



NOTES:

- 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.
 - AREA = 126,471 S.F. OR 2.903 AC.
 - LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-ITS 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 ASBULL PLANS AND UTILITY MARKOUT DOES NOT ENURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
 - 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.
 - THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DOCUMENT NO. 3063-126732-8051-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.
- UTILITY EASEMENTS RECORDED ON MAY 29, 1953 IN LIBER 1358, PAGE 397 - BLANKET IN NATURE, NOT SHOWN.
 - WATER LINE EASEMENT RECORDED ON AUG. 9, 1963 IN LIBER 1766, PAGE 19 - WATER LINES SHOWN.
 - 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. #BL5B, ELEV.=163.49.
8. PROPERTY IS LOCATED IN FLOOD HAZARD ZONE C (AREAS OF MINIMAL FLOODING) PER REF. #2.

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VICINITY MAP
©1997 DeLorme, Street Atlas USAMETERS 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 (AKA, CORNING HILL ROAD, A.K.A. STATE HIGHWAY #5499, F.K.A. ALBANY-BETHLEHEM TURNPIKE, VARIABLE WIDTH) IS INTERSECTED BY THE DIVIDING LINE BETWEEN LOT 24 AND LOT 23.1 (N/F REPUTED OWNER EDWARD AND SHERIE CICCONE), 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 120.24 FEET TO A POINT OF CURVATURE, THE POINT DENOTED AS "S" 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 RADIALLY 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 80 DEGREES, 00 MINUTES - 00 SECONDS, AND AN ARC LENGTH OF 30.00 FEET, ALSO BEARING A CHORD NORTH 25 DEGREES, 00 MINUTES - 58 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 88 DEGREES - 30 MINUTES - 00 SECONDS EAST, A DISTANCE OF 207.83 FEET TO A POINT, THENCE; ALONG THE DIVIDING LINE BETWEEN LOT 24 AND LOT 25 (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 58 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 CHRISIANNE GRANT) AND AFORMENTIONED 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.

Gregory S. Gallas
Title: Surveyor
Date: 8/27/04

TOWN OF BETHLEHEM APPROVAL AREA

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

THIS MAP OR PLAT 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, ACMPS 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 ACMPS 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 208, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

Copies of this 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 herein 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 governmental agency and lending institution. Certifications are not transferable to additional institutions.

RECEIVED
AUG 28 2006NOT VALID UNTIL SEALED PLAT
TO BE FILED IN THE TOWN OF BETHLEHEM DATE
12-21-04

GREGORY S. GALLAS
NEW YORK PROFESSIONAL LAND SURVEYOR #50124

FIELD DATE	12-21-04
FIELD BOOK NO.	04-34
FIELD BOOK PG.	99-106
CRIM.	
REVIEWED:	W.P.H.
APPROVED:	J.D.B.

Cumberland Farms ALTA/ACSM LAND TITLE SURVEY
68 NEW YORK STATE ROUTE 9W
LOTS 24 & 25, PORTION OF LOT 7, BLOCK 2
SECTION 87.02
TOWN OF BETHLEHEM, ALBANY COUNTY, NEW YORK

CONTROL POINT ASSOCIATES, INC.
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WATCHUNG, NJ 07049
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FILE NO. CO4384 DWS NO. 2 OF 16