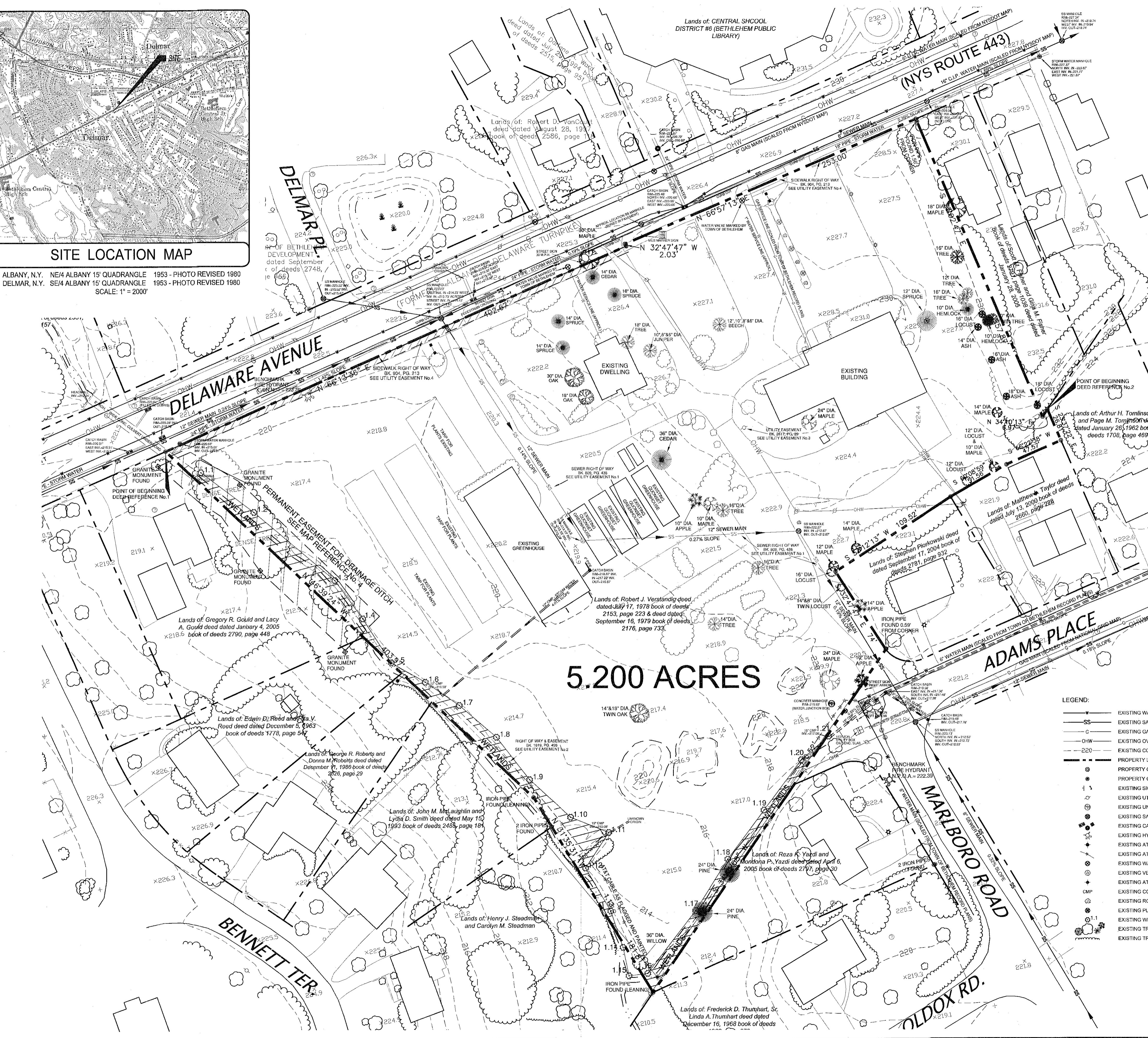


SITE LOCATION MAP

ALBANY, N.Y. NE/4 ALBANY 15 QUADRANGLE 1953 - PHOTO REVISED 1980
DELMAR, N.Y. SE/4 ALBANY 15 QUADRANGLE 1953 - PHOTO REVISED 1980
SCALE: 1" = 2000'

