



- NOTES:
1. PROPERTY KNOWN AS LOTS 24 & 25, AND A PORTION OF LOT 7, BLOCK 2 AS SHOWN ON THE TAX MAP OF THE TOWN OF BETHLEHEM, ALBANY COUNTY, NEW YORK, SECTION 87.02.
  2. AREA = 126,471 S.F. OR 2.903 AC.
  3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGUN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
  4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
  5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 3063-126732-B051-NCS, WITH AN EFFECTIVE DATE OF 10/25/04, REVISED 11/08/04, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:  
NOTE: TITLE REPORT EXCLUDES PROPERTY DESIGNATED AS ABANDONED ROADWAY OWNED BY THE TOWN OF BETHLEHEM UNDER TAX ACCOUNT 87.03-2-7 FROM COVERAGE.  
(4) UTILITY EASEMENTS RECORDED ON MAY 29, 1953 IN LIBER 1358, PAGE 397 - BLANKET IN NATURE, NOT SHOWN.  
(5) WATER LINE EASEMENT RECORDED ON AUG. 9, 1963 IN LIBER 1766, PAGE 19 - WATER LINES SHOWN.  
(6) WATER LINE EASEMENT RECORDED ON AUG. 9, 1963 IN LIBER 1766, PAGE 1 - WATER LINES SHOWN.
  6. UNDERGROUND TANK SIZES WERE OBTAINED FROM INFORMATION RECEIVED FROM STATION MANAGER OR EMPLOYEE. ALL SIZES AND LOCATIONS ARE APPROXIMATE & ARE SUBJECT TO FIELD VERIFICATION
  7. ELEVATIONS ARE BASED UPON REF. #10, REF. MON. #BL58, ELEV.=163.49.
  8. PROPERTY IS LOCATED IN FLOOD HAZARD ZONE C (AREAS OF MINIMAL FLOODING) PER REF. #2.

