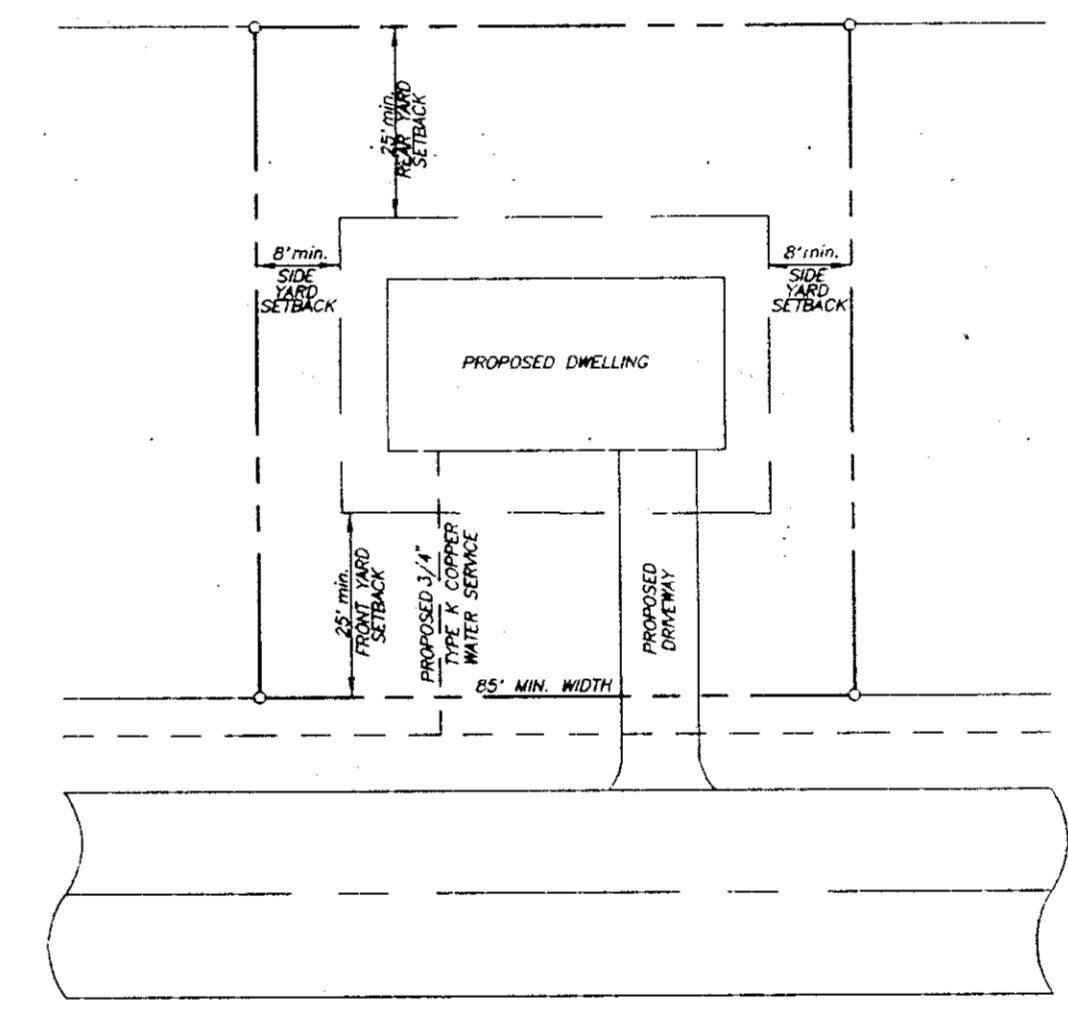


SCALE: 1" = 100'