PLA: M-VENTONE BULLETS: DELMAR/OPW/PLANS/REVIEW/PLANS/EXISTING CONDITIONS Date: 3/15/2011 4:10:46 PM Printed: 4/7/2011 11:20:47 AM User: Ted_Rosario



UTILITY EASEMENTS

- SEE RIGHT OF WAY AGREEMENT GRANTED TO THE DELMAR-ELSMERE SEWER DISTRICT OF THE TOWN OF BETHLEHEM, RECORDED IN THE OFFICE OF THE ALBANY COUNTY CLERK ON MARCH 28, 1929, IN BOOK OF DEEDS 809, PAGE 438.
- SEE RIGHT OF WAY & EASEMENT GRANTED TO THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY, RECORDED IN THE OFFICE OF THE ALBANY COUNTY CLERK ON JANUARY 24, 1955, IN BOOK OF DEEDS 1819, PAGE 29.
- SEE EASEMENT GRANTED TO NEW YORK TELEPHONE COMPANY D/B/A BELL ATLANTIC - NEW YORK, DATED SEPTEMBER 30, 1998 IN THE OFFICE OF THE ALBANY COUNTY CLERK IN BOOK OF DEEDS 2617, PAGE 29.
- SEE RIGHT OF WAY GRANTED TO THE TOWN OF BETHLEHEM RECORDED IN THE OFFICE OF THE ALBANY COUNTY CLERK ON SEPTEMBER 13, 1938, IN BOOK OF DEEDS 904, PAGE 213.
- SEE RIGHTS GRANTED TO NIAGARA MOHAWK POWER CORPORATION AND NEW YORK TELEPHONE COMPANY, RECORDED IN THE OFFICE OF THE ALBANY COUNTY CLERK ON DECEMBER 17, 1953, IN BOOK OF DEEDS 1385, PAGE 265.

DEED REFERENCES

- SEE DEED GIVEN BY BERTHA D. VERSTANDIG TO ROBERT J. VERSTANDIG, DATED JULY 17, 1978, RECORDED IN THE OFFICE OF THE ALBANY COUNTY CLERK IN BOOK OF DEEDS 2163, PAGE 223.
- SEE DEED GIVEN BY ALTON C. ROWE, JR. TO ROBERT J. VERSTANDIG, DATED SEPTEMBER 16, 1979, RECORDED IN THE OFFICE OF THE ALBANY COUNTY CLERK IN BOOK OF DEEDS 2176, PAGE 733.

MAP REFERENCES

- SEE MAP ENTITLED, "MAP OF PROPERTY OF H.J. TAYLOR, VILLAGE OF DELMAR, TOWN OF BETHLEHEM, ALBANY CO., N.Y.", DATED MAY 1915, MADE BY SNYDER & SHAMROCK, CIVIL ENGRS & SURVEYORS, AND FILED IN THE OFFICE OF THE ALBANY COUNTY CLERK ON OCTOBER 11, 1926 IN BOOK 57 AS MAP NO. 12.
- SEE MAP ENTITLED, "MAP OF PAXWOOD PROPERTY OF EDWARD D. PAKENHAM, JR., DELMAR, ALBANY COUNTY, NEW YORK", DATED MAY 1947, MADE BY EDWARD W. BOUTELLE, LICENSED ENGINEER & SURVEYOR, AND FILED IN THE OFFICE OF THE ALBANY COUNTY CLERK ON JUNE 11, 1947 IN DRAWER 130 AS MAP NO. 263.
- SEE MAP ENTITLED, "MAP OF VILLAGE PARK SECTION 3, PROPERTY OF SUBURBAN PLANNERS, INC., DATED APRIL 10, 1987, MADE BY EDWARD W. BOUTELLE & SON CIVIL ENGINEERS & SURVEYORS, AND FILED IN THE OFFICE OF THE ALBANY COUNTY CLERK ON MAY 15, 1989 IN DRAWER 184 AS MAP NO. 4497.
- SEE MAP NO. 70, PARCEL NO. 76 & MAP NO. 71, PARCEL NO. 77, ENTITLED, "DELAWARE, PART 2, S.H. NO. 41, PERMANENT EASEMENT FOR ORNAMENTAL DITCH", DATED SEPTEMBER 26, 1974, AND ORIGINALLY FILED IN THE OFFICE OF THE DEPARTMENT OF TRANSPORTATION ON MARCH 26, 1975.
- SEE DRAWING #2, 3 & 4 ENTITLED, "DELAWARE, PART 2, S.H. NO. 41, PLAN, STATE OF NEW YORK, DEPARTMENT OF TRANSPORTATION" DESIGNED MARCH 27, 1975, AND ON FILE WITH THE TOWN OF BETHLEHEM.

