Averill Avenue Town Homes Phase I

Averill Avenue Town Homes Phase II

Knowlson Drive

Averill Avenue

Parcel #3 Water Co.

Easement To Westfall Village Home Owners Association

#49 Averill Ave. Pump Station

LOT 28 #3 Knowlson Drive Area = 34,964± Sq. Ft.

LOT 26 #12 Knowlson Drive Area = 32,821± Sq. Ft.

LOT 25 #5 Knowlson Drive Area = 30,054± Sq. Ft.

LOT 30 #16 Knowlson Drive Area = 37,004± Sq. Ft.

LOT 27 #9 Knowlson Drive Area = 38,828± Sq. Ft.

LOT 29 #19 Knowlson Drive Area = 30,030± Sq. Ft.

LOT 32 #20 Knowlson Drive Area = 34,359± Sq. Ft.

LOT 24 #24 Knowlson Drive Area = 33,445± Sq. Ft.

LOT 23 #25 Knowlson Drive Area = 33,24[illegible] Sq. Ft.

LOT 22 #28 Knowlson Drive Area = 30,9[illegible]

Lands N/F Art Herman Book 295, P. 1086

Parcel 6 Westfall Village Home Owner's Association

Pond

Wetlands Boundary See Map Reference 5

RESERVED

RESERVED

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	DIRECTION	CHORD LENGTH
C1	24°49'47"	180.00	78.00	N26°47'48"W	77.40
C2	9°18'29"	180.00	29.24	S09°43'40"E	29.21
C3	25°16'10"	195.00	86.00	S17°42'30"E	85.31
C4	52°48'06"	195.00	179.70	S55°44'38"E	173.41
C5	24°27'57"	195.00	83.27	N84°37'20"E	82.64
C6	14°25'15"	45.00	11.33	N65°10'44"E	11.30
C7	38°42'49"	45.00	30.41	N38°36'42"E	29.83
C8	100°14'55"	80.00	139.97	N89°22'45"E	122.79
C9	56°27'40"	80.00	79.30	S32°05'57"E	76.09
C10	91°28'12"	80.00	127.72	S42°01'59"W	114.58
C11	37°44'50"	80.00	52.70	N73°21'30"W	51.76
C12	53°07'33"	45.00	41.72	N81°02'52"W	40.25
C13	9°23'09"	255.00	41.77	S77°04'56"W	41.73
C14	22°43'58"	255.00	101.17	N85°51'30"W	100.51
C15	6°44'47"	255.00	30.01	N72°07'07"W	30.01
C16	23°39'01"	255.00	105.04	N58°56'43"W	104.29
C17	33°32'09"	255.00	149.25	N28°22'38"W	147.13
C18	6°32'09"	255.00	29.09	N08°20'29"W	29.07
C19	29°03'54"	120.00	60.87	S19°38'22"E	60.22

NOTES:

1. This survey was prepared for the sole purpose of reporting the actual field conditions of the subject real property for the exclusive use of **Edward J. Petrolus**, who is the owner of the same and **SHALL NOT BE USED FOR ANY OTHER PURPOSE BEYOND SAID SAME**, to include mortgage title insurance policy, fee title insurance policy, survey or owner/seller's affidavit, remortgaging/refinancing, any future transfer of title or any other use of said survey, unauthorized by law or in by contract with the surveyor which use shall invalidate the certifications and **BE IN DIRECT VIOLATION OF THE CONTRACT**.

   Certifications indicated hereon signify that the plat was prepared from an actual field survey conducted in accordance with the standards set forth in the Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, as last revised on January 25, 1993.

