ZONING REQUIREMENTS TABLE

ZONE	MED (USE COMMERCIAL HAMLET)	
LOT FRONTAGE & WIDTH	100'	
SETBACKS	FRONT	30'
	SIDE	10'
	REAR	40'
LOT SIZE	10,000 S.F.	

VICINITY MAP

MAP NOT TO SCALE

SUBDIVISION NOTES

1. TOTAL AREA TO BE SUBDIVIDED IS 240.36 ACRES
2. TOTAL NUMBER OF LOTS IN THE SUBDIVISION IS 16.
3. THE PROPERTY IS LOCATED WITHIN THE MED ZONE.
4. FOUNDATION LOCATION SHOWN ON THIS MAP WERE PROVIDED BY THE OWNER AND SURVEYED BY INGALLS AND ASSOCIATES, LLP.
5. INFRASTRUCTURE LOCATION SHOWN ON THIS MAP WERE PROVIDED BY THE OWNER AND SURVEYED BY INGALLS ANS ASSOCIATES, LLP.

MAP REFERENCES

1. "PLAT OF SURVEY OF VISTA TECHNOLOGY CENTER, TOWNS OF NEW SCOTLAND & BETHLEHEM, COUNTY OF ALBANY, STATE OF NEW YORK." PREPARED BY CLOUGH, FIELD SURVEY PERFORMED BY HERSHBERG & HERSHBERG.
2. "TAX MAP TOWN OF BETHLEHEM ALBANY COUNTY, NEW YORK" 74.00 UPDATED THROUGH 3/1/08
3. "NEW YORK STATE DEPARTMENT OF TRANSPORTATION ACQUISITION MAP SLINGERLANDS BYPASS, PART 3 S.H. NO. 2006-1"
4. "ALTA/ACSM LAND TITLE SURVEY MAP SHOWING LOCATION OF BUILDINGS AND IMPROVEMENTS WITH REFERENCE TO PROPERTY LINES OF VISTA TECHNOLOGY CAMPUS PUBLIC INFRASTRUCTRE TOWN OF BETHLEHEM, COUNTY OF ALBANY, STATE OF NEW YORK" PREPARED BY HERSHBERG & HERSHBERG.

GENERAL NOTES

1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209-2, OF THE NEW YORK STATE EDUCATION LAW.
2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED OR INK SEAL SHALL BE CONSIDERED VALID TRUE COPIES.
3. THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PARTIES OR PURPOSE INDICATED IS EXPRESSLY FORBIDDEN WITHOUT WRITTEN RELEASE OR PERMISSION OF FRANCIS C. McCLOSKEY, LICENSE No. 049441.
4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.
5. ABSTRACT OF TITLE PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK No. 852-A-06866, WITH AN EFFECTIVE DATE OF 1/26/2005.
6. BOUNDARY AND LOCATION INFORMATION SHOWN HEREON OBTAINED FROM RECORD MAPS (SEE MAP REFERENCE NO. 1) AND DOES NOT CONSTITUTE A FIELD SURVEY PERFORMED BY HERSHBERG & HERSHBERG.
7. CONCRETE MONUMENTS SHOWN HEREON WERE PLACED IN THE FIELD ON MAY 17, 2007 BY L. SIPPERLY & ASSOCIATES.

Parcel Table

Line #/Curve #	Length	Direction/Delta	Radius
C12	182.09	16°41'34"	625.00
C21	175.81	71°65'58"	140.00
C22	134.39	51°20'01"	150.00
C23	172.69	22°02'07"	189.00
C30	347.94	34°40'14"	575.00
C34	53.82	22°01' 33"	140.00
L55	133.16	S79° 51' 08"E	
L95	131.89	N65° 28' 38"E	
L97	124.65	S79° 51' 11"E	
L120	242.00	S61° 04' 24" E	
L121	100.00	S79° 49' 21"E	
L123	160.33	S78° 09' 07"W	
L124	262.95	S38° 59' 55" W	
L125	240.24	S3° 14' 53"W	
L126	193.03	S83° 24' 24"E	
L127	169.75	N71° 15'04" E	
L128	184.61	N23° 48' 39"E	
L129	100.98	N41° 38' 35" E	
L130	101.22	N18° 07' 42" E	

