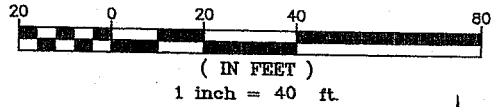


GRAPHIC SCALE



LANDS N/F
G. RIVENBURG
AND
T. J. RIVENBURG
L. 1871 P. 39

LOT 31

CAPPED IRON
ROD SET

30' WIDE STORM DRAINAGE
EASEMENT TO THE
HOMEOWNERS ASSOCIATION

STREAM IS SUBJECT TO
RESTRICTIVE COVENANTS

10' WIDE UTILITY EASEMENT TO
NIAGARA MOHAWK POWER CORP.
AND VERIZON NY INC.
L. 2904 P. 1092

LOT 29

30,803 SQ. FT.
THIS LOT SUBJECT TO
DEED RESTRICTIONS PER
NOTE 25 ON FINAL PLAT

WETLAND AREA TO
REMAIN. SEE NOTE 25
ON MAP REF. 1

CAPPED IRON
ROD SET

$R = 75.00'$ WV
 $L = 43.11'$
 $Ch = 42.52'$
 $N26^{\circ}40'25''W$

OTT'S THOROUGH
BRED CIRCLE

$L = 289.3'$ P. 946
8" PVC

$R = 125.00'$
 $L = 78.66'$
 $Ch = 77.37'$
 $N28^{\circ}14'08''W$

TF=158.4

TF=158.6

$R = 275.00'$
 $L = 5.02'$
 $Ch = 5.02'$
 $N45^{\circ}44'27''W$

TEL PED
ELEC
BOX

HYD

COVERED
PORCH

CONCRETE
WALK

WSO

ASPHALT
DRIVE

EXIST. PAVEMENT

CONCRETE
FOUNDATION

FRAME DWELLING

2 STORY

CONCRETE
FOUNDATION

ASPHALT
DRIVE

EXIST. PAVEMENT

EXIST. PAVEMENT

EXIST. PAVEMENT

EXIST. PAVEMENT

EXIST. PAVEMENT

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EXIST. PAVEMENT

NOTES:

- 1) SURVEYED PARCEL: TOWN OF BETHLEHEM—TAX MAP 121.00, BLOCK 1, PARCEL 19.12.
- 2) PREPARED BY INGALLS & ASSOCIATES, LLP FROM A MAY 2016 FIELD SURVEY.
- 3.) BOUNDARY INFORMATION SHOWN TAKEN FROM MAP REFERENCE NO. 1
- 4) LOT 29 IS SUBJECT TO DEED RESTRICTIONS PER NOTE 25 ON 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. 1616-38120 AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF JUNE 16, 2016.
- 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.
- 9) FOR LOTS HAVING PRESERVED FEDERAL WETLANDS ANY FURTHER FILLING OF WETLAND AREAS MAY REQUIRE AUTHORIZATION FROM FEDERAL REGULATORY AUTHORITIES.

DEED REFERENCES:

- 1) CONVEYED BY BERNICE V. OTT TO T.P. BUILDERS, INC. BY DEED DATED OCTOBER 4, 2006 AND RECORDED IN THE OFFICE OF THE ALBANY COUNTY CLERK ON OCTOBER 11, 2006 IN LIBER 2861 OF DEEDS AT PAGE 559.

MAP REFERENCES:

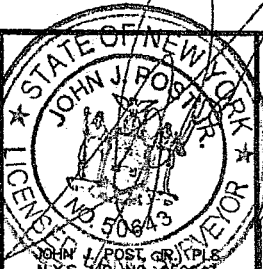
- 1) MAP ENTITLED "FINAL PLAT, SUBDIVISION PLAN, TROUBADOR ESTATES SUBDIVISION, TOWN OF BETHLEHEM, ALBANY COUNTY, NEW YORK" AS PREPARED BY C.T. MALE ASSOCIATES, P.C. ON AUGUST 29, 2003, LAST REVISED JULY 6, 2006 AND FILED IN THE OFFICE OF THE ALBANY COUNTY CLERK ON AUGUST 7, 2006 AS MAP NO. 11862-06.

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.

SHONDRA R. DALE
RONALD J. DALE
QUICKEN LOANS, INC., ITS SUCCESSORS AND/OR
ASSIGNS, AS THEIR INTERESTS MAY APPEAR.
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.

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FINAL SURVEY		
LOT 29—OTT'S THOROUGH BRED CIRCLE TROUBADOR ESTATES SUBDIVISION		
TOWN OF BETHLEHEM COUNTY OF ALBANY STATE OF NEW YORK		
DATE: AUGUST 19, 2016	CHECKED BY: JJP JOB NO. 09-055	SCALE: 1"=40'
DRAWN BY: RDF	CADD FILE: 09-055-Lot 29	SHEET 1 OF 1

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