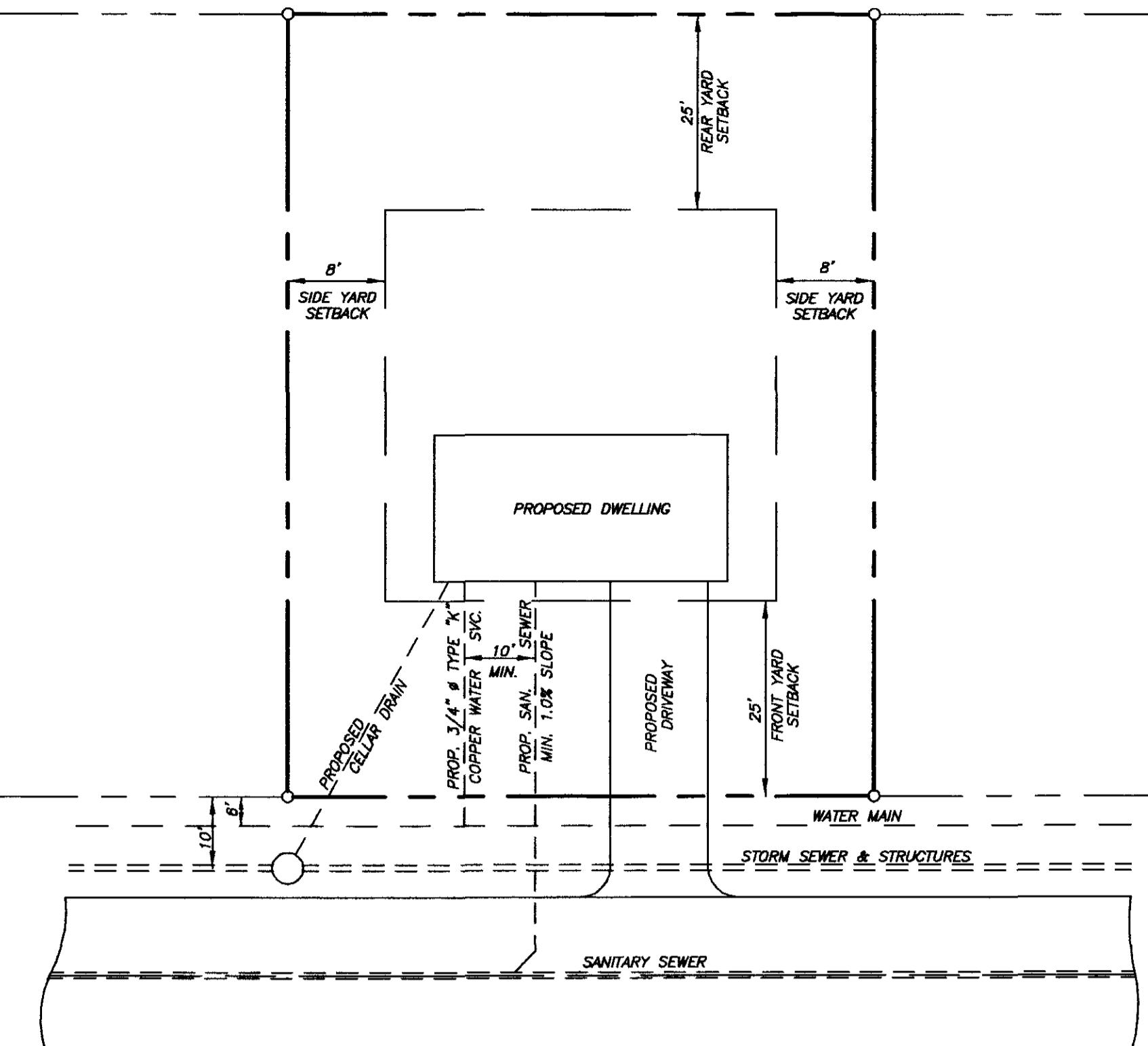


MAP REFERENCES:

1. "Map of Portion of 'Kenaware', Section #1, Property of Charles Buchman" dated March 23, 1955, revised to August 18, 1958, by Edward W. Boutelle & Son, Engineers and Surveyors, as filed in the Albany County Clerk's Office on September 2, 1958, in drawer 159, as map no. 3650.
2. "Map of a Portion of 'Kenaware', Section #2, Property of Charles Buchman", dated February 18, 1957, revised to September 29, 1958, by Edward W. Boutelle & Son, Civil Engineers and Surveyors, as filed in the Albany County Clerk's Office.
3. "Map of 'Kilmerland' Property of Buchman Land Corp." dated February 27, 1963, by Edward W. Boutelle and Son, Civil Engineers and Surveyors, as filed in the Albany County Clerk's Office on May 24, 1963, in drawer 162, as map no. 4024.
4. "The Commons at Bethlehem" dated August 23, 1971, by Edward W. Boutelle & Son, Engineers and Surveyors, as filed in the Albany County Clerk's Office in drawer 166.



– TYPICAL LOT LAYOUT –

(NOT TO SCALE)

UPDATE SURVEY NOTES:

(NOVEMBER 5, 2003)

(NOVEMBER 5, 2003)

All storm drainage facilities shown hereon have been installed.
All sanitary sewer facilities shown hereon have been installed.
All water supply facilities shown hereon have been installed.
The travelway of Willow Drive shown hereon hereon has been constructed within the subdivision and connected to the existing travelway of Willow Drive as shown hereon.
For title to surveyed premises see deed dated October 12, 2001 from Theresa L. Egan and Marie T. McMillen to A.T. Zautner & Son, Inc., as recorded in the Albany County Clerk's Office on October 12, 2001, in Book 2692 of deeds, at Page 1109.
Deed documents for the storm drainage easements shown hereon have been reviewed and approved by the Town of Bethlehem. (Deed documents not recorded in the Albany County Clerk's Office as of this date).
Deed documents for the Right-of-Way for Willow Drive within the subdivision have been reviewed and approved by the Town of Bethlehem. (Deed documents not recorded in the Albany County Clerk's Office as of this date).
See Revision Dates below.

ERTIFICATION: Survey shown is in accordance with the minimum standards of "Code of Practice For Land Surveys" as adopted by the New York State Association of Professional Land Surveyors.

ERTIFIED TO:
Hudson River Bank & Trust Company, its successors and/or
assigns, as their interests may appear,
Chicago Title Insurance Company (Title No. CHI-03-356),
A.T. Zautner & Son, Inc.

A.T. Zeulner & Son, Inc.

DEVELOPMENT NOTES:

1. Boundary lines are from a complete and accurate field survey, maps and deeds of record.
2. Property shown hereon is located in "A" Residential zone. Minimum square footage per lot is 12,000 Sq. Ft.. Minimum width of lot at building line is 85 feet. Subdivision meets all requirements of Town zoning.
3. Property shown hereon is in Bethlehem Water District No. 1.
4. Property shown hereon is in Bethlehem Sewer District – D.E.S.D.
5. Property shown hereon is in Bethlehem Central School District.
6. Proposed waterline shown hereon to be 8" diameter Ductile Iron Cement Lined Pipe.
7. Proposed easements shown hereon to be granted to the Town of Bethlehem.
8.  denotes proposed storm sewer pipe and manhole (SMH).
9.  denotes proposed storm sewer pipe and catch basin (IS).
10.  denotes proposed waterline (see Note No. 6).
11.  denotes proposed sanitary sewer pipe and manhole (SSMH).
12.  denotes proposed hydrant.
13.  denotes proposed gate valve.
14.  denotes existing sanitary sewer pipe and manhole (SSMH).
15.  denotes existing waterline (8" diameter ductile iron pipe).
16.  denotes existing storm sewer pipe and manhole (SMH).
17.  denotes existing storm sewer pipe and catch basin (CB).
18. Contractor is responsible for notifying and coordinating with all respective utility companies prior to excavation. Contractor is also responsible for determining exact location and depth of all utilities before excavating.
19. No sump pump, roof drain, cellar drain or footing drain shall be connected to the sanitary sewer system.
20. Prior to any work in the Town right-of-way, the contractor shall obtain a highway work permit from the Town Highway Superintendent.
21. Prior to any work on sanitary sewer and water, the contractor shall obtain the necessary permits from the Town Department of Public Works.
22. Prior to any excavation, the contractor shall call the underground locating service (UFPO – 1-800-245-2828) two working days prior to work being done.
23. All utilities to be installed in accordance with the Town standard details and specifications. Prior to construction, the contractor shall obtain a set of these materials for use on the job.
24. Subdivision consists of 4 Lots; average area of 22,905 +/- Sq. Ft.; approximately 503 linear feet of new highway.
25. Amount of Federal Wetlands on site – 919.7 +/- Sq. Ft. (0.02 +/- acre). Amount to be filled – 919.7 +/- Sq. Ft. (0.02 +/- acre). Delineated by Bagdon Environmental, May, 2001. No preserved Federal Wetlands on site.
26. Right-of-way for proposed street shown hereon is to be conveyed to the Town of Bethlehem.
27. Street right-of-way monuments shall be installed following completion of home construction at points designated by the Town of Bethlehem.
28. All grading to be 3:1 (horizontal:vertical) maximum slope, 100:2 (2%) minimum.
29. Lots with driveways over 100 feet long are subject to the following:
 - Driveway width is 11 feet minimum.
 - All turns in the driveway to have radii to accommodate turning radius of emergency vehicles.
 - Driveway grades not to exceed 10%.
 - Driveway construction is in accordance with Town Highway Specifications with the asphalt surface optional. The driveway shall be paved from the edge of existing roadway pavement to the limits of the public road right-of-way. Construction to accommodate emergency vehicle loadings for the soil conditions present.
 - Adequately designed driveway culverts to be installed in all driveways to accommodate local drainage patterns.
 - A placard identifying the house number of the residence in four-inch minimum size numerals to be installed adjacent to the driveway at the public road right-of-way line.
30. All controlled fill shall be certified by a licensed soils engineer, that placement of the material was done in a manner suitable for the construction of the road and the installation of water main, storm sewers, and sanitary sewers.

No fill shall be placed in areas identified on these plans as controlled fill areas (greater than 3 ft. vertical depth) until the certifying soils engineer has been consulted.

31. Proposed evergreen trees for screening are to be Austrian Pine (*Pinus nigra*), and a minimum of (6) feet tall. Trees to be field adjusted as necessary to accommodate any existing trees that are retained.

OWNER / DEVELOPER

OWNER/DEVELOPER

A.T. ZAUTNER & SON, Inc.
32 MANOR DRIVE
GLENMONT, NY 12077
AREA = 2.66 +/- ACRES

REVISED: APRIL 11, 2008 - TOWN OF BETHLEHEM MONUMENTATION INFORMATION SHOWN
REVISED: NOVEMBER 5, 2003 - UPDATE SURVEY, CERTIFICATIONS & TITLE CHANGED
AUGUST 15, 2003 - SUBDIVISION MAP FILED IN ALBANY COUNTY CLERK'S OFFICE IN DRAWER 172, AS MAP No. 1136
REVISED: AUGUST 5, 2003 - REVISIONS PER TOWN ENGINEERING DEPT. REVIEW COMMENTS DATED
JULY 28, 2003 & ALBANY COUNTY HEALTH DEPARTMENT REVIEW COMMENTS
REVISED: JUNE 16, 2003 - REVISIONS PER TOWN ENGINEERING DEPT. REVIEW COMMENTS DATED
APRIL 3, 2003 & CONDITIONAL FINAL PLAT APPROVAL No. 220-CF
DATED MAY 6, 2003
REVISED: MARCH 1, 2003 - REVISIONS PER TOWN ENGINEERING & PLANNING DEPT. REVIEW COMMENTS,
DATED FEBRUARY 12, 2003; SHEET No. 6 ADDED

MAP OF SURVEY
"WILLOW ESTATES"
SUBDIVISION
PROPERTY OF
A.T. ZAUTNER & SON, Inc.
TOWN OF BETHLEHEM