

Hemp Meadow Estates L.L.C.
L 2871 P 250

- MAP REFERENCES**
- 1) "Top Ridge Phase I, Map Prepared For Woodstone Lakes Development, L.L.C. by Gary Packer, P.L.S., dated July 13, 2001."
 - 2) "Final Subdivision Plat of Phase II, Top Ridge at the Chapin Estate," by Gary Packer, P.L.S., dated December 2, 2002.
 - 3) "Final Subdivision Plat of Phase I, Top Ridge at the Chapin Estate," by Gary Packer, P.L.S., dated November 22, 2002.

- LEGEND**
- 5/8" Iron Rod Set, Copied Lawson 050086"
 - 1/2" Iron Rod Found, Copied "C. Packer LS 049079"
 - Direction Change
 - Water Course/Edge Pond, Lake, River, Stream etc.
 - Boundary Line
 - Easement Boundary
 - Zoning Setback Line
 - Utility Pole
 - Utility Line, Electric/Telephone/Cable TV.
 - New Parcel - This Subdivision

Record Owner/Subdivider
Woodstone Lakes Development, L.L.C.
157 West Shore Road 7/220
Bethel, New York 1074
Phone (845) 583-6500



CURVE TABLE LOTS 1-5 & LOTS 8-14

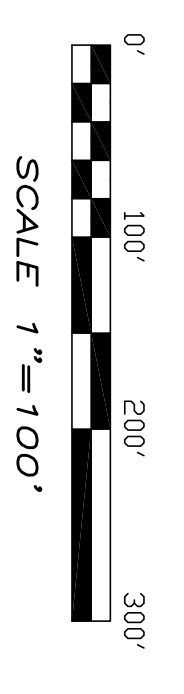
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	633.00'	68.89'	06°18'22"
C2	853.00'	205.60'	13°48'41"
C3	3905.00'	225.29'	03°18'20"
C4	4330.00'	226.53'	03°17'59"
C5	4330.00'	226.53'	03°17'59"
C6	660.00'	58.29'	02°05'12"
C7	565.00'	143.84'	14°35'13"
C8	540.00'	137.48'	14°35'13"
C9	670.00'	257.19'	21°59'37"
C10	670.00'	257.19'	21°59'37"
C11	670.00'	257.19'	21°59'37"
C12	50.00'	63.74'	32°39'50"
C13	645.00'	367.71'	29°30'23"
C14	645.00'	367.71'	29°30'23"
C15	560.00'	21.25'	12°48'29"
C16	560.00'	21.25'	12°48'29"
C17	535.00'	205.79'	12°58'29"
C18	270.00'	179.03'	37°59'30"
C19	140.00'	133.35'	54°34'27"
C20	140.00'	133.35'	54°34'27"
C21	165.00'	157.16'	54°34'27"
C22	165.00'	157.16'	54°34'27"
C23	1025.00'	331.04'	18°30'17"
C24	430.00'	99.74'	13°17'25"
C25	195.94'	69.11'	20°05'21"
C26	195.94'	69.11'	20°05'21"
C27	405.00'	117.50'	16°37'22"
C28	198.94'	133.21'	38°48'18"
C29	171.94'	125.16'	41°42'29"
C30	192.38'	128.12'	46°33'05"
C31	750.00'	225.29'	17°12'28"
C32	750.00'	225.29'	17°12'28"
C33	177.39'	150.31'	48°53'05"
C110	3905.00'	48.29'	00°43'24"
C111	3930.00'	50.00'	00°43'44"

LINE TABLE LOTS 1-5 & LOTS 8-14

LINE	BEARING	DISTANCE
L1	N 11°39'51" E	28.53'
L2	N 46°12'28" W	23.00'
L3	S 46°10'58" W	25.47'
L4	S 34°45'49" E	25.06'
L5	S 51°09'16" W	88.51'
L6	S 00°41'07" E	28.07'
L7	N 74°48'58" W	24.92'
L8	S 28°12'28" W	50.00'
L9	S 28°12'28" W	50.00'
L10	S 13°12'37" E	25.06'
L11	S 13°12'37" E	25.06'
L12	N 39°48'17" W	23.00'
L13	N 43°26'28" W	200.88'
L14	N 30°48'59" W	83.37'
L15	S 46°13'32" W	25.00'
L16	N 43°26'28" W	200.88'
L17	N 43°26'28" W	200.88'
L18	N 78°31'42" E	44.43'
L19	S 11°28'18" W	23.00'
L20	S 28°12'28" W	50.00'
L21	N 78°31'42" E	44.43'
L22	N 78°31'42" E	44.43'
L23	S 22°28'42" E	28.74'
L24	S 22°28'42" E	100.19'
L25	S 28°12'28" W	25.00'
L26	S 28°12'28" W	25.00'
L27	S 13°12'37" E	25.41'
L28	S 03°02'28" E	25.00'
L29	S 03°02'28" E	25.00'
L30	S 55°35'57" W	100.00'
L31	S 55°35'57" W	100.00'
L32	S 55°35'57" W	100.00'
L33	S 55°35'57" W	100.00'
L34	S 38°24'29" W	102.10'

NOTES

- 1) Subject to any statement of fact on up to date and accurate abstract of title may disclose.
- 2) Subject to the rights of the public over Chapin Trail, Toronto Dam Road, Hemp Meadow Court, and Top Ridge Trail.
- 3) Subject to any utility easements of record.
- 4) Topography per drawing furnished by client.
- 5) Underground features, facilities, structures and utilities have been located from available records, field locations of associated above ground structures, and any other information provided by the client. The presence of other underground features, facilities, structures and utilities, or underground features, facilities, structures and structures are not certified.
- 6) In the event that there is a discrepancy between the contents of the signed and sealed plat and the corresponding digital file, the signed and sealed plat shall be the controlling document. Be sure to compare the two documents before using the digital file.



Minimum Building Setback Lines

- FRONT: 50' from road right-of-way
SIDE: 50' (both 50')
REAR: 50' (both 50')

Final Approval by the Town of Bethel Planning Board
Chairman _____ Date _____

Final Subdivision Plat of
Phase III
Top Ridge
At The Chapin Estate
Town of Bethel, County of Sullivan
State of New York

REVISIONS

No.	Date	Description
1	3/3/05	Lot Designs

LAWSON SURVEYING & MAPPING
Boundary ~ Topographic ~ Control ~ Deformation ~ Construction ~ G.I.S. ~ Subdivision ~ G.P.S.
16 - 18 Reynolds Avenue ♦ Oneonta, New York 13820 1885 State Street ♦ Schenectady, New York 12304
949-585-8585 (local) 518 (813) 383-8313 (toll free) 518 (518) 383-8313
Facsimile: (607) 432-8313 Facsimile: (518) 383-3510
www.lawsonsurvey.com



Robert J. Lawson, L.S.
NYS License No. 050086
DATE: December 13, 2004
SCALE: 1 inch = 100 feet
DRAWN BY: S.A.O.
CHECKED BY: R.A.L.
FIELD CHECKED BY: N.L.S.
DWG FILE: 4079LDMC
MAP No.: M-24-455
SHEET No.: 2 of 5