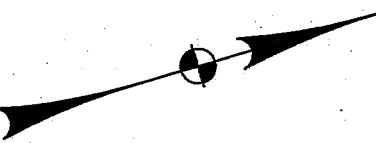


MAP REFERENCES:

1. MAP ENTITLED "SUBDIVISION PLAT WOODLAND HILLS (FORMERLY HIDLEY ESTATES) 120 HIDLEY ROAD". PREPARED BY CREIGHTON MANNING ENGINEERING, LLP, DATED SEPTEMBER 2021, AND FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE ON NOVEMBER 16, 2021 IN DRAWER 2021, MAP 199

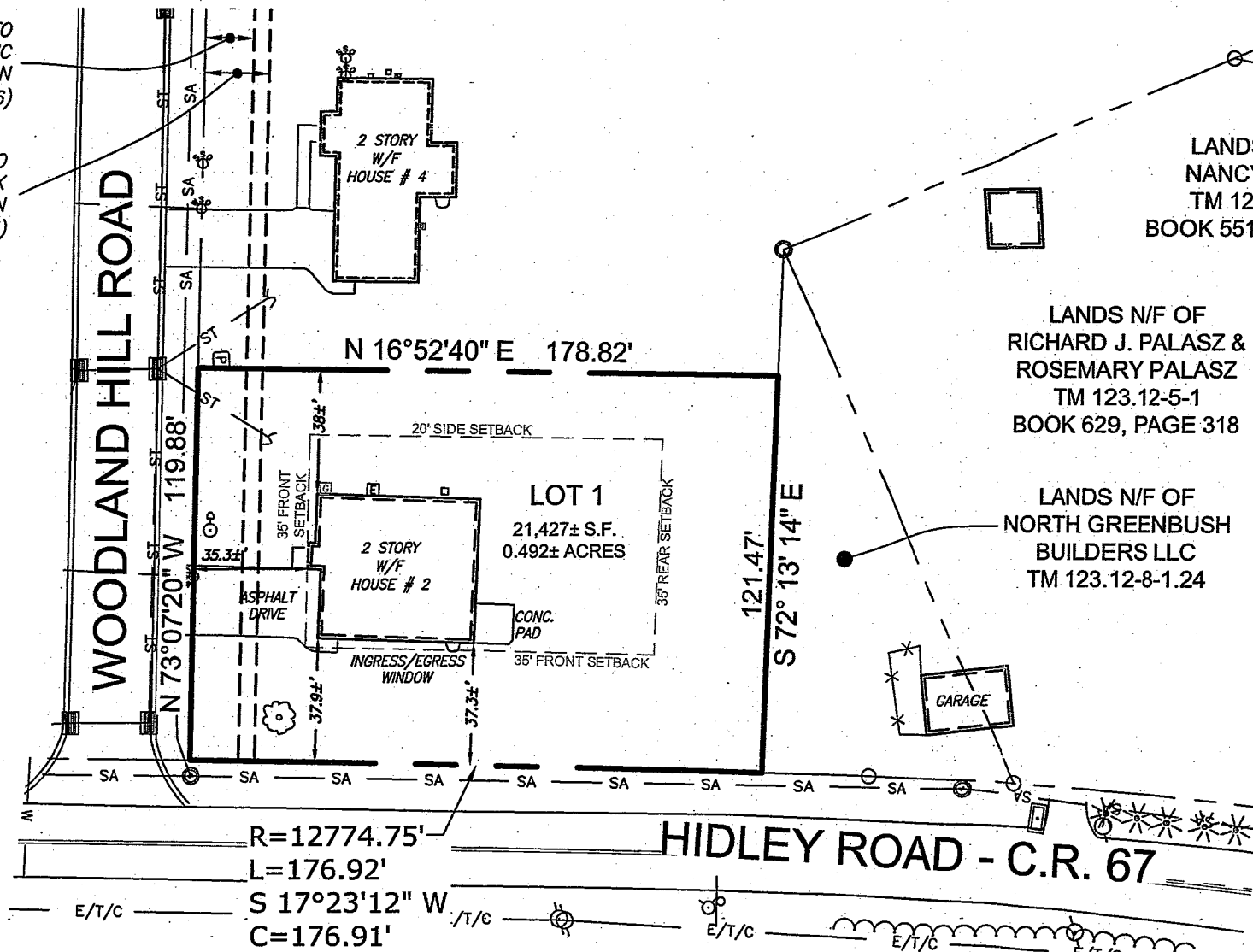
LEGEND:

- ⊙ YARD LAMP
- ⊕ WATER SHUT OFF
- ⊕ SEWER SHUT OFF
- ⊕ SEWER CLEAN OUT
- ⊕ TELEPHONE PEDESTAL
- CATCH BASIN
- OE — OVERHEAD ELECTRIC LINE
- W — UNDERGROUND WATER LINE
- SA — UNDERGROUND SEWER LINE
- ST — UNDERGROUND STORM SEWER LINE



15' WIDE EASEMENT TO
NEW YORK STATE ELECTRIC
& GAS CORPORATION
(BOOK 9762, PAGE 106)

20' WIDE EASEMENT TO
NIAGARA MOHAWK
POWER CORPORATION
(BOOK 9949, PAGE 315)



LANDS N/F OF
NANCY PIAZZA
TM 123.12-2-11
BOOK 5514, PAGE 209

LANDS N/F OF
RICHARD J. PALASZ &
ROSEMARY PALASZ
TM 123.12-5-1
BOOK 629, PAGE 318

LANDS N/F OF
NORTH GREENBUSH
BUILDERS LLC
TM 123.12-8-1.24

NOTES:

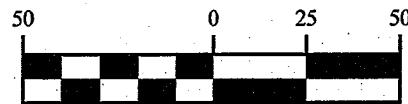
1. SURVEY SHOWN WAS PREPARED FROM A DECEMBER 19, 2022 FIELD SURVEY, UPDATED MARCH 2024.
2. SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.
3. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
4. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL, AND SIGNATURE IN RED, SHALL BE CONSIDERED TO BE TRUE AND VALID COPIES.
5. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.
6. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7. CERTIFICATIONS INDICATED OR IMPLIED HERE-ON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON OR PERSONS FOR WHOM THIS SURVEY WAS PREPARED, AND ON HIS OR THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
8. NO SEARCH OF PUBLIC RECORD WAS MADE IN CONNECTION WITH EASEMENTS OR RESTRICTIONS THAT MAY NOT HAVE BEEN CONTAINED IN COMMITMENT FOR TITLE INSURANCE (TITLE NO. SA-24-1025) ISSUED BY COMMONWEALTH TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF FEBRUARY 13, 2024.

CERTIFICATIONS:

1. PATRICK O'ROURKE
2. NAVY FEDERAL CREDIT UNION, ISAOA/ATIMA
3. COMMONWEALTH LAND TITLE INSURANCE COMPANY
4. NORTH GREENBUSH BUILDERS, LLC

SCHEDULE B EXCEPTION NOTES:

- EXCEPTION # 9. 20 FOOT WIDE EASEMENT FROM NORTH GREENBUSH BUILDERS, LLC TO NIAGARA MOHAWK POWER CORPORATION, IN BOOK 9949, PAGE 315, WHICH AFFECTS LOT 1 (HOUSE #2), IS AS SHOWN ON THE MAP.
- EXCEPTION # 10. SURVEYED PARCEL IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS CONTAINED IN BOOK 10228, PAGE 204.



