

MAP REFERENCES:

1. "DRAINAGE PLAN - MCDONALD'S RESTAURANT" AS PREPARED BY EDWARD W. BOUTELLE AND SON, DATED JULY 3, 1969, BEARING THE FILE NO. 1-2T-K23-147-8-M.
2. "MAP OF PROPERTY OF FRANCHISE REALTY INTERSTATE CORPORATION" AS PREPARED BY EDWARD W. BOUTELLE AND SON, DATED MAY 26, 1970, BEARING THE FILE NO. 1-2T-K23-147-9-M.
3. "MAP OF PROPERTY OF FRANCHISE REALTY INTERSTATE CORPORATION" AS PREPARED BY EDWARD W. BOUTELLE AND SON, DATED JULY 2, 1975, BEARING THE FILE NO. 1-2T-K23-147-10-M.
4. SITE PLAN ENTITLED "MCDONALD'S - 132 DELAWARE AVENUE, DELMAR, NEW YORK" DATED NOVEMBER 18, 1994, BEING SHEET C-1 OF REGIONAL DRAWING NO. 31-94.
5. SITE PLAN ENTITLED "MCDONALD'S - 132 DELAWARE AVENUE, DELMAR, NEW YORK" DATED MARCH 30, 1982, LAST REVISED MARCH 30, 1987.

MAP NOTES:

1. NORTH ORIENTATION AND BEARINGS ARE BASED ON MAGNETIC NORTH AS OBSERVED DURING JANUARY 2006.
2. THE ELEVATION DATUM FOR THIS SURVEY IS BASED ON THE UNITED STATES GEOLOGICAL SURVEY DATUM (NGVD) FROM INFORMATION DEPICTED ON MAP REFERENCE NO. 1. THE BENCHMARK REFERENCED ON THIS SURVEY COULD NOT BE FOUND; THEREFORE, THE PROPOSED FIRST FLOOR ELEVATION OF 205.5 FOR THE MCDONALD'S BUILDING HAS BEEN USED AS A REFERENCE DATUM.
3. CERTIFICATION ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
4. THE CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.
5. UNDERGROUND STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION OF SURFACE FEATURES SUCH AS CATCH BASIN RIMS, MANHOLE COVERS, WATER VALVES, ETC. AND ELEVATION DATA SUCH AS COVER ELEVATIONS AND PIPE INVERTS ARE THE RESULT OF FIELD SURVEY UNLESS NOTED OTHERWISE. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. THE SIZE, LOCATION AND THE ELEVATIONS OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE "UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION" MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION, AND CONSTRUCTION.
6. REFERENCE IS MADE TO A CERTIFICATE OF TITLE PREPARED BY CHICAGO TITLE INSURANCE COMPANY BEARING NUMBER 75-A-00986 DATED JUNE 30, 1975. SCHEDULE 5 OF SAID REPORT REFERENCES A TELEPHONE AND POWER EASEMENT IN BOOK 1909 OF DEEDS AT PAGE 539. AS THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN UPDATED TITLE REPORT OR ABSTRACT OF TITLE, IT IS SUBJECT TO ANY STATEMENT OF FACT SUCH DOCUMENTS MAY DISCLOSE.
7. FRANCHISE REALTY INTERSTATE CORPORATION ACQUIRED TITLE FROM CAROLINE E. DORMAN, LAWRENCE F. WELTER, JEANNETTE M. WHITE AND LEONARD WELTER, JR. BY WARRANTY DEED DATED OCTOBER 20, 1969 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE IN DEED BOOK 1991 AT PAGE 441. THIS PARCEL HAS AN AREA OF 42,966.5 SQUARE FEET AND IS IDENTIFIED ON THE TOWN OF BETHLEHEM TAX MAP SECTION 86.01 AS LOT 4 OF BLOCK 2.
8. THE FIELD WORK FOR THIS SURVEY WAS CONDUCTED DURING THE MONTH OF JANUARY OF 2006 UNDER WINTER CONDITIONS. THE SITE WAS COVERED WITH PACKED SNOW AND ICE WITH SCATTERED PILES OF SNOW THAT ARE THE RESULT OF SNOW PLOWING ACTIVITY. THE PREPARE OF THIS MAP CANNOT GUARANTEE THAT SOME OBJECT OR PHYSICAL FEATURE HAS BEEN OMITTED DUE TO THESE CONDITIONS. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE AN ACCURATE AND COMPLETE MAP.
9. ELEVATIONS DEPICTED ALONG CURBS ARE FOR THE PAVED SURFACE AT THE CURB REVEAL.
10. REGARDING ZONING, THIS SITE LIES IN A DISTRICT DESIGNATED AT "COMMERCIAL HAMLET (CH)" REQUIRING A MINIMUM FRONT YARD AS MEASURED FROM THE RIGHT-OF-WAY LINE OF 30', A MINIMUM FRONT YARD AS MEASURED FROM THE CENTERLINE OF ROAD OF 55', A MINIMUM SIDE YARD OF 10', A MINIMUM REAR YARD OF 40', A MINIMUM HIGHWAY FRONTAGE OF 100', A MAXIMUM BUILDING HEIGHT OF 35', A MINIMUM LOT DEPTH OF 100', A MINIMUM LOT WIDTH OF 100', AND A MAXIMUM LOT COVERAGE OF 65%.
11. IN REGARD TO FLOOD HAZARD, THIS PROJECT LOCATION IS DEPICTED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 361540 0010 B HAVING AN EFFECTIVE DATE OF JUNE 15, 1983 AND IS LOCATED IN AN AREA IDENTIFIED AS ZONE C WHICH IS AN AREA DEFINED AS "AREAS OF MINIMAL FLOODING".