#41 DENOTES PROPOSED STREET ADDRESS

Lot No. 8 DENOTES PROPOSED LOT NUMBER

FINAL PLAT APPROVAL NOTES

1. "THE APPROVED SITE IMPROVEMENTS AND CONDITIONS OF APPROVAL CONTAINED IN SITE PLAN APPROVALS S.P.A. 169, 179, 179 A-1, 179 A-2, AND179 A-3 SHALL REMAIN IN FULL FORCE AND EFFECT. ANY FUTURE SITE PLAN AND SUBDIVISION APPLICATIONS SHALL BE REVIEWED AND APPROVED BASED ON THE GENERAL CONSISTENCY WITH THE VISTA DEVELOPMENT MASTER PLAN AND THE PLANNING BOARD SHALL DETERMINE IF ANY SITE PLAN OR SUBDIVISION IS IN SUBSTANTIAL COMPLIANCE WITH SAID PLAN".
2. "THE FREE STANDING PYLON SIGN LOCATED ON PROPOSED LOT #2 (5 VISTA BOULEVARD) HEREBY GRANTS AN EASEMENT TO LOT #5 (41 VISTA BOULEVARD) IN LIEU OF ANY ADDITIONAL FREE STANDING SIGN FOR 41 VISTA BOULEVARD. ADDITIONALLY, THE PYLON SIGN SHALL BE IN LIEU OF AN ADDITIONAL PYLON SIGN ON LOTS 1, 3, OR 4 (AKA 9, 11 AND 15 VISTA BOULEVARD)."

LIST OF RECORDED EASEMENTS

VISTA Recorded Documents

LAND ACQUISITION AND VISTA BOULEVARD CONSTRUCTION LOAN TRANSACTION

1. Boundary Line Agreement made by and between William Seaborn Jones and Adrienne R. Jones and Vista Development Group, LLC dated December 30, 2011 recorded January 6, 2012 in the Office of the County Clerk, Albany County, New York in Book 3023 of Deeds at page 30.

Conveys Bethlehem Tax Map Lot 60 to Jones and Portions A, B, C, D, and E to Vista.

2. Deed from William Seaborn Jones and Adrienne R. Jones to Vista Development Group LLC dated December 30, 2011 recorded January 6, 2012 in the Office of the County Clerk, Albany County, New York in Book 3023 of Deeds at page 45.

Conveys Bethlehem Tax Map Lot 30 to Vista.

3. Deed from William Seaborn Jones and Adrienne R. Jones to Vista Development Group LLC dated December 30, 2011 recorded January 6, 2012 in the Office of the County Clerk, Albany County, New York in Book 3023 of Deeds at page 50.

Conveys New Scotland Tax Map parcel 73-2-27 to Vista.

4. Encroachment Agreement made by and between Dominion Transmission, Inc. and Vista Development Group, LLC dated December 5, 2011 recorded January 6, 2012 in the Office of the County Clerk, Albany County, New York in Book 3023 of Deeds at page 54.

Permits Vista Boulevard and other site improvements to encroach on the surface of the natural gas transmission line easement.

5. Deed from Vista Development Group LLC to Town of Bethlehem Industrial Development Agency dated December 30, 2011 recorded January 6, 2012 in the Office of the County Clerk, Albany County, New York in Book 3023 of Deeds at page 94.

Conveys Vista Boulevard, Vista Boulevard Extension, the Storm Water Pollution Prevention Plan Parcel and the Pump Station Parcel to the IDA.

6. Waterline Easement from Vista Development Group, LLC, William S. Jones and Adrienne R. Jones to Town of Bethlehem Industrial Development Agency dated December 30, 2011 recorded January 6, 2012 in the Office of the County Clerk, Albany County, New York in Book 3023 of Deeds at page 82.

