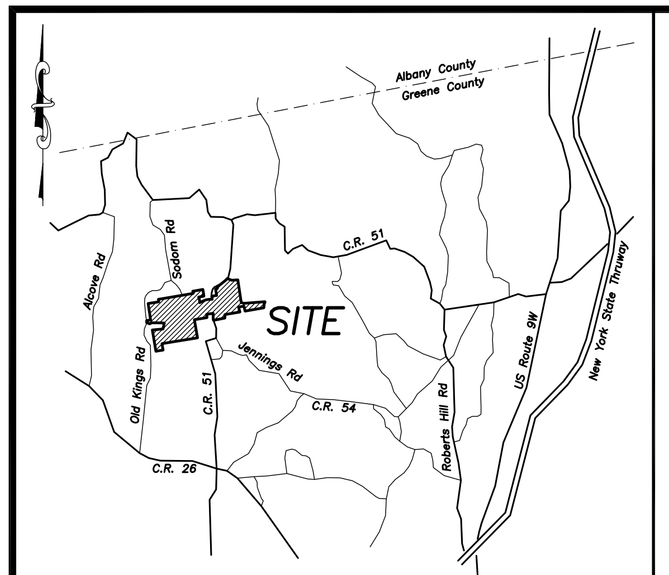

LOCATION MAP
(not to scale)

NOTES

1) Subject to any statement of fact an up to date and accurate abstract of title may disclose.
2) Subject to the rights of the public over County Route 51, Sodom Road & Old King Road.
3) Subject to any utility easements of record.
4) Site may contain protected wetlands. Contact appropriate governmental agencies prior to any site work.
5) Underground features, facilities, structures and utilities have been located from available records, field locations of associated above ground structures, and any markings provided by the client. Therefore, these locations must be considered approximate. There may be other underground features, facilities, structures and utilities, the location or existence of which is not presently known. Location of underground features, facilities, utilities and structures are not certified.
6) In the event that there is a discrepancy between the contents of the signed and sealed hardcopy drawing and the corresponding digital drawing file, the hardcopy with an original stamp and signature shall be the controlling document. Be sure to compare the two documents before using the digital file.
7) Horizontal Datum is rigidly adjusted to the New York State Plane Coordinate System, East Zone.
8) Contours shown hereon were approximated from the USGS Quadrangle Map for Alcove NY and have not been field verified.

MAP REFERENCE

1) "Survey Map Prepared for Robert Egan and Gittel Egan" by Robert J. Ihlenburg, L.S., dated August 18, 2004; Greene County Filed Map No. 2004–151 & 2004–153, filed September 23, 2004.

PROTECTIVE COVENANTS

1) The premises conveyed shall only be used for single family homes or agricultural or non–commercial recreational uses except in home offices and one single building Bed and Breakfast business shall be allowed. No other commercial or industrial use of the property is allowed.
2) Only one dwelling shall be allowed per parcel.
3) Grantee agrees to keep this lot in a good and sanitary condition and shall not use it as a dumping ground for trash and rubbish. The outside placement or storage of un–registered vehicles is prohibited.
4) Single wide mobile homes are not allowed.
5) No parcel shall be further subdivided.
6) Grantee is responsible for obtaining the necessary state and local permits for buildings, wells, and septic systems.
7) If Grantee(s) disturbs over one acre of land on their parcel, Grantee(s) also hereby agrees to prepare a SWPPP specific for their residential lot to be developed and file a Notice of Intent (NOI) for the Storm water discharges associated with construction activity under State Pollutant Discharge Elimination System (SPDES)General Permit in effect at the time of filing.
8) Driveways, driveway crossings and culvert sizes along municipal highways shall be approved by the appropriate Highway Superintendent
9) There shall be no change allowed to existing drainage patterns of ditches and culverts along municipal highways without approval from the appropriate Highway Superintendent
10) Grantor reserves, in a deed to each parcel, the right to grant a standard easement of sufficient width for the distribution of utilities.
11) No watercourse shall be blocked or diverted so as to cause material damage to any lot in this subdivision or to any neighboring property.
12) Outdoor lighting should be kept to a minimum and where necessary should be directed toward the ground.
13) For as long as any portion of the property described in this deed is subject to regulation under State or Federal Wetland Laws, there shall be no construction, grading, filling, excavating, clearing or other related activity, as defined by these laws, on this property within any wetland area or any adjacent area as set forth in said laws, at any time without having first secured the necessary permission and permit required pursuant to the above noted laws. This restriction shall bind the Grantees, their successors and assigns.
14) These Protective Covenants are to run with the land and shall be binding on New York Land & Lakes Development, LLC. and the Grantees, their successors and assigns. The invalidation of any one of the Protective Covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect. These Protective Covenants may be enforced by New York Land & Lakes Development, LLC, or the owner of any parcel within the subdivision. If New York Land & Lakes Development, LLC brings an action to enforce any of these Protective Covenants, the violator must pay all costs and expense of such action, including reasonable attorney's fees.

"Copies from the original of this survey map not marked with an original of the land surveyor's inked seal or embossed seal shall not be considered to be a valid true copy."

Alterations not conforming to section 7209, subdivision 2, of the State Education Law, are prohibited.

