONVEYED BY G. ROBERT BAKER AND LANDS TO BE CONVEYED TO LINDSEY BAKER & CHRISTOPHER LEEGE, TOWN OF MOREAU, SARATOGA COUNTY, NEW YORK", AS PREPARED BY W. J. ROURKE AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE ON DECEMBER 28, 2022 AS MAP NO. M2022246.



Line Table		
Line #	Direction	Length
L1	N71° 45' 30"E	357.63
L2	N25° 12' 00"W	188.65
L3	N71° 45' 30"E	92.22
L4	S25° 15' 52"E	29.95
L5	S71° 52' 23"W	62.00
L6	S25° 05' 07"E	170.00
L7	S25° 11' 46"E	19.01
L8	S71° 45' 30"W	387.56