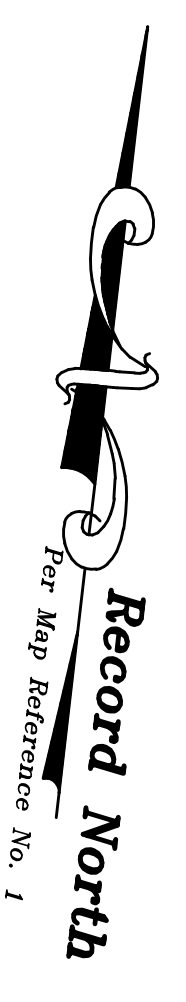


Source: N.Y.S.D.O.T. Quadrangle Sheet - Highland Lake, NY

LEGEND

- 5/8" Iron Rod To Be Set, Capped "Lawson 050086"
- Evidence Found, Labeled "Lawson 050086"
- 5/8" Iron Rod Found, Capped "Lawson 050086"
- Direction Change
- Water Course/Edge Pond, Lake, River, Stream etc.
- Boundary Line
- Proposed Lot Lines
- County Tax Parcel Line
- Easement Boundary
- Area Encumbered by an Easement
- Building Setback Lines See Tables
- Wetland Boundary
- Wetland Flag - See Note 2
- County Tax Map Parcel I.D. Number
- Proposed Lot Numbers



ZONING

RF (RESIDENTIAL FOREST) ZONING DISTRICT PERMITS 1 AND 2 FAMILY DWELLING UNITS ON 15% SLOPE OR LESS AS PERMITTED USE WITH DWELLING UNITS ON 15% SLOPES AS "SPECIAL USE".
(NOTE: PROPOSED ZONING IS "MONGAUP RIVER VALLEY")

LOT PARAMETERS	REQUIRED RF ZONE	REQUIRED PROPOSED RFV ZONE	PROVIDED
MIN. LOT AREA	5 ACRES	5 ACRES	5.02 ACRES
MIN. LOT WIDTH	100'	200'	+100'
MIN. FRONT YARD	50' FROM PROPERTY LINE	50'	+100'
MIN. SIDE YARD	50'	35'	+50'
MIN. REAR YARD	50'	35'	+50'
MAX. BLDG. HT.	35'	35'	34'
MAX. LOT COVERAGE	15% OCCUPIED (EXCLUDING SURFACES)	40%	2.2%
	50% CLEARED		23%

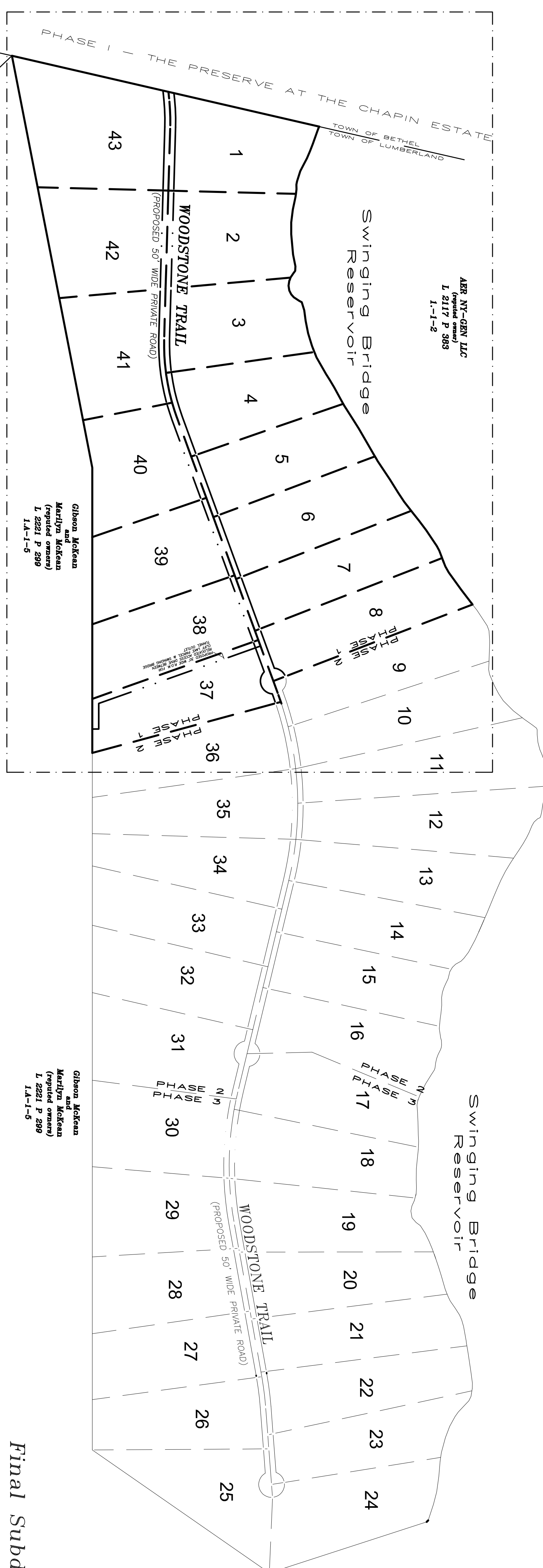
- MAP REFERENCES**
- 1) "Topog. Map of the Highlands Region of New York State," L.L.C. by Gary Peckover, P.L.S., dated September 28, 2005.
 - 2) "Final Subdivision Plat of Phase I, The Preserve At The Chapin Estate," by Robert J. Lawson, P.L.S., dated April 17, 2007, Sullivan County, Filed Map 11-1211.