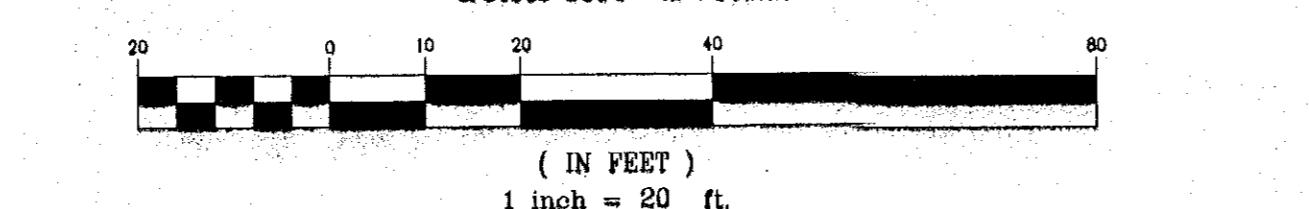
"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP PREPARED BY A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW."

"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."

LEGEND

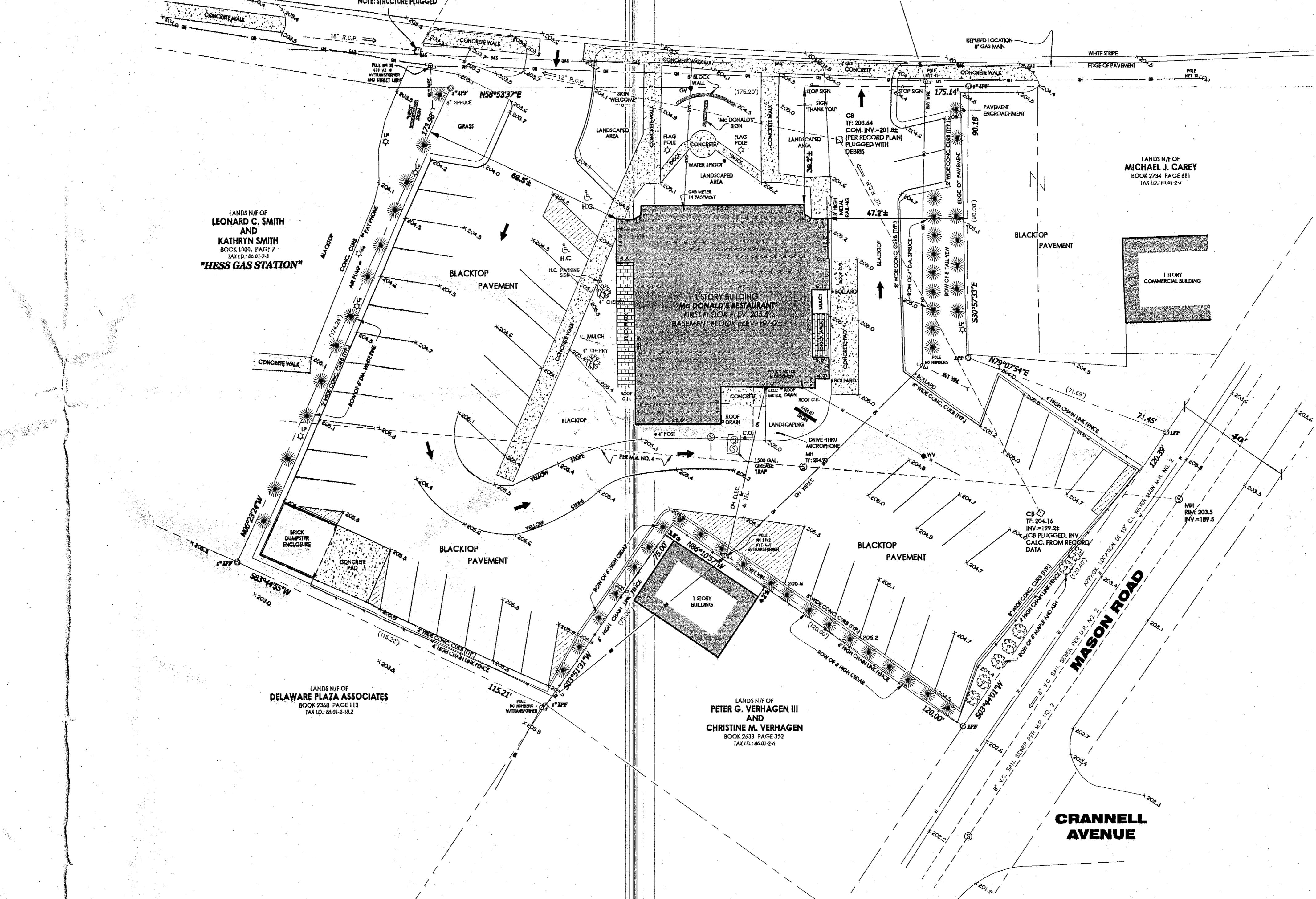
LP	LIGHT POLE
W.H.	WIRE
CL.B.S.	CAFFED IRON ROD SET
I.P.F.	IRON PIPE FOUND
C.I.F.	CAFFED IRON PIPE FOUND
I.M.	IRON MOLD
116.00-239	TAX MAP SECTION-BLOCK-LOT
8.769' 988	DEED BOOK & PAGE
N.F.	NOW OR FORMERLY
(176.5)	WOOD FENCE POST
W.H.	OVERHEAD UTILITY LINES

GRAPHIC SCALE



0 INCHES
Town of Bethlehem, NY

NEW YORK STATE ROUTE NO. 443 - A.K.A. DELAWARE AVENUE
(STATE HIGHWAY NO. 41) VARIABLE WIDTH



SITE LOCATION MAP
NOT TO SCALE

DATE	RECORD OF WORK	DRN	CHK	APPR	TOWN OF: BETHLEHEM
					COUNTY OF: ALBANY
					SCALE: 1" = 20'
					DRAWN BY: AK
					CHECKED BY:
					APPROVED BY:
					DATE: FEB. 1, 2006
					PROJ. NO. 05-180
					DWG. NO. 06-037
					1 OF 1

POST CONSTRUCTION SURVEY
PREPARED FOR
McDONALD'S CORPORATION
132 DELAWARE AVENUE
LC: 031 0094
TAX ID: 86.01-24

NORTHEAST LAND SURVEY &
LAND DEVELOPMENT CONSULTANTS, P.C.
PARADE GROUND VILLAGE
MELVILLE, NY 11747
(516) 699-7339