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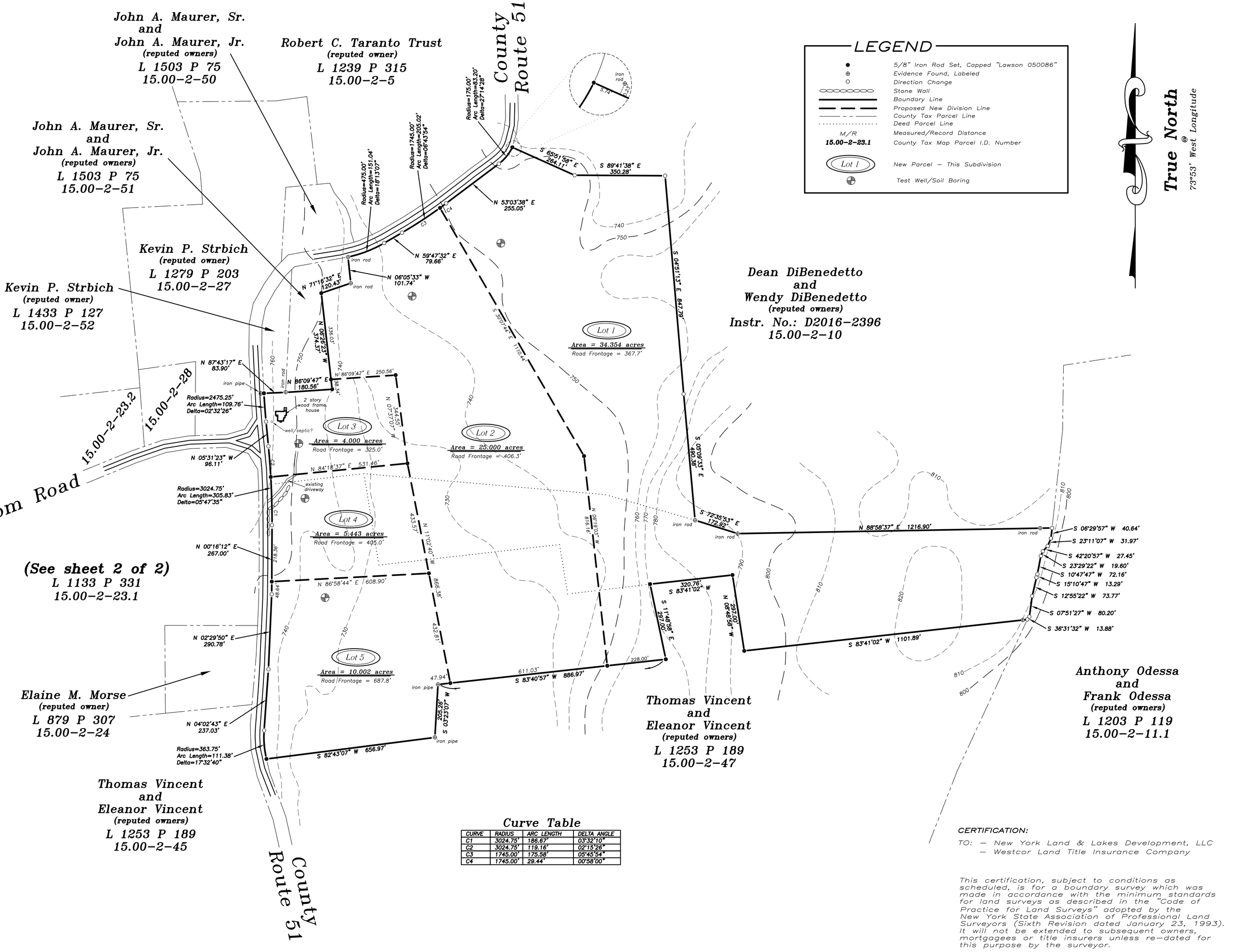

LEGEND

- 5/8" Iron Rod Set, Capped "Lawson 050086"
- Evidence Found, Labeled
- Direction Change
- Stone Wall
- Boundary Line
- Proposed New Division Line
- County Tax Parcel Line
- Deed Parcel Line
- M/R — Measured/Record Distance
- 15.00–2–23.1 — County Tax Map Parcel I.D. Number
- Lot 1 — New Parcel – This Subdivision
- Test Well/Soil Boring

True North @ 73°53' West Longitude

0' 200' 400' 600'
SCALE 1"=200'

Area = 78.798 acres
(East of County Route 51)

NEW YORK LAND & LAKES
www.NewYorkLandandLakes.com

Subdivider: New York Land & Lakes Development, LLC
297 River Street, Suite 3
Oneonta, NY 13820

CERTIFICATION:

TO: – New York Land & Lakes Development, LLC
– Westcor Land Title Insurance Company

This certification, subject to conditions as scheduled, is for a boundary survey which was made in accordance with the minimum standards for land surveys as described in the "Code of Practice for Land Surveys" adopted by the New York State Association of Professional Land Surveyors (Sixth Revision dated January 23, 1993). It will not be extended to subsequent owners, mortgagees or title insurers unless re–dated for this purpose by the surveyor.

Conditions: Subject to agreement between surveyor and client.

Robert J. Lawson, L.S. May 18, 2017

Final Subdivision Plat

Tall Pine Hideaways

Req.: New York Land & Lakes Development, LLC

L 1133 P 331
15.00–2–23.1

Town of New Baltimore, County of Greene
State of New York

REVISIONS

No.	Date	Description

LAWSON SURVEYING & MAPPING

Boundary ~ Topographic ~ Control ~ Deformation ~ Construction ~ G.I.S. ~ Subdivision ~ G.P.S.

2959 County Route 8, ◆ Oneonta, New York 13820
Phone: (607) 432–3300
Facsimile: (607) 432–8313
www.lawsonsurvey.com

LSM

Robert J. Lawson, L.S.
N.Y.S. License No.: 050086

FIELD WORK DATE:	3/23/17
MAP DATE:	May 18, 2017
W.O. No.:	5840
SCALE:	1 inch = 200 feet
DRAWN BY:	J.A.A.
CHECKED BY:	R.J.L.
FIELD CHECKED BY:	J.A.A.
DWG FILE:	5840_East_FINAL
MAP No.:	M 24–905
SHEET No.:	1 of 2