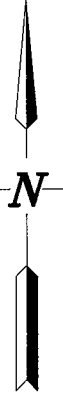
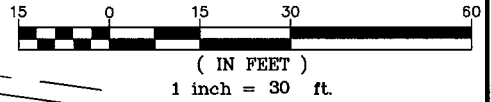
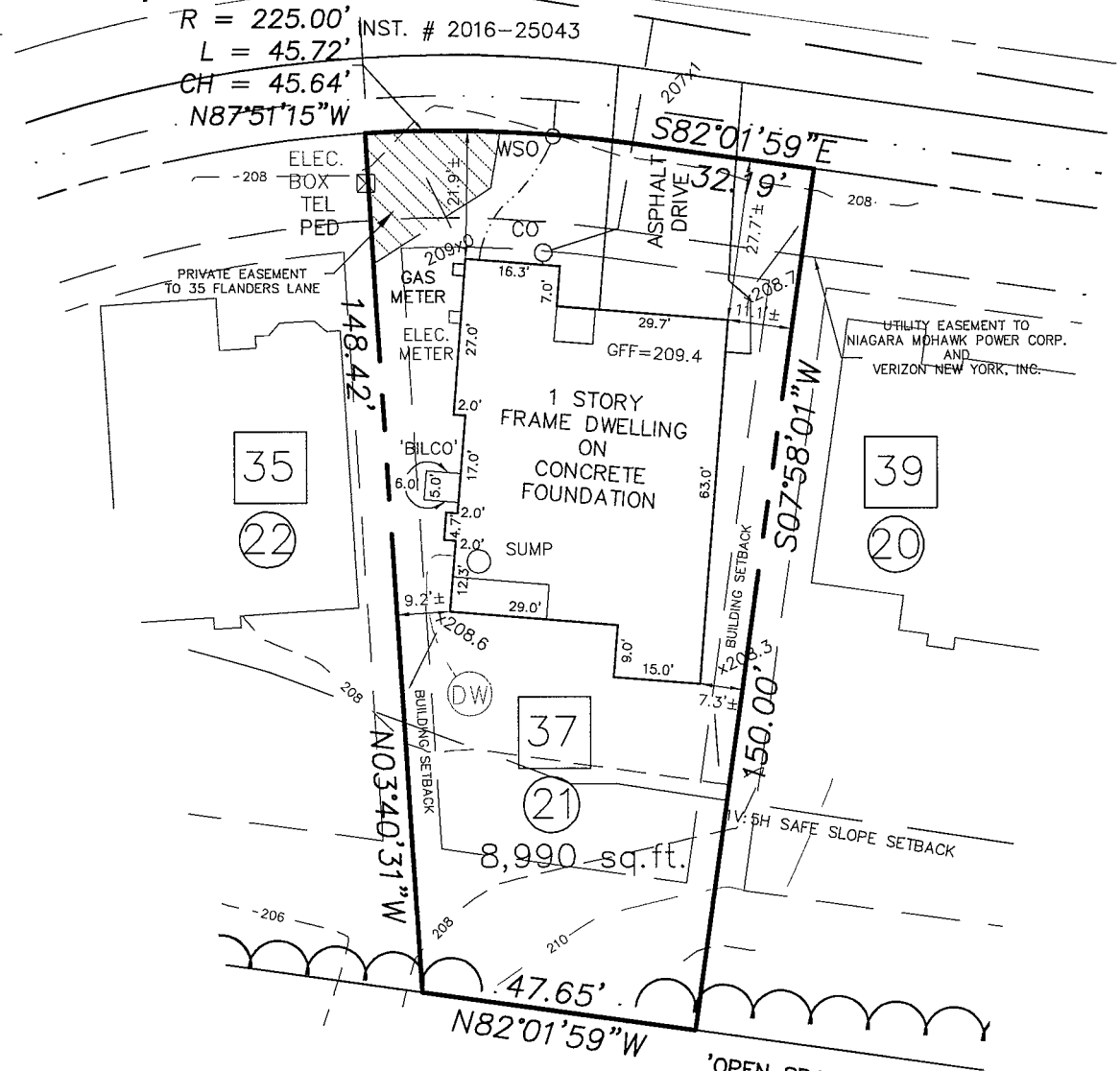


GRAPHIC SCALE



FLANDERS LANE

$R = 225.00'$  INST. # 2016-25043  
 $L = 45.72'$   
 $CH = 45.64'$   
 $N87^{\circ}51'15''W$



'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 93.
- 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 AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- 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.
- 10) AT THE TIME OF THE FIELD SURVEY CERTAIN SUBSURFACE UTILITY AND THEIR APPROXIMATE LOCATIONS WERE PROVIDED BY HODOROWSKI HOMES, LLC, 796 BURDECK STREET, SCHENECTADY, NY.

LEGEND

- DENOTES DRAINAGE FLOW
- DENOTES SPOT ELEVATION

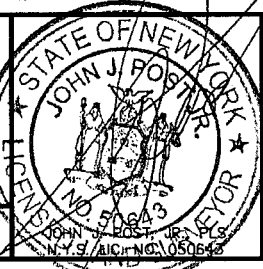
DEED REFERENCES:

- 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.

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.



**ingalls**

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 PHONE: (518) 393-7725  
 FAX: (618) 393-2324

FINAL SURVEY AND GRADING PLAN  
 LOT 21- #37 FLANDERS LANE  
 RUSSELL ROAD CONSERVATION SUBDIVISION

TOWN OF BETHLEHEM  
 COUNTY OF ALBANY STATE OF NEW YORK

DATE: MARCH 17, 2017 CHECKED BY: JJP JOB NO. 10-023N SCALE: 1"=30'

DRAWN BY: CADD FILE: Lot 21-#37 Flanders Ln

SHEET 1 OF 1

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