P:\surveys\2004\C04384\REFERENCE MAPS\MAP7.tif

VICINITY MAP  
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- REFERENCES:
1. TAX MAP OF THE TOWN OF BETHLEHEM, ALBANY COUNTY, NEW YORK, SECTION 87.02.
  2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, TOWN OF BETHLEHEM, NEW YORK, ALBANY COUNTY, PANEL 11 OF 25", COMMUNITY-PANEL NUMBER 361540 0011 B, EFFECTIVE DATE: JUNE 15, 1983.
  3. MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF LANDS NOW OR FORMERLY OWNED BY REGINA KAMINSKY, CORNING HILL ROAD, TOWN OF BETHLEHEM, COUNTY OF ALBANY, STATE OF NEW YORK", PREPARED BY: SMITH & MAHONEY, P.C., DATED: FEB. 17, 1987.
  4. MAP ENTITLED "MAP OF LANDS OF PARKER & EDWIN CORNING AT KENWOOD IN THE TOWN OF BETHLEHEM, ALBANY CO., N.Y.", FILED IN THE ALBANY COUNTY CLERK'S OFFICE AS SUBDIVISION MAP #1077.
  5. MAP ENTITLED "STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION OFFICE OF ENGINEERING, REPLACEMENT OF ROUTE 9W BRIDGE OVER NORMANS KILL STATE HIGHWAY 9101 IN ALBANY AND THE TOWN OF BETHLEHEM, ALBANY COUNTY", DATED: MAY 31, 1984, SHEETS #1R1 & 37R1 OF 119, MAP #0251093.
  6. MAP ENTITLED "NEW YORK STATE THRUWAY AUTHORITY PLANS FOR CONSTRUCTING A PORTION OF THE NEW YORK STATE THRUWAY, CATSKILL SECTION - SUBDIVISION 5 (GREENE COUNTY LINE - NORMANSKILL CREEK)", SHEETS 1R, 194R & 195R OF 197.
  7. MAP ENTITLED "STATE OF NEW YORK DEPARTMENT OF PUBLIC WORKS DIVISION OF HIGHWAYS, PLANS FOR RECONSTRUCTING A PORTION OF THE RIVER ROAD, COUNTY HIGHWAY NO. 193", DATE APPROVED: JAN. 17, 1933, MAP #1R & 11R OF 11, MAP #RC2308.
  8. MAP ENTITLED "STATE OF NEW YORK DEPARTMENT OF PUBLIC WORKS DIVISION OF HIGHWAYS, PLANS FOR RECONSTRUCTING A PORTION OF THE SOUTHERN BOULEVARD, STATE HIGHWAY NO. 9101 WITH FEDERAL AID", DATED: 1927, MAP #RC3165, SHEETS #1R, 3R & 4R OF 10.
  9. MAP ENTITLED "STATE OF NEW YORK COMMISSION OF HIGHWAYS, PLANS FOR IMPROVING THE SOUTHERN BOULEVARD, STATE HIGHWAY NO. 9101, DATED: 1913, MAP #RC3165, SHEET #1 & 2.
  10. MAP ENTITLED "STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION, ADDITIONAL PHOTOGRAMMETRY SURVEY, N.Y.S. ROUTES 32 AND 9W, DELMAR BY-PASS, S.H. NO. 81-24, ALBANY COUNTY", DATED: MAY 1998.
  11. MAP ENTITLED "PORTION OF THE ALBANY-BETHLEHEM CENTER S.H. 5499, TO BE ABANDONED BETWEEN STA. 49+85 AND STA. 53+68 BASE LINE STATIONS SURVEY OF 1912, TOWN OF BETHLEHEM, COUNTY OF ALBANY", MAP #R.C. 2308.
  12. MAP ENTITLED "ALBANY-BETHLEHEM CENTER, HIGHWAY NO. 5499, MAP #5-R1, ALBANY COUNTY", DATED: JUNE 21, 1935.
  13. MAP ENTITLED "ROUTE 9W LOW PRESSURE SANITARY SEWER FACILITY EXTENSION FOR ROBERT'S TOWNSHIP", PREPARED BY: THE TOWN OF BETHLEHEM ENGINEERING DIVISION, DATED: 4-15-99.
  14. MAP ENTITLED "STATE OF NEW YORK DEPARTMENT OF HIGHWAYS, LAND TO BE ACQUIRED FOR THE SOUTHERN BOULEVARD FROM EDWARD MURPHY REPUTED OWNER, MAP NO. 1", DATED: JAN. 23, 1914.

METES AND BOUNDS DESCRIPTION  
LOTS 24 & 25, PORTION OF LOT 7, BLOCK 2, SECTION 87.02  
TOWN OF BETHLEHEM, ALBANY COUNTY, NEW YORK

BEGINNING AT A POINT WHERE THE NORTHERLY LINE OF NEW YORK STATE ROUTE 32 (A.K.A. CORNING HILL ROAD, STATE HIGHWAY #5499) IS INTERSECTED BY THE DIVIDING LINE BETWEEN LOT 24 AND LOT 23.1 (N/F REPUTED OWNER EDWARD AND SHERIE CICCONI), BLOCK 2, AND FROM SAID POINT OF BEGINNING RUNNING THENCE:

1. ALONG SAID LINE OF NEW YORK STATE ROUTE 32, NORTH 88 DEGREES - 25 MINUTES - 00 SECONDS WEST, A DISTANCE OF 78.70 FEET TO A POINT, THENCE;
2. ALONG THE NORTHEASTERLY LINE OF "SPUR E" CONNECTING SAID NORTHERLY LINE OF ROUTE 32 WITH THE EASTERLY LINE OF NEW YORK STATE ROUTE 9W (A.K.A. STATE HIGHWAY #9101, F.K.A. SOUTHERN BOULEVARD, VARIABLE WIDTH RIGHT-OF-WAY), NORTH 70 DEGREES - 15 MINUTES - 00 SECONDS WEST, A DISTANCE OF 120.30 FEET TO A POINT OF CURVATURE, SAID POINT BEING 44 FEET NORTHEASTERLY AT RIGHT ANGLE FROM STATION E 49+42 OF THE SURVEY BASELINE OF SAID SOUTHERN BOULEVARD HIGHWAY AND ALSO BEING 50.00 FEET MEASURED RADIIALLY FROM THE BASELINE OF SPUR E, THENCE;
3. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 197.00 FEET, A CENTRAL ANGLE OF 89 DEGREES - 01 MINUTE - 12 SECONDS, AND AN ARC LENGTH OF 306.08 FEET, ALSO BEARING A CHORD OF NORTH 25 DEGREES - 00 MINUTES - 38 SECONDS WEST, A CHORD DISTANCE OF 276.21 FEET TO A POINT OF TANGENCY, THENCE;
4. ALONG THE EASTERLY LINE OF NEW YORK STATE ROUTE 9W, NORTH 73 DEGREES - 30 MINUTES - 00 SECONDS EAST, A DISTANCE OF 207.92 FEET TO A POINT, THENCE; ALONG THE DIVIDING LINE BETWEEN LOT 25 AND LOT 5 (N/F REPUTED OWNER ALBANY, LLC), BLOCK 2, THE FOLLOWING FOUR (4) COURSES:
5. SOUTH 31 DEGREES - 22 MINUTES - 58 SECONDS EAST, A DISTANCE OF 122.25 FEET TO A POINT, THENCE;
6. NORTH 44 DEGREES - 41 MINUTES - 00 SECONDS EAST, A DISTANCE OF 98.28 FEET TO A POINT, THENCE;
7. NORTH 59 DEGREES - 41 MINUTES - 00 SECONDS EAST, A DISTANCE OF 38.00 FEET TO A POINT, THENCE;
8. NORTH 78 DEGREES - 41 MINUTES - 00 SECONDS EAST, A DISTANCE OF 89.00 FEET TO AN IRON BAR FOUND, THENCE;
9. ALONG THE DIVIDING LINE BETWEEN LOTS 24 & 25 AND LOTS 22 (N/F REPUTED OWNER CHRISTIANNE GRANT) AND AFOREMENTIONED LOT 23.1, BLOCK 2, SOUTH 01 DEGREE - 35 MINUTES - 00 SECONDS WEST, A DISTANCE OF 491.48 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 126,471 SQUARE FEET OR 2.903 ACRES

PLANNING BOARD  
TOWN OF BETHLEHEM  
ALBANY COUNTY, NEW YORK

This Site Plan Approved.

*Robert M. Gallas*  
Title: Surveyor  
Date: 8/21/06

TOWN OF BETHLEHEM APPROVAL AREA

2	TOWN APPROVAL BOX ADDED	SMV	RJS	03-10-08
1	REVISE WITH UPDATED TITLE	W.P.H.	J.D.B.	02-18-05
No.	DESCRIPTION OF REVISION	DRAWN:	APPROVED:	DATE

TO:  
CUMBERLAND FARMS, INC.  
FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK

THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDING ITEMS 2,3,4,5,7,8,9,10,11(a) & 13 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

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. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS.

RECEIVED  
AUG 28 2006  
TOWN OF BETHLEHEM DATE

GREGORY S. GALLAS  
NEW YORK PROFESSIONAL LAND SURVEYOR #50124

FIELD DATE	12-21-04	ALTA/ACSM LAND TITLE SURVEY
FIELD BOOK NO.	04-34	68 NEW YORK STATE ROUTE 9W
FIELD BOOK PG.	99-106	LOTS 24 & 25, PORTION OF LOT 7, BLOCK 2
SECTION	87.02	SECTION 87.02
TOWN	TOWN OF BETHLEHEM	TOWN OF BETHLEHEM, ALBANY COUNTY, NEW YORK
DATE	1-04-2005	SCALE 1"=30'
FILE NO.	C04384	DWG. NO. 2 OF 16