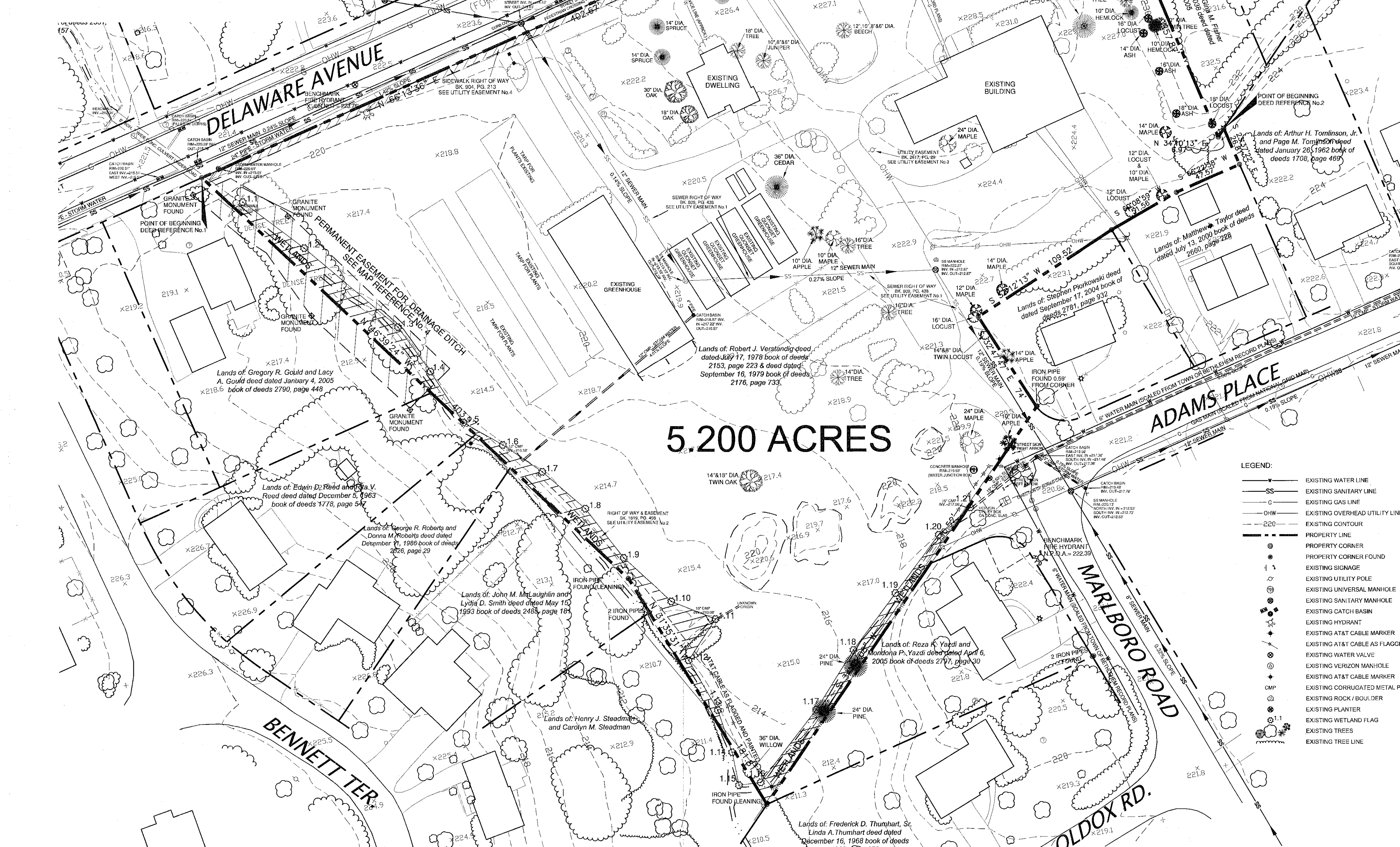


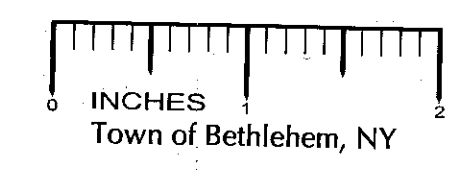
### SITE LOCATION MAP

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'