Chapin Estate Setback Table

Front Yard: 100 feet from road right of way
 Rear Yard: 50 feet
 Side Yard: 50 feet (both 100 feet)

- NOTES**
- 1) 10% ROOF CONTROL WAS FIELD VERIFIED. ALL OTHER CONTOURS ARE PER A MAP FURNISHED BY THE CLIENT AND WERE NOT VERIFIED OR VERIFIED.
 - 2) ACCORDANCE WITH A FIELD DELINEATION PERFORMED BY ECOLOGICAL ANALYSIS, LLC REPORT TO WOODSTONE DEVELOPMENT DATED SEPT. 30, 2011, AND FIELD LOCATED BY "LAWSON SURVEYING AND MAPPING", ONEONTA, N.Y. ON NOV. 4, 2011. NO INSPECT FRESHWATER WETLANDS ARE LOCATED ON THE PROJECT PARCEL.
 - 3) THE INSTALLATION OF SEASONAL DOCKS SHALL BE PERMITTED ON LOTS #1-8 WITH RESERVOIR FRONTAGE AND ACCESS. AT THE INDIVIDUAL HOMEOWNER'S DISCRETION AND IN STRICT ACCORDANCE WITH SPECIFIC RULES AND REQUIREMENTS OF THE HOMEOWNERS ASSOCIATION.
 - 4) SUBJECT TO ANY STATEMENT OF FACT AN UP TO DATE AND ACCURATE ABSTRACT OF TITLE MAY DISCLOSE.
 - 5) SUBJECT TO ANY UTILITY EASEMENTS OR RIGHTS OF WAY RECORDED OR UNRECORDED.
 - 6) 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 INSURANCE COMPANIES MUST BE ADVISED OF THIS INFORMATION. THERE SHALL BE OTHER INFORMATION WHICH IS NOT PRESENTLY KNOWN. LOCATION OF UNDERGROUND FEATURES, FACILITIES, UTILITIES AND STRUCTURES ARE NOT CERTIFIED.
 - 7) IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE SIGNED AND SEALED HARD COPY DRAWING AND THE CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL STAMP AND SIGNATURE SHALL BE THE AUTHORITY. THE CLIENT SHALL BE SOLE TO COMPARE THE TWO DOCUMENTS BEFORE USING THE DIGITAL FILE.
 - 8) INCLUDING RIGHTS OF WAY, PRIVATE ROAD EASEMENTS AND TUNNEL ACCESS FOR CLIFF LAKE AND SWINGING BRIDGE RESERVOIR AS SET FORTH IN DEED LIBER 765 PAGE 158-159.
 - 9) ANY SITE DEVELOPMENT CONSTRUCTION ON SLOPES EXCEEDING 15% WILL REQUIRE A SPECIAL USE PERMIT FROM THE TOWN OF LUMBERLAND PLANNING BOARD.

Phase 1 Area = 85.877 acres



ABR NY-GEN LLC
 Licensed Surveyor
 L 2117 P 383
 1-1-2

ABR NY-GEN LLC
 Licensed Surveyor
 L 2117 P 383
 1-1-2

Gibson McKean
 and
 Marilyn McKean
 (reputed owners)
 L 2221 P 289
 1-1-4-6

Final Subdivision Plat
 Phase 1

Lumberland At The Chapin Estate

Portion of Instrument 2012-979
 Town of Lumberland, County of Sullivan
 State of New York

Record Owner/Subdivider
 Chapin-Lumberland, L.L.C.
 151 West Shore Road
 Bethel New York 12270
 Phone (845) 563-6500

Tax Lot Parcel:
 1-1-1

Town of Lumberland Planning Board Final Approval
 Chairman _____ Date _____

"Copies from the original of this survey map not marked with an original embossed seal shall not be considered to be a valid true copy."
 Attention: not conforming to section 220 of the Education Law of 1962.
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Robert J. Lawson, L.S.
 N.Y.S. License No. 050086
 DATE: July 12, 2012
 W.O. No.: 5116
 SCALE: 1"=500'
 DRAWN BY: SJO
 CHECKED BY: RLL

LAWSON SURVEYING & MAPPING
 Boundary ~ Topographic ~ Control ~ Deformation ~ Construction ~ G.I.S. ~ Subdivision ~ G.P.S.
 16 - 18 Reynolds Avenue ♦ Oneonta, New York 13820
 Phone: (607) 432-3300
 Facsimile: (607) 432-8513
 www.lawsonsurvey.com

REVISIONS

No.	Date	Description

SHEET No.: 1 of 2

FIELD CHECKED BY: N.J.S.
 DWG FILE: 5116-4HS-DWG
 MAP No.: M 24-746

1 of 2