1 inch = 50 feet

MAP OF SURVEY
LOT 1
HOUSE #2
WOODLAND HILLS
SUBDIVISION
TOWN OF NORTH GREENBUSH
COUNTY OF RENSSELAER
STATE OF NEW YORK

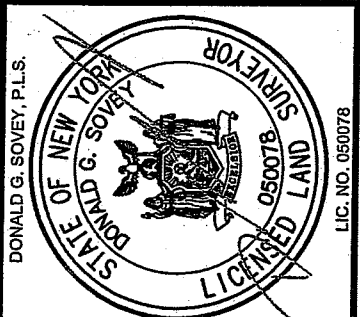


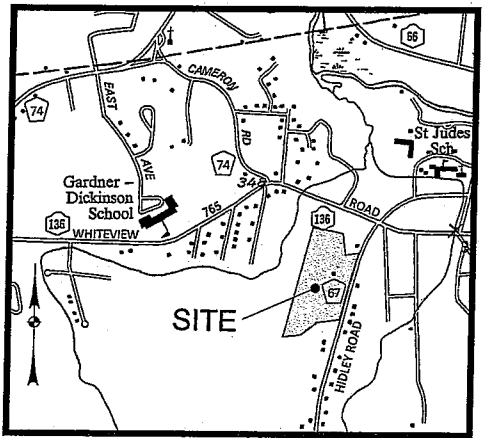
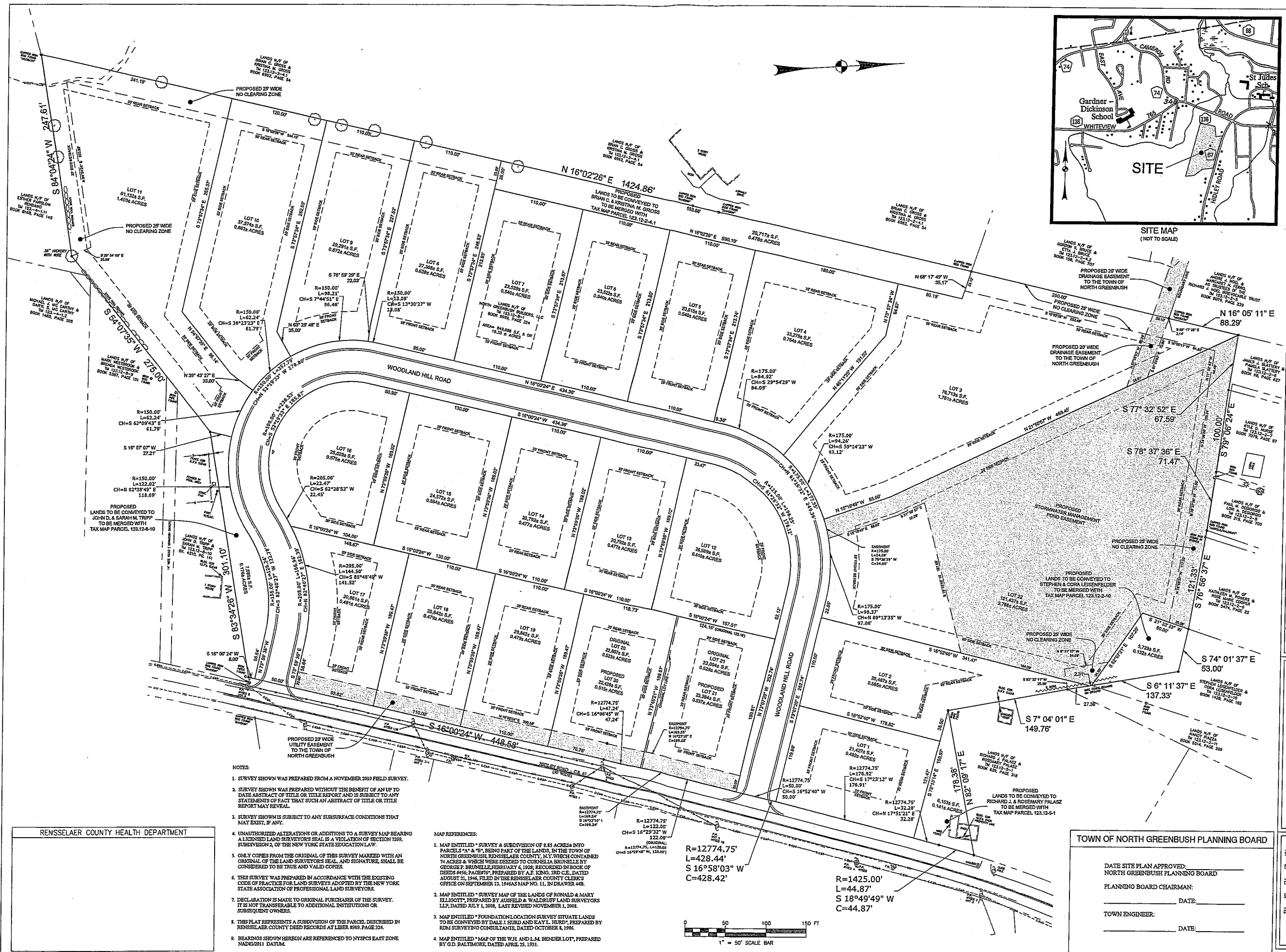
PREPARED FOR:
PATRICK O'ROURKE

NO.	REVISION	DATE	BY

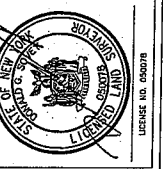
DRAWN: J.D.L.	CHECKED: D.G.S.
PROJ. NO.: 118-289	SCALE: 1"=50'
DATE: 3/18/2024	FILE: hidley/red.tbl/issuemap.dwg

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CREIGHTON MANNING
ENGINEERING, LLP
ENGINEERS, PLANNERS &
SURVEYORS





Drawn, Checked, and Approved by the Surveyor. This map is a true and correct copy of the original survey. Only copies from the original survey are valid. This map is not to be used for any other purpose without the written consent of the Surveyor.



