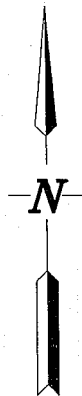
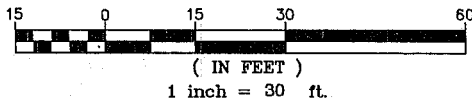
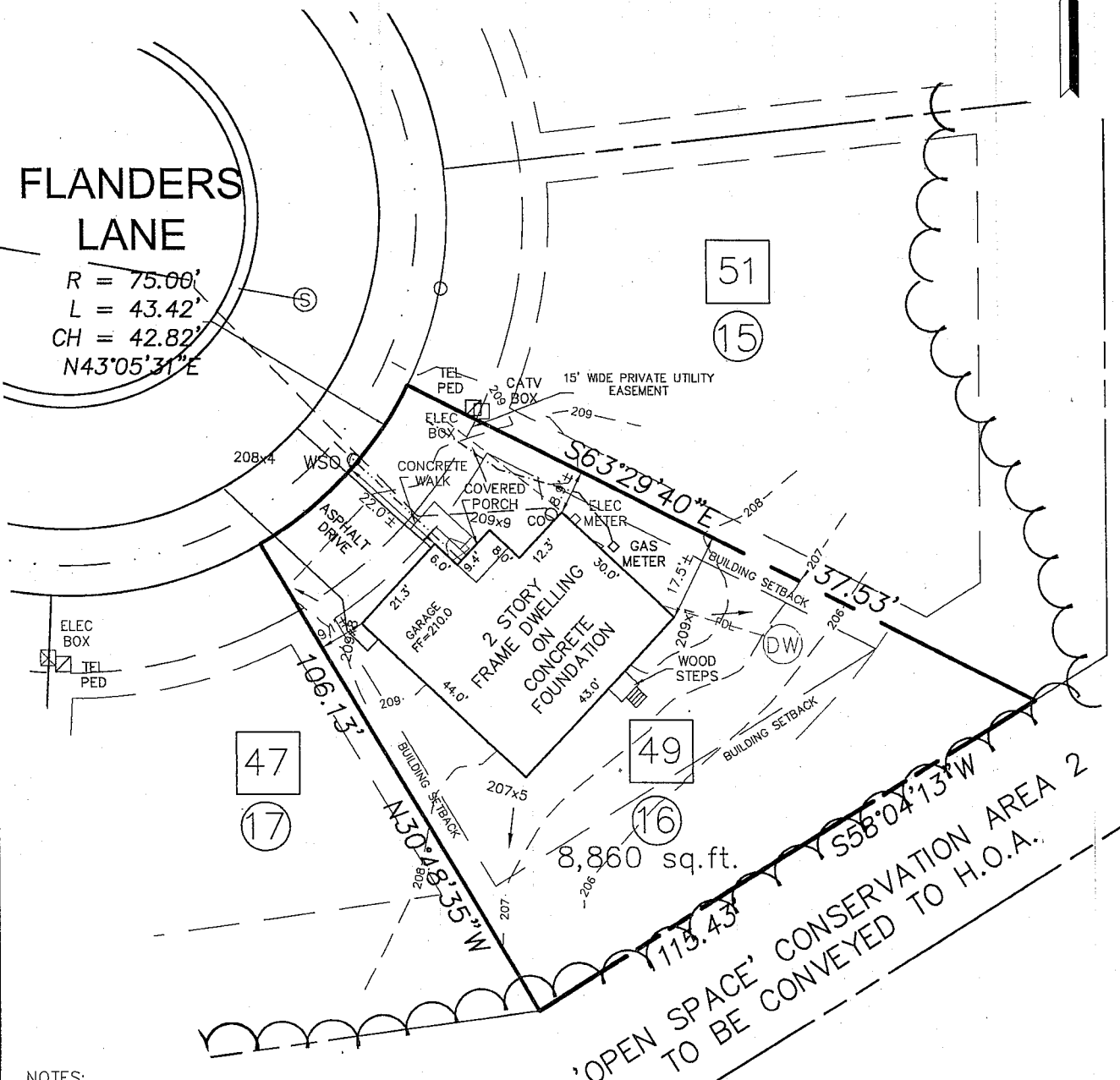


GRAPHIC SCALE



FLANDERS LANE

$R = 75.00'$
 $L = 43.42'$
 $CH = 42.82'$
 $N43^{\circ}05'31''E$



NOTES:

- 1) SURVEYED PARCEL: TOWN OF BETHLEHEM-TAX MAP 63.00, BLOCK 3, PARCEL 98.
- 2) SURVEY PREPARED BY INGALLS & ASSOCIATES, LLP FROM A OCTOBER 2016 AND A DECEMBER 2016 UPDATE 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 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 8, 1997

LEGEND

← DENOTES DRAINAGE FLOW

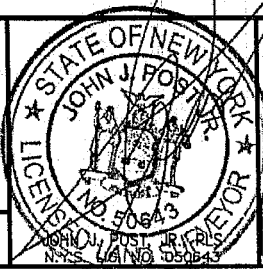
DEED REFERENCES:

- 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, 2001 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON JUNE 18, 2014 AS MAP NO. 172-12978.

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FINAL SURVEY & GRADING PLAN
 LOT 16 - #49 FLANDERS LANE
 RUSSELL ROAD CONSERVATION SUBDIVISION
 TOWN OF BETHLEHEM
 COUNTY OF ALBANY STATE OF NEW YORK

DATE: DECEMBER 14, 2016	CHECKED BY: JJP JOB NO. 10-023N	SCALE: 1"=30'
DRAWN BY: CADD FILE: Lot 16-#49 Flanders Ln		SHEET 1 OF 1

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