SURVEY NOTES

- MAP PREPARED FROM AN ACCURATE FIELD SURVEY, MAPS AND DEEDS OF RECORD.
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- THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST OR ARE SHOWN HEREON, ARE NOT CERTIFIED.
- UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR MARK THESE UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.
- THE DESETS OR DIMENSIONS SHOWN HEREON, FROM PROPERTY LINES TO BUILDINGS ARE FOR BUILDING REFERENCE AND LOCATION AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
- FOR INFORMATION ONLY, TAX IDENTIFICATION SECTION - BLOCK - LOT, 85.15 - 5 - 43
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE OR TITLE REPORT AND IS SUBJECT TO ANY STATEMENT OF FACTS THAT SUCH ABSTRACT OR REPORT MAY DISCLOSE.

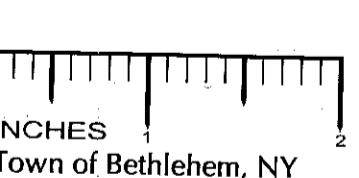
"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION, OF THE NEW YORK STATE EDUCATION LAW."

"THE ALTERATION OF A SURVEY MAP BY ANYONE OTHER THAN THE ORIGINAL PREPARED IS MISLEADING, CONFUSING AND NOT IN THE GENERAL WELFARE AND BENEFIT OF THE PUBLIC. LICENSED LAND SURVEYORS SHALL NOT ALTER SURVEY MAPS, SURVEY PLATS PREPARED BY OTHERS."

"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 COPIES."

"THIS MAP MAY NOT BE USED IN CONNECTION WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT, STATEMENT OR MECHANISM TO OBTAIN TITLE INSURANCE FOR ANY SUBSEQUENT OR FUTURE GRANTEES."

"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. Said CERTIFICATION SHALL RUN ONLY TO THE PERSON FOR WHOM THIS SURVEY WAS PREPARED, AND NOT TO ANY OTHER PERSON, COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."



RECEIVED
APR 7 2011
Town of Bethlehem
Planning Board

TOWN OF BETHLEHEM APPROVAL

PLANNING BOARD TOWN OF BETHLEHEM ALBANY COUNTY, NEW YORK
This Site Plan Approved.
<i>George James</i> Title Chairman
Date 4/13/2011 SP153A2

engineering
engineering

111 Herbert Drive
(518) 690-0790
Latham, New York 12110



UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS

4	TOWN COMMENTS	MBT	3/11
3	TOWN COMMENTS	MBT	1/11
2	TOWN COMMENTS	MBT	12/10
1	TOWN COMMENTS	MBT	12/10
No.	Submittal / Revision	Appd	Date

Drawn: M-B Date: 10/10
Designed: M-B Date: 10/10
Checked: M-B Date: 10/10

Project Number 182-122

Project Title The Gables at Delmar

Delaware Avenue
Delmar, NY 12054

Prepared For

Keystone Builders Inc.

Drawing Title Existing Conditions Plan
Drawing Scale: 1" = 40'
Date: 3/18/2011

Issued For

SITE PLAN APPROVAL
Drawing Number C-3