Grants the IDA a waterline easement along the west side of Route 85 and the south side of Vista Boulevard over parts of Portions B and C and Lot 30 and Lot 60.

7. Turnaround Easement from Vista Development Group, LLC to Town of Bethlehem Industrial Development Agency dated December 30, 2011 recorded January 6, 2012 in the Office of the County Clerk, Albany County, New York in Book 3023 of Deeds at page 90.

Grants the IDA a turnaround easement on the north side of Vista Boulevard Extension affecting part of Portion A.

8. Declaration of Access and Utility Easement made by Vista Development Group LLC dated December 30, 2011 recorded January 9, 2012 in the Office of the County Clerk, Albany County, New York in Book 3023 of Deeds at page 169.

Establishes an Access and Utility Easement over part of a 5.6 acre parcel located on the south side of Vista Boulevard. The 5.6 acre parcel is a part of Portion C and made subject to the License Agreement at ¶ 11 below. When subdivision approval is granted and Vista deeds the 5.6 acres to Jones, the conveyance will be subject to the Access and Utility Easement.

9. Declaration of Protective Covenants and Restrictions for Vista Development made by Vista Development Group LLC dated December 30, 2011 recorded January 9, 2012 in the Office of the County Clerk, Albany County, New York in Book 3023 of Deeds at page 184.

Imposes restrictions against cell towers and vivarium facilities on Portions A, B, C, D, Lot 60, Lot 30.

10. Road and Utilities Easement Agreement made by and between Vista Development Group LLC and William S. Jones and Adrienne R. Jones dated December 30, 2011 recorded January 9, 2012 in the Office of the County Clerk, Albany County, New York in Book 3023 of Deeds at page 218.

Establishes a Road and Utilities Easement through part of Portion C which is a continuation southerly of the Access and Utility Easement established by ¶ 9.

11. Easement Agreement made by and among Town of Bethlehem Industrial Development Agency and Vista Development Group LLC, William S. Jones and Adrienne R. Jones dated December 30, 2011 recorded January 9, 2012 in the Office of the County Clerk, Albany County, New York in Book 3023 of Deeds at page 234.

Grants access and storm and sanitary sewer easements to use Vista Boulevard and Vista Boulevard Extension. This easement terminates when the roads and utilities are dedicated to the town.

12. Access Easement Agreement made by and between Vista Development Group LLC and William S. Jones and Adrienne R. Jones dated December 30, 2011 recorded January 9, 2012 in the Office of the County Clerk, Albany County, New York in Book 3023 of Deeds at page 262.

Provides for access to Lot 60 over roads to be constructed on Portion B and Lot 30 when these parcels are developed.

13. Access Easement declaration made by Vista Development Group LLC dated December 30, 2011 recorded January 9, 2012 in the Office of the County Clerk, Albany County, New York in Book 3023 of Deeds at page 273.

Provides for access to Lot 30 over roads to be constructed on Portion B when it is developed.

14. Easement for Ingress and Egress declaration made by Vista Development Group LLC dated December 30, 2011 recorded January 9, 2012 in the Office of the County Clerk, Albany County, New York in Book 3023 of Deeds at page 281.

Provides for access to the rear of the Shoprite Lease Parcel over part of Portion A located to the east of the Shoprite Lease Parcel.

EASEMENTS AFFECTING / BENEFITING 5, 9, 11 AND 15 VISTA BOULEVARD

15. Declaration of Easement Agreement (North Side of Vista Boulevard) made by and between Vista Development Group, LLC and Town of Bethlehem Industrial Development Agency dated as of May 9, 2012 recorded July 20, 2012 in the Office of the County Clerk, Albany County, New York in Book 3039 of Deeds at page 394.

Provides for reciprocal easements within a 6.81 acre parcel on the north side of Vista Boulevard and the west side of Route 85 in which buildings 5, 9, 11 and 15 Vista Boulevard will be constructed.

