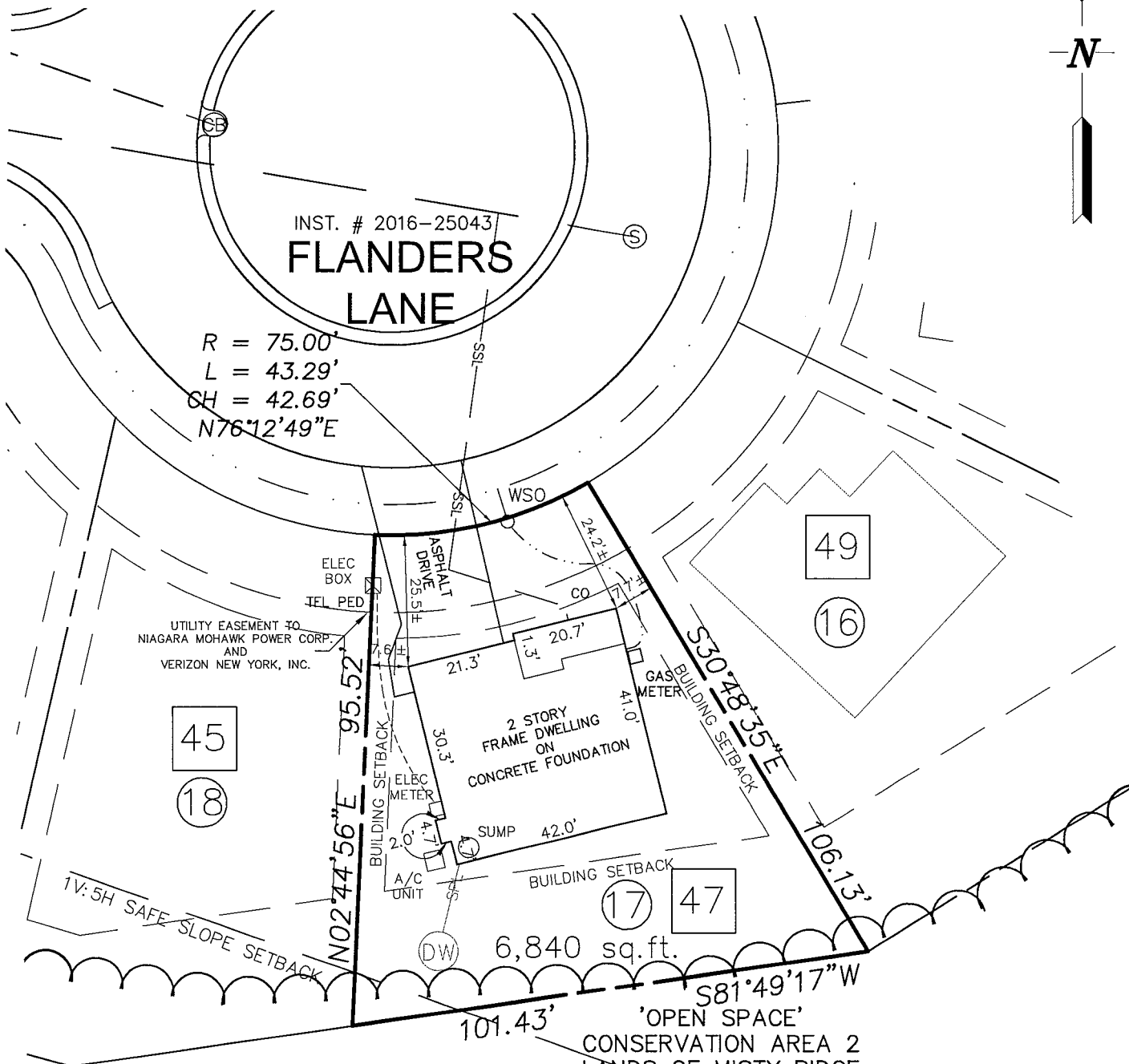
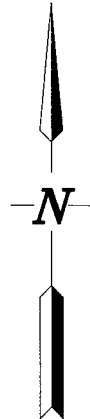


GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



'OPEN SPACE'
CONSERVATION AREA 2
LANDS OF MISTY RIDGE
HOMEOWNERS ASSOCIATION, INC.
L. 3151 P. 169

NOTES:

- 1) SURVEYED PARCEL: TOWN OF BETHLEHEM-TAX MAP 63.00, BLOCK 3, PARCEL 97.
- 2) SURVEY PREPARED BY INGALLS & ASSOCIATES, LLP FROM A MARCH 2017 FIELD SURVEY.
- 3) BOUNDARY INFORMATION SHOWN TAKEN FROM MAP REFERENCE NO. 1.
- 4) NORTH IS REFERENCED TO MAP REFERENCE NO. 1
- 5) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTION; RECORDED OR UNRECORDED.
- 6) SUBJECT TO ANY STATEMENT OF FACT CONTAINED IN COMMITMENT OF TITLE INSURANCE NO. 17-0370 AS PREPARED BY TITLE RESOURCES GUARANTY COMPANY AND HAVING AN EFFECTIVE DATE OF MARCH 1, 2017.
- 7) SUBJECT TO AN EASEMENT GRANTED TO NIAGARA MOHAWK POWER CORP. AND VERIZON NEW YORK, INC. FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC, GAS AND COMMUNICATION FACILITIES AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE IN LIBER 3148 AT PAGE 324 AND INSTRUMENT NO. 2016-7647.
- 8) UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY LOCATIONS AND CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS. INGALLS & ASSOCIATES, LLP MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE UNDERGROUND UTILITY LOCATIONS AND OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
- 9) SURVEY IS PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS CODE OF PRACTICE FOR LAND SURVEYS AS ADOPTED IN OCTOBER OF 1966 AND LAST REVISED ON JULY 18, 1997.

DEED REFERENCES:

- 1) CONVEYED BY FISKE CONSTRUCTION, INC. TO JOHN PAUL BUILDERS, LLC BY DEED DATED OCTOBER 8, 2014 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON OCTOBER 21, 2014 IN LIBER 3115 OF DEEDS AT PAGE 967.

MAP REFERENCES:

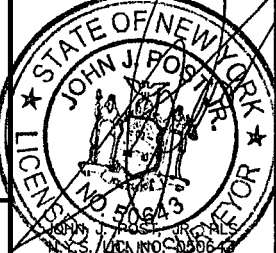
- 1) MAP ENTITLED "RUSSELL ROAD CONSERVATION SUBDIVISION, RUSSELL & GOOGAS ROADS, TOWN OF BETHLEHEM, COUNTY OF ALBANY, STATE OF NEW YORK" AS PREPARED BY INGALLS & ASSOCIATES, LLP, ENGINEERS AND SURVEYORS ON JULY 5, 2011 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON JUNE 18, 2014 AS MAP NO. 172-12978.

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.

ALEX ZAHARAKIS
ELLEN SKULIKIDIS
HOMESTEAD FUNDING CORP., ITS SUCCESSORS AND/OR ASSIGNS.
TITLE RESOURCES GUARANTY 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.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209 SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES MADE FROM THE ORIGINAL OF THIS DRAWING BEARING AN ORIGINAL INKED OR EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES.



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FAX: (518) 393-2324

FINAL SURVEY
LOT 17 - #47 FLANDERS LANE
RUSSELL ROAD CONSERVATION SUBDIVISION
TOWN OF BETHLEHEM
COUNTY OF ALBANY STATE OF NEW YORK

DATE:
MARCH 8, 2017

CHECKED BY: JJP
JOB NO. 10-023N

SCALE: 1"=30'

DRAWN BY:
CADD FILE: Lot 17-#47 Flanders Ln

SHEET 1 OF 1

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