5.200 ACRES

- LEGEND:
- EXISTING WATER LINE
  - SS EXISTING SANITARY LINE
  - G EXISTING GAS LINE
  - OHW EXISTING OVERHEAD UTILITY LINE
  - 220 EXISTING CONTOUR
  - PROPERTY LINE
  - PROPERTY CORNER
  - PROPERTY CORNER FOUND
  - EXISTING SIGNAGE
  - EXISTING UTILITY POLE
  - EXISTING UNIVERSAL MANHOLE
  - EXISTING SANITARY MANHOLE
  - EXISTING CATCH BASIN
  - EXISTING HYDRANT
  - EXISTING AT&T CABLE MARKER
  - EXISTING AT&T CABLE AS FLAGGED
  - EXISTING WATER VALVE
  - EXISTING VERIZON MANHOLE
  - EXISTING AT&T CABLE MARKER
  - EXISTING CORRUGATED METAL PIPE
  - EXISTING ROCK / BOULDER
  - EXISTING PLANTER
  - EXISTING WETLAND FLAG
  - EXISTING TREES
  - EXISTING TREE LINE



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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:  
*George J. J. J.*  
Title: Chairman  
Date: 4/13/2011 SP153A2

### 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, 1928, 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 26, 1965, IN BOOK OF DEEDS 1819, PAGE 498.
- 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 28.
- 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 804, PAGE 215.
- 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 285.

### 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 2153, 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 SWAYER & 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. 2083.
- SEE MAP ENTITLED, "MAP OF VILLAGE PARK, SECTION - 3, PROPERTY OF SUBURBAN PLANNERS, INC., DATED APRIL 18, 1967, MADE BY EDWARD W. BOUTELLE & SON CIVIL ENGINEERS & SURVEYORS, AND FILED IN THE OFFICE OF THE ALBANY COUNTY CLERK ON MAY 15, 1968 IN DRAWER 194 AS MAP NO. 4457.
- SEE MAP NO. 70, PARCEL NO. 76 & MAP NO. 71, PARCEL NO. 77, ENTITLED, DELAWARE, PART 2, S.H. NO. 41, PERMANENT EASEMENT FOR DRAINAGE DITCH, DATED SEPTEMBER 28, 1974, AND OFFICIALLY FILED IN THE OFFICE OF THE DEPARTMENT OF TRANSPORTATION ON MARCH 28, 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.
- COPYRIGHT ©2007 CHARLES A. HITE, PLS "ALL RIGHTS RESERVED"; UNAUTHORIZED DUPLICATION IS A VIOLATION OF APPLICABLE LAWS.
- 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 REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.
- THE OFFSETS 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 7208, SUB-DIVISION, OF THE NEW YORK STATE EDUCATION LAW."

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

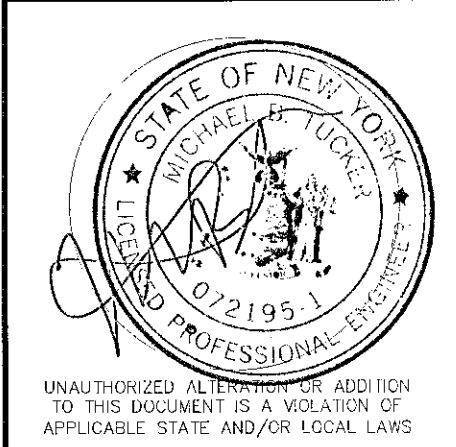
"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

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 GRANTEEES.

"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICES FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATION 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 LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

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No.	Submitter / Revision	App'd	Date
4	TOWN COMMENTS	MBT	3/11
3	TOWN COMMENTS	MBT	1/11
2	TOWN COMMENTS	MBT	12/10
1	TOWN COMMENTS	MBT	12/10

Drawn: MJB Date: 10/10  
Designed: MBT Date: 10/10  
Checked: MBT 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