16. Drainage Easement made by Vista Development Group, LLC and Town of Bethlehem Industrial Development Agency dated as of May 9, 2012 recorded July 20, 2012 in the Office of the County Clerk, Albany County, New York in Book 3039 of Deeds at page 373.

Provides for a drainage easement which benefits 5, 9, 11, 15 and 41 Vista Boulevard and burdens 41 and 65 Vista Boulevard.

EASEMENTS AFFECTING / BENEFITING 10, 12 AND 14 VISTA BOULEVARD

17. Declaration of Easement Agreement (South Side of Vista Boulevard) made by and between Vista Development Group, LLC and Town of Bethlehem Industrial Development Agency dated as of May 9, 2012 recorded July 20, 2012 in the Office of the County Clerk, Albany County, New York in Book 3039 of Deeds at page 334.

Provides for reciprocal easements within a 4.86 acre parcel on the south side of Vista Boulevard and the west side of Route 85 in which buildings 10, 12 and 14 Vista Boulevard will be constructed.

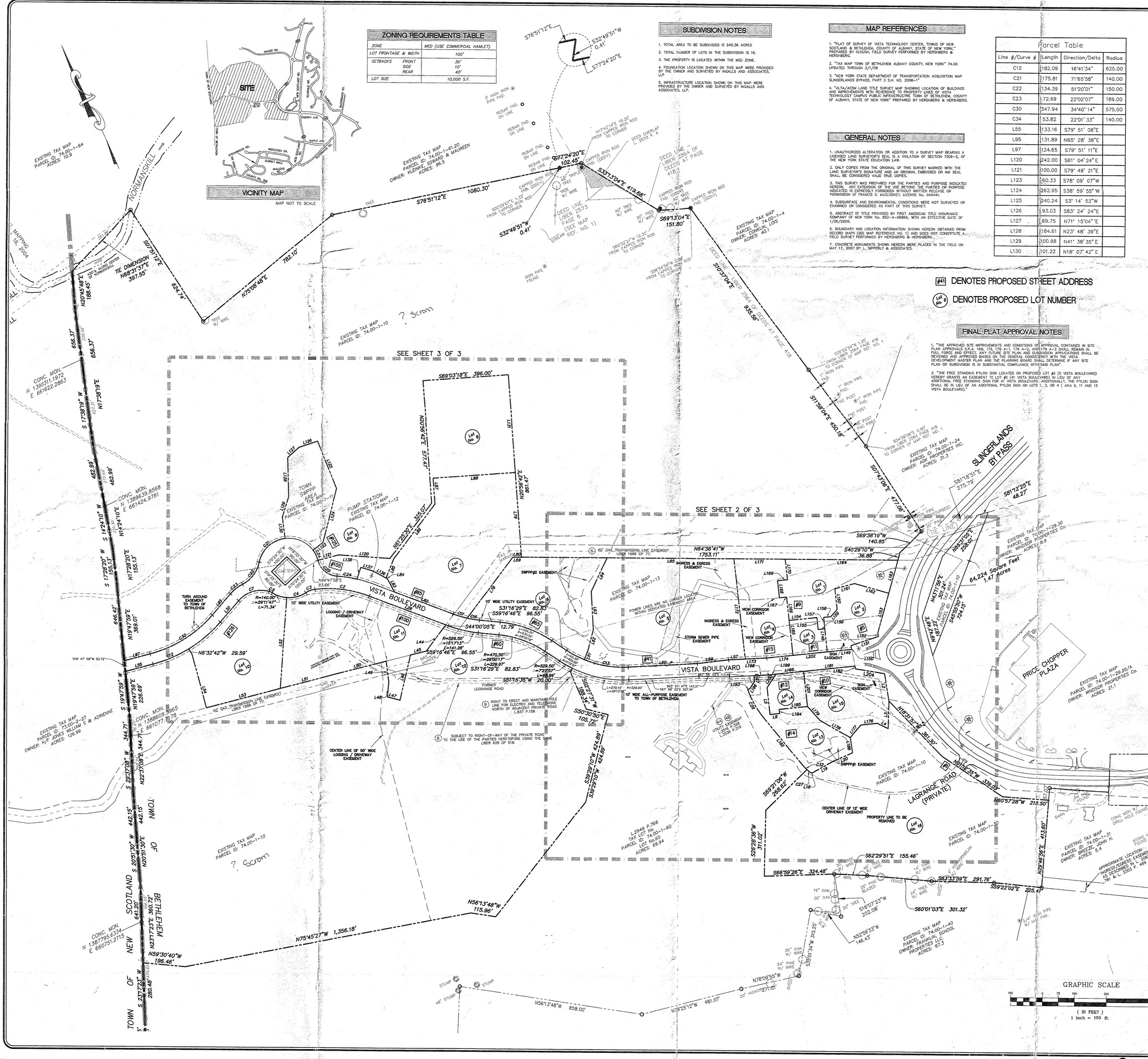
18. Sanitary Sewer Easement made by Vista Development Group, LLC and Town of Bethlehem Industrial Development Agency dated as of May 9, 2012 recorded July 20, 2012 in the Office of the County Clerk, Albany County, New York in Book 3039 of Deeds at page 356.

