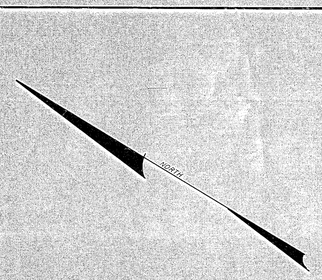
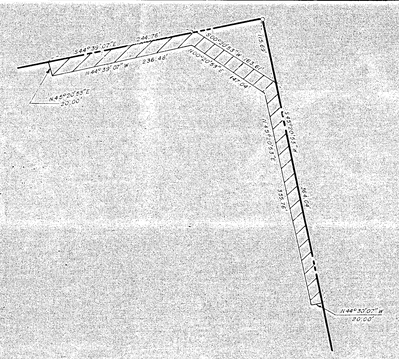


SITE LOCATION: SCALE: 1" = 2,000' +/-



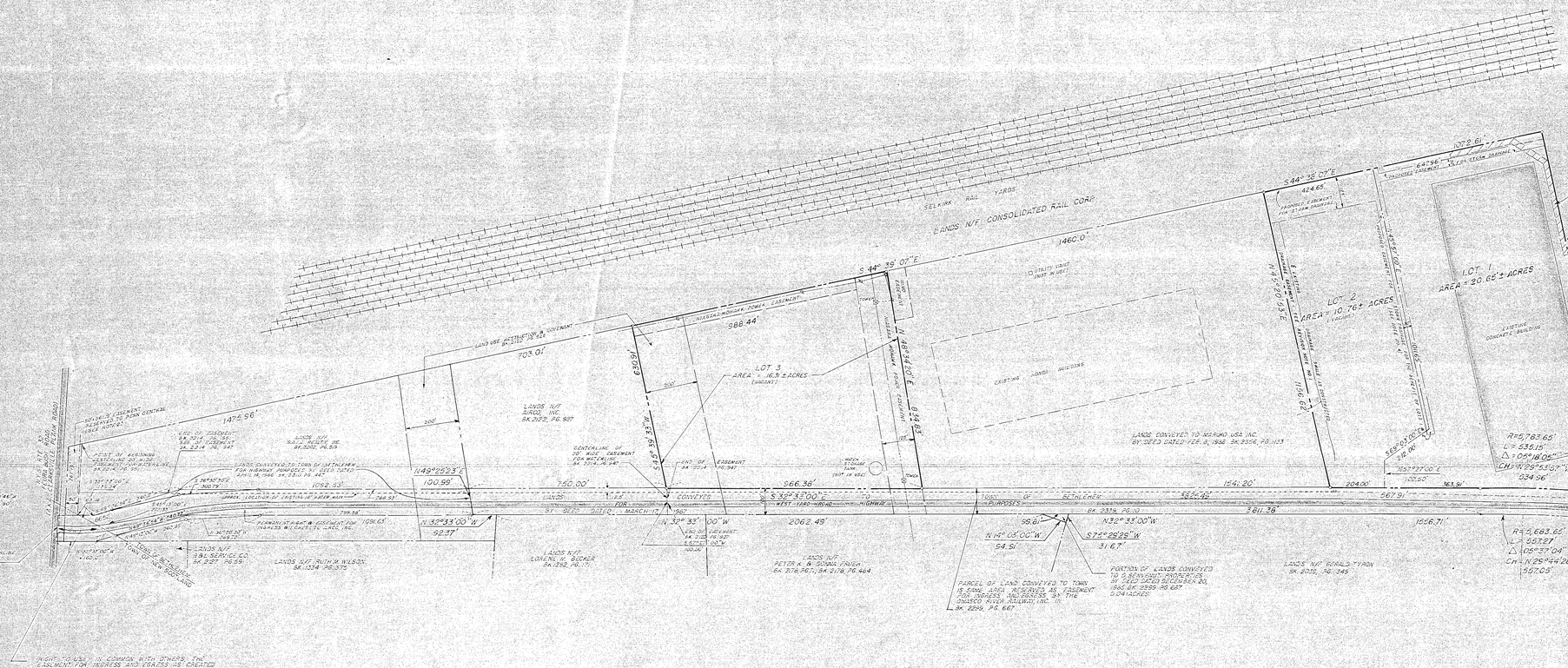
DETAIL OF EASEMENT
SCALE: 1" = 100'

NOTES:

1) Lots 1 & 2 shown hereon were originally approved as a single lot, as shown on a map entitled "Selkirk Distribution Park, D. Benvenuti Properties" dated October 16, 1989 and revised to November 9, 1989, by Paul E. Hite, L.S., as filed in the Albany County Clerk's Office on December 12, 1989, in drawer 172, as map no. 9052.
2) Water supply to proposed lots will be provided by existing waterline.
3) Sanitary sewer facilities for Lots 2 & 3 will be designed as required.
4) Proposed easement shown hereon to be reserved and granted for the benefit of Lots 1 & 2, for any/all purposes relating to the collection, storage and discharge of surface water runoff.

