

MAP REFERENCE:

1.) "DEVONSHIRE HILLS" Town of Bethlehem, Albany County, New York prepared by C.T. Male Associates, P.C. dated March 9, 1989 last revised July 1, 1991 and filed in the Albany County Clerk's Office on August 22, 1991 in Drawer 172 as Map 9417.

NOTES:

- No attempt was made to show any structures or improvements on the lots shown hereon.
- This map is intended to convey information specifically related to the revision of the common lot line between Lots 71 and 77. For further information regarding these lots, see the Approved Final Plat drawings titled "Subdivision Devonshire Hills", Town of Bethlehem, Albany County, prepared by C.T. Male Associates, P.C. dated 3/9/89 and revised through 7/1/91, Sheet 1 of 11, and the associated drawings on file with the Town of Bethlehem.
- Lot 71 contains certain structures and/or improvements that are located within the boundary of Utility Easement 1. Any private structures and/or improvements so located, including but not limited to retaining walls, fill volumes, irrigation systems, pavement and plantings, may be removed or demolished at the discretion of the Town of Bethlehem if said structures and/or improvements are found to impede access for maintenance, repair or replacement of municipal utilities located within the Easement. Costs and expenses associated with the repair and/or replacement of private structures and/or other improvements located within Utility Easement 1, that result from actions of the Town of Bethlehem in attending to its utilities, shall be the sole responsibility of, and borne by, the affected Lot Owner.

DEVONSHIRE DRIVE  
(50' R.O.W.)

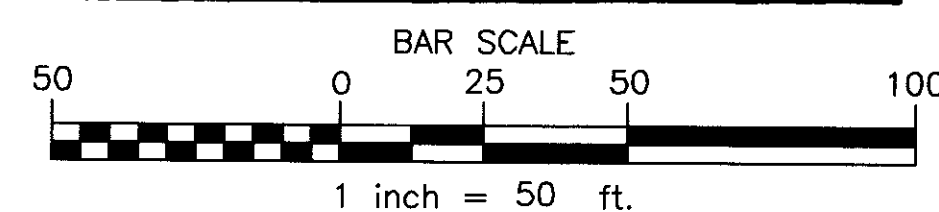
DEED DATED SEPT. 9, 1992  
BOOK 2473 PAGE 710

PLANNING BOARD  
TOWN OF BETHLEHEM  
ALBANY COUNTY, NEW YORK  
FINAL PLAT APPROVAL

WHEN SUBMITTED TO THE PLANNING BOARD THIS  
ENVELOPE MUST BE OPENED FOR APPROVAL  
BY THE PLANNING BOARD

SIG: *Angela C. Haselunich*  
TITLE: **CHAIRMAN**  
DATE: **JUL 10 2003**

SEE ALSO CERTIFICATE OF APPROVAL  
OF FINAL PLAT NO. 134-SI-F-M



LANDS TO BE DEDICATED TO  
THE TOWN OF BETHLEHEM

ORCHARD STREET

76

LANDS NOW OR FORMERLY OF  
MARK J. & JILL B. BERNSTEIN  
TAX MAP 85.13-1-34

UTILITY EASEMENT  
NO. 1

AREA=2.778± ACRES  
PROPOSED AREA=2.658± ACRES  
LANDS NOW OR FORMERLY OF  
SONMAR DEVELOPMENT  
TAX MAP 85.13-1-33

N85°32'51"E  
C=76.27'  
L=80.01'  
R=75.00'

S60°03'30"E  
C=10.02'  
L=10.03'  
R=75.00'

S32°39'29"E  
C=59.98'  
L=61.70'  
R=75.00'

S18°47'29"E  
C=121.34'  
L=121.93'  
R=360.00'

EXISTING AREA=2.898± ACRES  
PROPOSED AREA=3.017± ACRES  
LANDS NOW OR FORMERLY OF  
DR. DAVID E. & MARIANNE QUINN  
TAX MAP 85.13-1-32  
B. 2960 P. 771

UTILITY EASEMENT  
NO. 1

61

LANDS NOW OR FORMERLY OF  
ARTLE LIMITED PARTNERSHIP  
TAX MAP 85.13-1-31

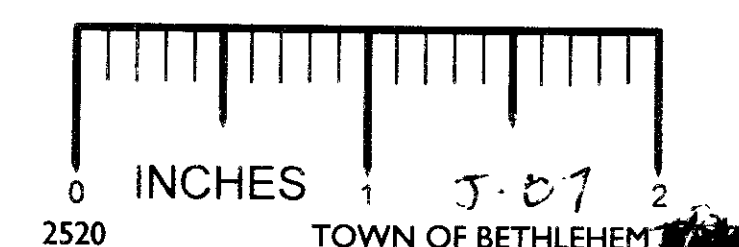
UTILITY EASEMENT  
NO. 1  
DEED DATED SEPT. 9, 1992  
BOOK 2473 PAGE 762

NEW PROPOSED LOT LINE

PORTION OF LOT 77 TO BE CONVEYED  
CONVEYED TO THE OWNERS OF LOT 71  
AREA=0.12± ACRES  
OR 5200± SQ. FT.

ORIGINAL LOT LINE

UTILITY EASEMENT  
NO. 1  
DEED DATED SEPT. 9, 1992  
BOOK 2473 PAGE 762



APPLICANT:  
Dr. David E. Quinn & Marianne Quinn  
71 Devonshire Drive  
Slingerlands, New York 12159

LANDS NOW OR FORMERLY OF  
CEDAR RIDGE ASSOCIATES, A LIMITED PARTNERSHIP

4  
CEDAR RIDGE

LANDS NOW OR FORMERLY OF  
SCHWARTZ  
TAX MAP 85.13-3-4

LANDS NOW OR FORMERLY OF  
AMBROS  
TAX MAP 85.13-3-5

5  
CEDAR RIDGE

WILLIAM J. NETTLETON  
PLS 49513

*William J. Nettleton*

DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
06/04/03	1 REVS. PER T/O BETHLEHEM LETTER DATED 5/30/03	MDD	<i>ujn</i>	<i>ujn</i>	© 2003 C.T. MALE ASSOCIATES P.C.
	2				APPROVED:
	3				DRAFTED : MDD
	4				CHECKED : <i>ujn</i>
	5				PROJ. NO : 03.3137
	6				SCALE : 1"=50'
	7				DATE : APR. 16, 2003
	8				
	9				

MAP SHOWING PROPOSED LOT LINE ADJUSTMENT

LOT 71 & 77  
DEVONSHIRE DRIVE  
DEVONSHIRE HILLS

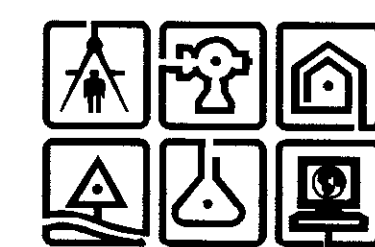
TOWN OF BETHLEHEM

ALBANY COUNTY, NEW YORK

C.T. MALE ASSOCIATES, P.C.

50 CENTURY HILL DRIVE, P.O. BOX 727, LATHAM, NY 12110  
518.786.7400 \* FAX 518.786.7299

ARCHITECTURE & BUILDING SYSTEMS ENGINEERING \* CIVIL ENGINEERING  
ENVIRONMENTAL SERVICES \* SURVEY & LAND INFORMATION SERVICES



J-07

SHEET 1 OF 1

DWG. NO: 92-691