

$R = 225.00'$
 $L = 124.79'$
 $CH = 123.20'$
 $S13^{\circ}25'53''E$

80
 LANDS N/F
 JAMES W. KAMBRICH
 AND
 SUSAN A. KAMBRICH
 L. 2800 P. 465

55
 TO BE CONVEYED
 TO THE
 TOWN OF BETHLEHEM
 OPEN SPACE
 AREA 1

THE NEWELLS TO RETAIN AN EASEMENT OVER
 THIS LAND (INCLUDING THE STRIP OF LAND
 WITHIN PROPOSED LOT 50 FOR VEHICULAR AND
 PEDESTRIAN ACCESS TO THE NEWELLS'
 REMAINING LANDS TO THE WEST OF THE SEWER
 EASEMENT. THE NEWELLS' EASEMENT OVER THIS
 LAND WILL TERMINATE UPON THE COMPLETION
 OF CONSTRUCTION OF THE NORTH SOUTH
 COLLECTOR ROAD.

50
 76
 24,916 ± SF

64
 LANDS N/F
 FRANCIS J. JOHNSON
 AND
 MARY T. JOHNSON
 L. 2564 P. 394

EX. ALL PURPOSE EASEMENT
 TO THE TOWN OF BETHLEHEM
 L. 2698 P. 724

60
 LANDS N/F
 JOHN A. BRUFF
 AND
 LESLIE E. BRUFF
 L. 2524 P. 822

DEED REFERENCE:

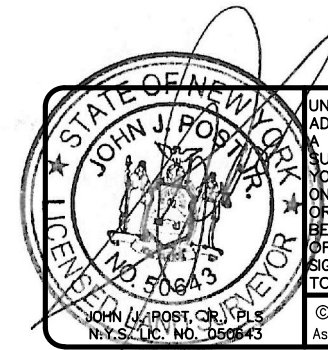
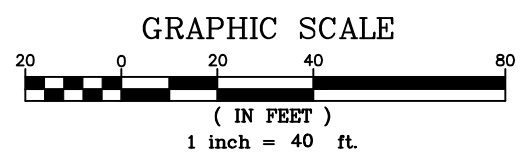
1) CONVEYED BY JAMES W. NEWELL AND THOMAS E. NEWELL TO THOMAS E. NEWELL AND VALERIE NEWELL BY DEED DATED AUGUST 22, 1977 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON SEPTEMBER 12, 1997 IN LIBER 2586 OF DEEDS AT PAGE 937.

MAP REFERENCES:

- 1) MAP ENTITLED "FINAL PLAT A, B AND C - NEWELL PLACE" AS PREPARED BY INGALLS & ASSOCIATES ON JUNE 5, 2014 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON MARCH 2, 2016 IN DRAWER NO. 172 AS MAP NO. 13221.
- 2) MAP ENTITLED "LOT LAYOUT, SOMERSET WOODS, PROPOSED SUBDIVISION FOR H.M.K. ASSOCIATES" AS PREPARED BY E.W. BOUTELLE & SON, C.E. & S., REVISION NO. 4 DATED APRIL 4, 1989 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON JULY 12, 1990 IN DRAWER 172-MAP NO. 9164.
- 3) MAP ENTITLED "FINAL PLAT, PROPOSED SUBDIVISION, 'MEADOWVIEW' WEMPLE ROAD, TOWN OF BETHLEHEM." AS PREPARED BY PAUL HITE. LICENSED LAND SURVEYOR DATED JANUARY 10, 2000 LAST REVISED ON OCTOBER 17, 2000 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON DECEMBER 18, 2000 IN DRAWER 172 AS MAP NO. 10957.

NOTES:

- 1) PORTION OF: TOWN OF BETHLEHEM - TAX MAP 97.0, BLOCK 1, PARCEL 11.1
- 2) SURVEY PREPARED BY INGALLS & ASSOCIATES, LLP FROM A MAY 2017 FIELD DUSREVI
- 3) BOUNDARY INFORMATION SHOWN BASED UPON MAP REFERENCE 1.
- 4) NORTH IS REFERENCED TO NAD 83 NEW YORK STATE PLANES, EAST ZONE. VERTICAL DATUM REFERENCED TO NAVD 88.
- 5) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTION; RECORDED OR UNRECORDED.
- 6) SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- 7) 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.
- 8) 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.



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FINAL SURVEY & GRADING PLAN LOT 50 - #76 SOMERSET DRIVE NEWELL PLACE SUBDIVISION TOWN OF BETHLEHEM COUNTY OF ALBANY STATE OF NEW YORK		
DATE: MAY 5, 2017	CHECKED BY: JJP JOB NO. 16-073	SCALE: 1"=40'
DRAWN BY: CADD FILE: 11-038 Lot 50-#76 Somerset Dr		SHEET 1 OF 1

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