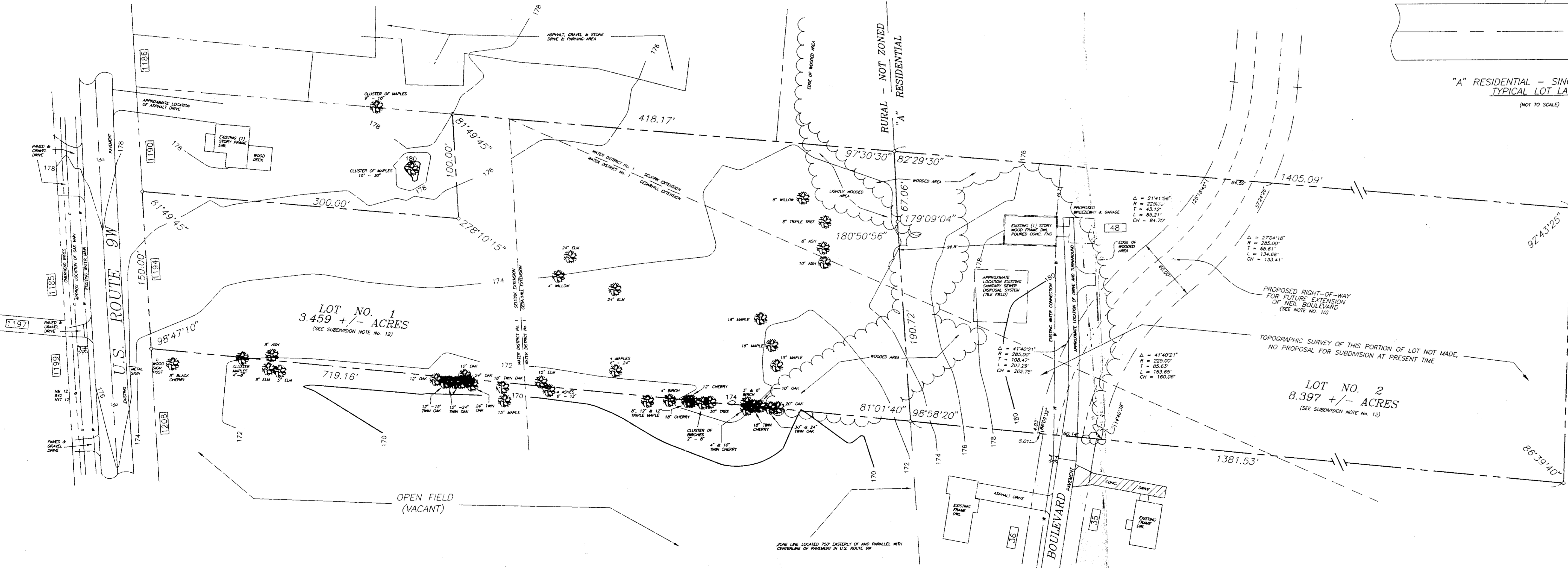
"A" RESIDENTIAL - SINGLE FAMILY TYPICAL LOT LAYOUT (NOT TO SCALE)

- MAP REFERENCES:**
- Map of Parcels of Land to be Conveyed by Richard Chambers and Dianne Cheschi dated July 9, 1984, by Edward W. Boutelle & Son, Civil Engineers & Surveyors, as recorded in the Albany County Clerk's Office on August 5, 1987 in Book 2343 of deeds, at Page 1034.
  - Map of 20 Acres' Property of Twenty Acres, Inc. dated May 10, 1981, revised to June 30, 1982, by Edward W. Boutelle & Son, Civil Engineers & Surveyors, as filed in the Albany County Clerk's Office on July 21, 1982, in drawer 172, as map no. 5871.
  - Map Showing a Portion of Lands of Amelio G. Feil dated September 28, 1933, by Edward W. Boutelle, Licensed Engineer & Surveyor, as filed in the Albany County Clerk's Office on November 21, 1939, in drawer 801, as map no. 534.
  - Portion of Property of Flora M. Babcock and Others dated November, 1945, as filed in the Albany County Clerk's Office on December 10, 1945, in drawer 125, as map no. 1878.
  - Map of Survey Lands of Lester H. & Betty Dudley dated December 1, 1994, by Paul E. Hite, L.S.

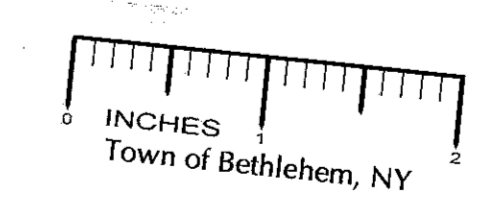
- NOTES:**
- Map prepared from an accurate field survey, deeds, and maps of record.
  - Boundary lines shown hereon are as deeded, monumented and occupied.
  - See deed dated August 4, 1987 from Dianne L. Cheschi to Lester H. and Betty Dudley, as recorded in the Albany County Clerk's Office on August 5, 1987 in Book 2343 of deeds, at page 1034.

