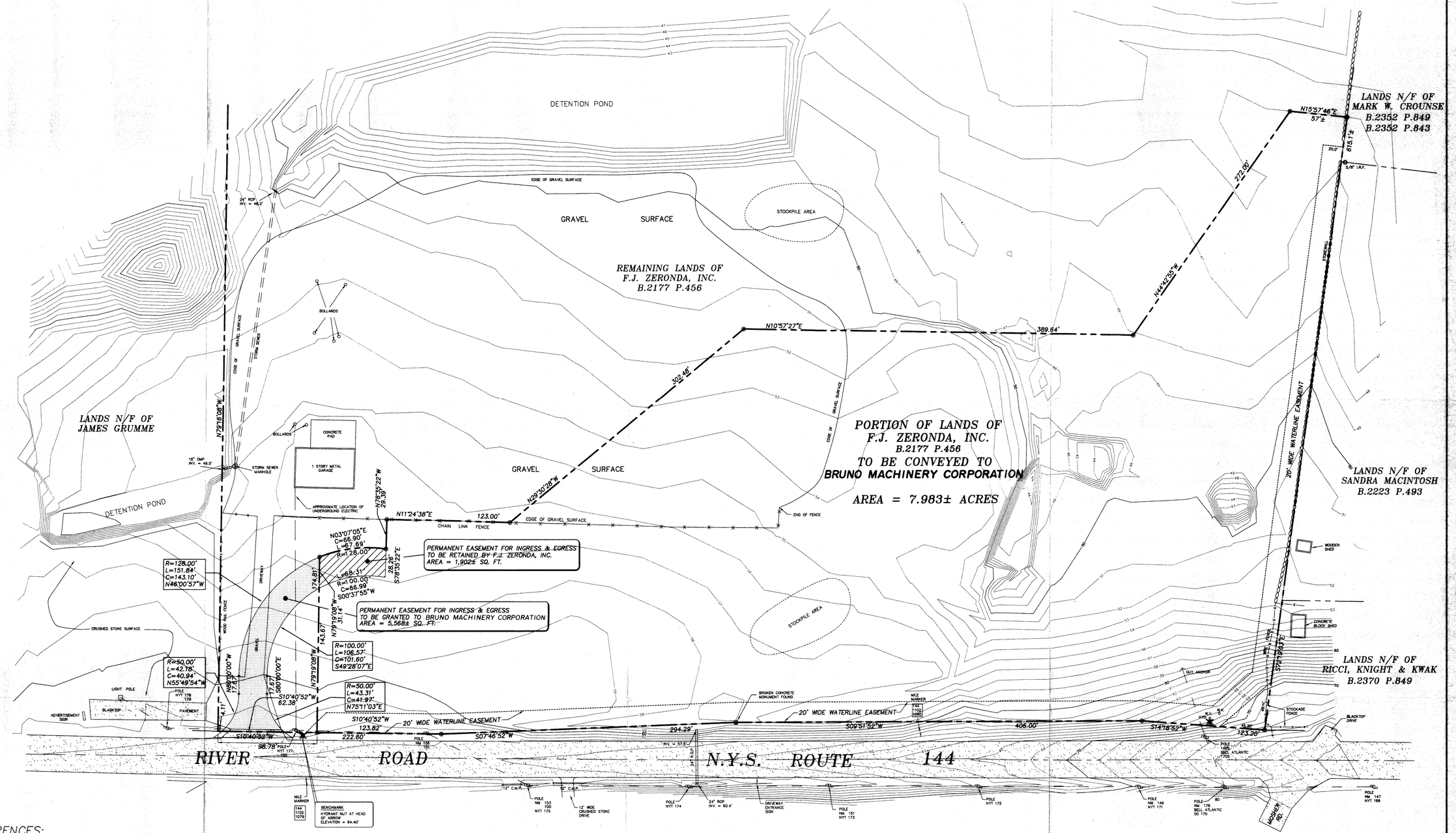

LEGEND

C.I.R.S.	CAPPED IRON ROD SET
I.P.F.	IRON PIPE FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
I.R.F.	IRON ROD FOUND
119.00-2-39	TAX MAP SECTION-BLOCK-LOT
B.799 P.999	DEED BOOK & PAGE
N/F	NOW OR FORMERLY
(176.5)	DEED INFORMATION