Provides for a sanitary sewer easement which benefits 74-1-30 and burdens 12 and 14 Vista Boulevard. Note – In order for this sewer easement to connect to the sewer in Vista Boulevard there must be an additional easement recorded to cover the part of the sewer line which crosses the relocated Jones driveway where it connects to Vista Boulevard.

UTILTIY EASEMENT RECORDED AFFECTING

19. Grant of Easement made by Vista Development Group, LLC to Niagara Mohawk and Verizon, dated December 23, 2011 recorded August 2, 2012 in the Office of the County Clerk, Albany County, New York in Book 3040 of Deeds at page 978.

Provides for old overhead line located north of Vista Boulevard to be removed. Provides for utility line south of Vista Boulevard to be replaced with new line south of Vista Boulevard.



TOWN OF BETHLEHEM, NEW YORK
PLANNING DEPT. ORIGINAL
- SCANNED -
0 1 INCHES 2

FILE

Albany County Clerk
Document Number 11267810
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SUB

Cert 254 CF 10/30/2012

HERSHBERG & HERSHBERG
Consulting Engineers and Land Surveyors
18 Locust Street
Albany, New York 12203

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, IS ILLEGAL

STATE OF NEW YORK · FRANCIS C. McCLOSKEY · 049441 · LICENSED PROFESSIONAL LAND SURVEYOR

REVISIONS			
THREE SHEET SET	10/5/12	REMARKS	DATE
RESUBMISSION TO THE TOWN	10/5/12		
CEMETERY AND TECH PARK SIGN EASE.	10/8/12		
GENERAL EASEMENT, PL, TABLE REVISIONS	10/17/12		
FINAL PLAT APPROVAL COMMENTS	10/31/12		
GENERAL	11/1/12		

VISTA MAJOR SUBDIVISION – FINAL PLAT
VISTA TECHNOLOGY CAMPUS
TOWN OF BETHLEHEM
COUNTY OF ALBANY, STATE OF NEW YORK

FILE: 120242 | SCALE: 1"=150' | BY: RM | CHK: DRH | DATE: 9/28/12 | 120242-LONG

1 of 3

TOWN OF BETHLEHEM PLANNING BOARD APPROVAL

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
FINAL PLAT APPROVAL

WHEN SIGNED BY THE DULY AUTHORIZED OFFICER OF THE PLANNING BOARD, THIS ENDORSEMENT CONSTITUTES FINAL APPROVAL OF THIS PLAT.

SIGNED: [signature]
TITLE: Chairman
DATE: 11/1/12

SEE ALSO CERTIFICATE OF APPROVAL NO. 254CF OF FINAL PLAT NO.