NO.	DATE	DESCRIPTION	BY	CHK'D
1	3/27/23	LOT LINE ADJUSTMENT BETWEEN LOTS 2 & 21	J. J.	DS
2	3/27/23	REVISED SETBACKS ON LOT 1 & 17	J. J.	DS
3	3/27/23	CHANGED TEXT ON LOT 12 FROM REAR TO SIDE	J. J.	DS

SUBDIVISION PLAT
WOODLAND HILLS
 (FORMERLY HILLY ESTATES)
 120 HILLY RD
 NORTH GREENBUSH
 COUNTY: RENSSELAER STATE: NEW YORK

RENSSELAER COUNTY HEALTH DEPARTMENT

WOODLAND HILLS (FORMERLY HILLY ESTATES)

DATE SITE PLAN APPROVED: _____
NORTH GREENBUSH PLANNING BOARD

PLANNING BOARD CHAIRMAN: _____
 _____ DATE: _____

TOWN ENGINEER: _____
 _____ DATE: _____

1"=50'
C011
 4 OF 32

- NOTES:**
1. SURVEY SHOWN WAS PREPARED FROM A NOVEMBER 2019 FIELD SURVEY.
 2. SURVEY SHOWN WAS PREPARED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE OR TITLE REPORT AND IS SUBJECT TO ANY STATEMENTS OF FACT THAT SUCH AN ABSTRACT OF TITLE OR TITLE REPORT MAY REVEAL.
 3. SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.
 4. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7202, SUBDIVISION 4, OF THE NEW YORK STATE EDUCATION LAW.
 5. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL AND SIGNATURE, SHALL BE CONSIDERED TO BE TRUE AND VALID COPIES.
 6. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.
 7. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 8. THIS PLAT REPRESENTS A SUBDIVISION OF THE PARCEL DESCRIBED IN RENSSELAER COUNTY DEED RECORDS AT LIBER 8983, PAGE 324.
 9. BEARINGS SHOWN HEREON ARE REFERENCED TO NYSPCS EAST ZONE NAD83/2011 DATUM.

- MAP REFERENCES:**
1. MAP ENTITLED "SURVEY & SUBDIVISION OF 185 ACRES INTO PARCELS 1-4 & 9", BEING PART OF THE LANDS IN THE TOWN OF NORTH GREENBUSH, RENSSELAER COUNTY, N.Y. WHICH CONTAINED 74 ACRES & WHICH WERE DEEDED TO CORNELIA BRUNELLE BY GEORGE P. BRUNELLE FEBRUARY 4, 1928, RECORDED IN BOOK OF DEEDS #456, PAGE #70, PREPARED BY A.F. KING, 3RD C.E. DATED AUGUST 21, 1946, FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE ON SEPTEMBER 12, 1946 AS MAP NO. 11, IN DRAWER 44B.
 2. MAP ENTITLED "SURVEY MAP OF THE LANDS OF RONALD & MARY ELLICOTT, PREPARED BY AUGUST & WALKER LAND SURVEYORS LLP, DATED JULY 1, 2008, LAST REVISED NOVEMBER 1, 2008.
 3. MAP ENTITLED "FOUNDATION LOCATION SURVEY SITUATE LANDS TO BE CONVEYED BY DALE I. HURD AND KAY L. HURD", PREPARED BY RDM SURVEYING CONSULTANTS, DATED OCTOBER 8, 1986.
 4. MAP ENTITLED "MAP OF THE W.H. AND L.M. BENDER LOT", PREPARED BY G.D. BALTIMORE, DATED APRIL 25, 1931.

R=12774.75'
L=428.44'
S 16°58'03" W
C=428.42'

R=1425.00'
L=44.87'
S 18°49'49" W
C=44.87'

1" = 50' SCALE BAR