MAP REFERENCES:

1.) "MAP OF EASEMENT TO BE GRANTED BY FRANCIS J. ZERONDA TO TOWN OF BETHLEHEM", DATED DECEMBER 27, 1989 AND PREPARED BY PAUL E. HITE, LICENSED LAND SURVEYOR.

2.) "MAP OF A PORTION OF LANDS OF F.J. ZERONDA, INC., LAND DEVELOPMENT AND MITIGATION PLAN", DATED JULY 3, 1986 AND PREPARED BY THE ENVIRONMENTAL DESIGN PARTNERSHIP.

3.) "TOPOGRAPHIC SURVEY LANDS OF JAMES GRUMME, 752 RIVER ROAD", DATED JANUARY 14, 1999 AND PREPARED BY NORTHEAST LAND SURVEY AND LAND DEVELOPMENT CONSULTANTS, P.C.

4.) "TOPOGRAPHIC SURVEY OF 749 RIVER ROAD PREPARED FOR CRANBROOK CONSTRUCTION", DATED AUGUST 19, 1999 AND PREPARED BY NORTHEAST LAND SURVEY AND LAND DEVELOPMENT CONSULTANTS, P.C.

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW."

"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

MAP NOTES:

1.) NORTH ORIENTATION IS MAGNETIC AS OBSERVED DURING APRIL, 2000.

2.) PROPERTY LINES AS SHOWN HEREON ARE REFERENCED TO MAP REFERENCE NO. 1. GRAPHICAL ORIENTATION OF SAID PROPERTY LINES IS BASED ON PROPERTY LINE EVIDENCE ACQUIRED DURING A FIELD SURVEY. NO ATTEMPT HAS BEEN MADE TO EXAMINE THE RECORD INFORMATION FOR THE PREPARATION OF THIS MAP. THIS IS NOT A BOUNDARY SURVEY.

3.) THE ELEVATION DATUM FOR THIS SURVEY IS THE NATIONAL GEODETIC VERTICAL DATUM OF 1927 (N.G.V.D.) AS ESTABLISHED FROM U.S.G.S. BENCHMARK "41GWM 1952".

4.) CONTOURS AS SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY CONDUCTED BY THE UNDERSIGNED DURING APRIL, 2000.

5.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR A TITLE REPORT AND IS THEREFORE SUBJECT TO ANY STATEMENT OF FACT SUCH DOCUMENTS MAY DISCLOSE.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

John G. Gary
PLS 41014

DATE	RECORD OF WORK	DRN	CHK	APPR
11/01/00	REVISED NEW LOT SIZE & ADDED PROPOSED EASEMENTS	D.E.A.		
11/08/00	MISC. REVISIONS AND ADDITIONS.	D.E.A.		
11/15/00	CBRS REALTY CHANGED TO BRUNO MACH. CORP	M.R.H.		

TOWN OF: BETHLEHEM

COUNTY OF: ALBANY

SCALE: 1" = 40'

DRAWN BY: KEG/DEA

CHECKED BY: D.E.A.

APPROVED BY: D.E.A.

TOPOGRAPHIC SURVEY

PORTION OF LANDS OF
F.J. ZERONDA, INC.
No. 749 River Road
Prepared for Cranbrook Construction

NORTHEAST LAND SURVEY & LAND DEVELOPMENT CONSULTANTS, P.C.
PARADE GROUND VILLAGE
P.O. BOX 2140
BALLSTON SPA, N.Y. 12020
(518) 885-7339

DATE: 6/5/00 | PROJ. NO. 99-119 | DWG. NO. 00-87 | SHEET 1 OF 1

0-25