REVISION NOTES:

1) Proposed Easement (Permissive only, no specific width)
D. Benvenuti Properties, its successors and/or assigns, upon filing of this subdivision map with the appropriate governmental agencies does grant to Maruko USA, Inc., its successors and/or assigns, the right, privilege and authority to enter upon that portion of Lot No. 2 shown hereon as existing drainage swale as the same was constructed along the Northwesterly side of said lot, or any relocation thereof, for purposes of clearing and maintaining said drainage swale in such a manner that any surface water presently draining from said lands of Maruko USA, Inc. into and through said existing drainage swale would not be impeded. No additional surface or subsurface water from lands of Maruko USA, Inc. is to be directed into and through said drainage swale unless plans for that purpose, prepared by a licensed professional engineer, are submitted to and approved by D. Benvenuti Properties, its successors and/or assigns and any governmental agencies having authority of approval of such submitted plans.


SELKIRK RAIL YARDS
LANDS N/F CONSOLIDATED RAIL CORP.
1460.0'
S 44° 36' 07" E
424.65'
PROPOSED EASEMENT FOR STORM DRAINAGE
LOT 1
AREA = 20.66 ± ACRES
LOT 2
AREA = 10.76 ± ACRES
LOT 3
AREA = 16.9 ± ACRES (VACANT)
EXISTING CONCRETE BUILDING
EXISTING WOOD BUILDING
EXISTING TANK (NOT IN USE)
UTILITY VAULT (NOT IN USE)
RELOCATION OF SEWER EASEMENT (NOT WAS GRANTED TO GENERAL ELECTRIC COMPANY SEE DETAIL
LANDS N/F CONSOLIDATED RAIL CORP.
LANDS N/F BANDS INC. SK.932, PG.927
LANDS N/F SAL. TRICARICO, JR. SK.3010, PG.109
LANDS CONVEYED TO TOWN OF BETHLEHEM FOR HIGHWAY PURPOSES BY DEED DATED APRIL 14, 1966 IN BK. 2310, PG. 44
LANDS N/F 341 SERVICE CO. BK. 2127, PG.59
LANDS N/F RUTH M. WILSON BK. 1134, PG. 375
LANDS N/F LORENE M. BECKER BK. 1852, PG. 171
LANDS N/F PETER K. & DONNA L. FRUGH BK. 2176, PG. 71, BK. 2178, PG. 464
LANDS CONVEYED TO MARUKO USA INC. BY DEED DATED DEC. 8, 1988 BK. 2336, PG. 103
LANDS N/F GERALD TYRAN BK. 2010, PG. 345
LANDS N/F WILLIAM & JOAN SLACK BK. 2014, PG. 145
LANDS N/F ALBANY CROSS IMPROVEMENT CO.
DELAWARE & HUDSON RAILWAY CO. (FORMERLY D & H CANAL CO.) (100' WIDE)
CENTERLINE OF NEW SCOTLAND ROAD
RIGHT TO USE IN COMMON WITH OTHERS THE EASEMENT FOR INGRESS AND EGRESS AS CREATED IN BK. 2123, PG. 301 GRANTED TO D. BENEVENTI PROPERTIES IN BK. 2395, PG. 167
PARCEL OF LAND CONVEYED TO TOWN IS SAME AREA RESERVED AS EASEMENT FOR INGRESS AND EGRESS IN THE DELAWARE & HUDSON RAILWAY CO. IN BK. 2336, PG. 667
PORTION OF LANDS CONVEYED TO D. BENVENUTI PROPERTIES BY DEED DATED DECEMBER 20, 1988 BK. BK. 2395 PG. 667 0.041 ± ACRES
S 32° 33' 00" E
2062.49'
N 32° 33' 00" W
92.37'
N 32° 33' 00" W
566.36'
N 32° 33' 00" W
164.20'
N 32° 33' 00" W
567.91'
N 14° 05' 00" W
54.51'
S 75° 26' 29" W
31.67'
N 32° 33' 00" W
1656.71'
N 25° 44' 26" W
567.05'
R = 5,783.65'
L = 535.15'
Δ = 05° 18' 05"
CH = N 29° 53' 59" W
534.96'
R = 5,683.65'
L = 523.29'
Δ = 05° 16' 04"
CH = N 29° 44' 26" W
523.09'
N 57° 27' 00" E
N 32° 33' 00" W
S 57° 27' 00" W
147.96'
703.01'
988.44'
1149° 25' 23"
100.99'
750.00'
1052.53'
1798.54'
3711.36'
1656.71'
200'
100'
50'
16.00'
N 32° 33' 00" W
S 32° 33' 00" E
S 44° 36' 07" E
N 44° 36' 07" W
S 45° 23' 53" W
N 44° 36' 07" W
N 45° 23' 53