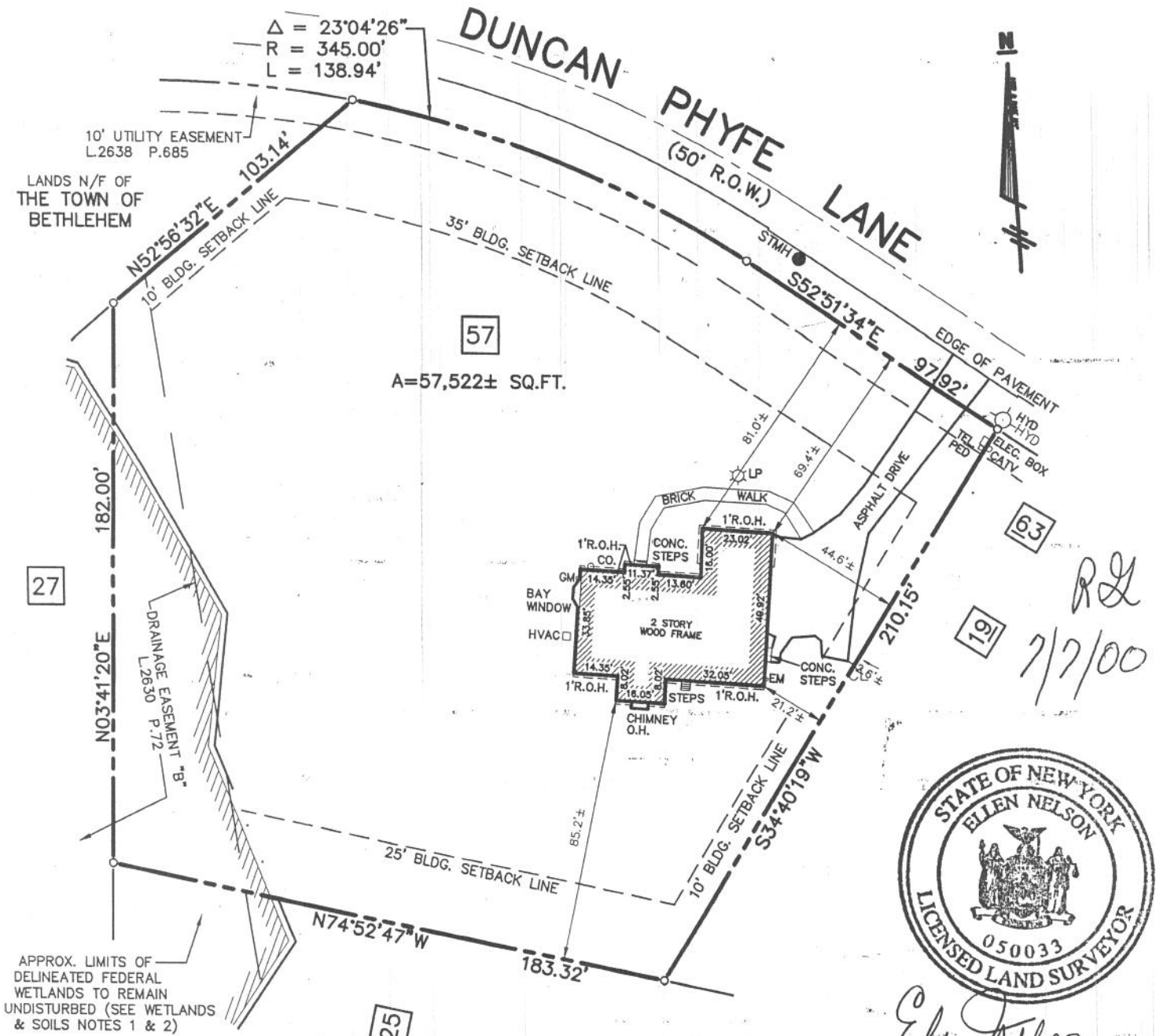


#	DESCRIPTION	DRAWN BY	APP'D BY	DATE
A	PROPOSED BUILDING LOCATION	BKM	EN	2/9/00
B	FOUNDATION LOCATION	BKM	EN	3/27/00
C	EXT. IMP. & CERTS. ADDED	BKM	EN	7/5/00



NOTES:

- BOUNDARY EVIDENCE SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY UPDATE CONDUCTED ON JULY 5, 2000 AND REFLECTS VISIBLE CONDITIONS EXISTING AT THAT OCCASION.
- SITE IMPROVEMENTS UNDER CONSTRUCTION AS OF THE DATE OF THIS SURVEY. THIS SURVEY SUBJECT TO IMPROVEMENTS INSTALLED SUBSEQUENT TO JULY 5, 2000.
- TAX MAP DESIGNATION: 85.07-1-58
- 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.
- CHICAGO TITLE INSURANCE COMPANY CERTIFICATE FOR TITLE INSURANCE NO. 2003-30441 DATED MAY 18, 2000 USED TO PROVIDE RECORD INFORMATION REGARDING THE SUBJECT PREMISES.
- THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST OR ARE SHOWN HEREON, ARE NOT CERTIFIED.
- EASEMENTS FOR SURFACE AND SUB-SURFACE UTILITIES AND STRUCTURES WHETHER RECORDED OR UNRECORDED ARE NOT WARRANTED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY.

- SUBJECT TO CONDITIONS SET FORTH IN MISC. L.47 P.1116
SUBJECT TO 10' UTILITY EASEMENT (L. 2638 P. 685)
SUBJECT TO DRAINAGE EASEMENT (L. 2630 P. 72)
- THIS MAP MAY NOT BE USED IN CONNECTION WITH A "SURVEY AFFADAVIT" OR SIMILAR DOCUMENT, STATEMENT OR MECHANISM TO OBTAIN TITLE INSURANCE FOR ANY SUBSEQUENT OR FUTURE GRANTEEES.

THIS SURVEY, SUBJECT TO ALL NOTES CONTAINED HEREON, IS CERTIFIED TO THE FOLLOWING LISTED PARTIES AS BEING THE RESULTS OF A FIELD SURVEY AND CORRELATION OF FIELD EVIDENCE WITH MAPS AND DEEDS OF RECORD.

- JAMES A. SIDFORD & JANET P. SIDFORD
- HUDSON RIVER BANK & TRUST CO., ITS SUCCESSORS AND/OR ASSIGNS
- CHICAGO TITLE INSURANCE COMPANY

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, INC. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THIS SURVEY HAS BEEN PREPARED AND ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND/OR LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

WETLANDS & SOILS NOTES:

- FOR ALL LOTS THAT HAVE AREAS DESIGNATED AS FEDERALLY REGULATED WETLANDS AS SHOWN HEREON, THE TOWN HAS NO CONTROL OVER AND ACCEPTS NO RESPONSIBILITY FOR FUTURE DRAINAGE PROBLEMS THAT COULD OCCUR IN THESE AREAS. THIS PERTAINS TO WHETHER SUCH PROBLEMS ARE A RESULT OF LEAVING THE AREAS AS THEY PRESENTLY EXIST, OR A RESULT OF FUTURE LOT OWNERS FILLING IN AND AROUND AREAS WITHOUT REGARD FOR LOCAL DRAINAGE PATTERNS.
- FILL OF WETLANDS MAY REQUIRE AUTHORIZATION FROM FEDERAL REGULATORY AGENCIES.

MAP REFERENCE:

"CHARLEW CONSTRUCTION COMPANY, INC., CHERRYVALE RESIDENTIAL DEVELOPMENT, McCORMACK ROAD NORTH, TOWN OF BETHLEHEM, COUNTY OF ALBANY, STATE OF NEW YORK, SUBDIVISION PLAN 1," PREPARED BY SMITH & MAHONEY, P.C., DATED MAR. 31, 1998, LAST REVISED FEBRUARY 26, 1999. FILED IN THE ALBANY COUNTY CLERKS OFFICE ON MAR. 12, 1999 AS MAP NO. 10706 DR.172.

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**PLOT PLAN OF
57 DUNCAN PHYFE LANE
CHERRYVALE RESIDENTIAL DEVELOPMENT
PHASE 2**

DRAWN BY: BKM
CHECKED BY: EN
FIELD BOOK/PAGE
MAP NO. B-001013C

LOCATED AT
**57 DUNCAN PHYFE LANE
COUNTY OF ALBANY**
TOWN OF BETHLEHEM
STATE OF NEW YORK

SCALE: 1" = 50'
DATE: OCT. 1, 1999



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