   This survey and the certification hereon shall be valid only to the party or parties hereon named and are not transferable to additional institutions or subsequent owners, other than as may be or expressly stated hereon.
2. No current Abstract of Title or Title Report provided. This survey is subject to any statement of facts that a current Abstract of Title or Title Report may disclose.
3. No search of the public record was made for easements, agreements or restrictions that may affect the surveyed parcel. An Abstract of Title is recommended to ascertain what easements, agreements or restriction affect the survey parcel.
4. Subject to any subsurface condition, improvement and/or encroachment, not evident by surface inspection.
5. Unless specifically stated the surveyor is not responsible for identifying features which are under the jurisdiction of governmental agencies, including but not limited to: designated wetlands, flood plains, flooding, dumps, landfills, hazardous waste sites, protected or endangered flora and fauna, archeological, historical, cultural, etc. It is also not the surveyors responsibility to determine if the present use of the parcel or the location of existing structures conform to the current local zoning ordinance or if said uses or locations conform to the zoning ordinance in effect at the time of construction or occupancy.
6. This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent or future grantees.
7. Deed of Record Liber 1718, P. 242.
8. All utilities installed by the owner to this date have not been field verified by RDM Surveying Consultants or for their location.

MAP REFERENCES:

1. "Survey Of Lands Of Bon Acre Realty Corp. (Reputed Owner)" dated December 10, 1984 prepared by Charles E. Harnett & Harold A. Behrens, Land Surveyors.
2. "Lands Of Bon Acres Realty Corp. Showing Location Of Freshwater Wetland Flagging" dated October 10, 1991 by Charles E. Harnett.
3. "Topographic Survey Lands Of Bon Acre Realty Corp.", dated October 11, 1991 and prepared by Charles E. Harnett.
4. "Plat Of Topography Lands Of Edward J. Petrolus 'Bon Acres Site'", dated September 20, 1994 and last revised 11/26/96, prepared by C.P. Monroe.
5. "Wetlands Location Map In The Application Of Edward J. Petrolus 'Bon Acre Site'", dated Oct. 10, 2001 and last revised 2/26/03 and prepared by RDM Surveying Consultants.

CERTIFIED TO:

1. Edward J. Petrolus

OWNER/APPLICANT
Edward Petrolus
P.O. Box 969
Averill Park, NY 12018

RENSSELAER COUNTY HEALTH DEPARTMENT

The RENSSELAER COUNTY DEPARTMENT OF HEALTH
Division of Environmental Health
Has approved engineering plans relevant to the subdivision
and approved plans are on file
WESTFALL VILLAGE
In the Town of Sand Lake, Rensselaer County, New York
Approved on July 31, 2001 subject to Covenants
On file with the Rensselaer County Health Department
Signed _____ M.D.
P.E.H.C. Health Officer

TOWN OF SAND LAKE PLANNING BOARD

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209 Subdivision 2, of the New York State Education Law.

Only copies from the original of this survey marked with an original land surveyor's inked seal shall be considered to be valid true copies.

	DATE	RECORD OF WORK	DRAWN	APPR.
	4/28/08	Map Revised	WHLR	WHLR
	12/06/06	Map Revised	WHLR	WHLR
	3/7/06	Prepared For Ed Petrolus	WHLR	WHLR

NOTE:
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SUBDIVISION PLAT
"WESTFALL VILLAGE"
FORMERLY BON ACRE HAMLET

PLANNED DEVELOPMENT DISTRICT
KNOWLSON DRIVE
RESIDENTIAL SUBDIVISION
PHASE II

TOWN: SAND LAKE	COUNTY: RENSSELAER
STATE: NEW YORK	SURVEY: OCTOBER 8, 2001
SCALE: 1" = 40'	MAP: JULY 7, 2006
PROJECT NO. 960-680-2001-2192-KNOWLSON DRIVE	

RDM SURVEYING CONSULTANTS
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Troy, N.Y. 12180
(518) 279-2425
FAX: 279-3028
RDMSURVEYING@COX.NET

Tax Map: 147.00 Block: 2 Parcel No. 29 Map Disk: FMCD.jb Job Disk: 853 Job 1 Rotation Angle = 270°00'00" About 0,0