- SUBDIVISION NOTES:**
- Proposed subdivision located in "Rural - Unzoned" area and "A" Residential Zone.
  - Proposed subdivision located in Town of Bethlehem Water District No. 1 Extensions Cedarhill and Selkirk.
  - No sanitary sewer facilities available for proposed subdivision. Septic tank & tile field required for Lot No. 1, Lot No. 2 contains existing dwelling and sanitary sewer disposal system.
  - Approval by the Albany County Health Department of on-site septic system will be required for Lot No. 1.
  - Total area of subdivision is 11.856 +/- Acres.
  - An Entrance Permit from New York State Department of Transportation will be necessary for the development of Lot No. 1.
  - Federal Wetlands have not been delineated within the subdivision. Any construction on proposed lots may be subject to Federal Wetland Regulations.
  - Proposed subdivision located in Selkirk Fire District (F.D. 204).
  - Proposed subdivision located in the Ravena - Coeymans - Selkirk Central School District.
  - Agreement to be established between Town of Bethlehem and Lester H. & Betty Dudley, their heirs, successors, executors, administrators and/or assigns, for the future conveyance of a (60) foot wide Right-of-Way for extension of an existing Town Highway known as Neil Boulevard, said Right-of-Way is in Lot No. 2 of the proposed subdivision as the same is shown hereon. (SEE AGREEMENT DOCUMENT RECORDING NOTE BELOW)
  - 1194 - Denotes proposed and existing street numbers.
  - No development is being proposed for Lots No. 1 or 2 at this time.
  - Any proposal for future development on the lots of this subdivision will need to be done such that the existing flooding condition on Neil Boulevard is not made worse by the increase of runoff due to the development.

"AGREEMENT DOCUMENT RECORDING NOTE" (SEE NOTE No. 10 ABOVE)  
 AGREEMENT DATED DEC. 10, 1997 BETWEEN LESTER H. DUDLEY AND BETTY A. DUDLEY, HIS WIFE AND THE TOWN OF BETHLEHEM RECORDED IN THE OFFICE OF THE ALBANY COUNTY CLERK ON DEC. 29, 1997 IN BOOK OF DEEDS 2593, PAGE 793.



SCALE: 1" = 50'



TOWN OF BETHLEHEM PLANNING BOARD  
 TOWN OF BETHLEHEM  
 ALBANY COUNTY, NEW YORK  
**FINAL PLAT APPROVAL**  
 WHEN SIGNED BY THE DULY AUTHORIZED OFFICER OF THE PLANNING BOARD, THIS ENDORSEMENT CONSTITUTES FINAL APPROVAL OF THIS PLAT  
 SIGNED: *Charles C. Heston*  
 TITLE: CHAIRMAN  
 DATE: January 15, 1998  
 SEE ALSO CERTIFICATE OF APPROVAL OF FINAL PLAT NO. 191-F

ALBANY COUNTY HEALTH DEPARTMENT

MAP OF  
**PROPOSED SUBDIVISION**  
**LANDS OF**  
**LESTER H. & BETTY DUDLEY**  
 TOWN OF BETHLEHEM

COUNTY:	ALBANY	MAP PREPARED BY:	<b>PAUL E. HITE</b>
STATE:	NEW YORK		LICENSED LAND SURVEYOR
SCALE:	AS SHOWN		230 DELAWARE AVENUE
DATE:	OCTOBER 3, 1996		DELMAR, NEW YORK 12054
DRAWN BY:	<i>Paul E. Hite</i>	MAP NO.:	390A

REVISION DATE: JANUARY 9, 1998  
 NOTE No. 10 REVISED AND AGREEMENT DOCUMENT RECORDING NOTE ADDED.  
 REVISION DATE: MARCH 3, 1997  
 REVISION DATE: FEBRUARY 18, 1997  
 REVISION DATE: JANUARY 15, 1997

