

Record North  
Per Map Reference No. 2

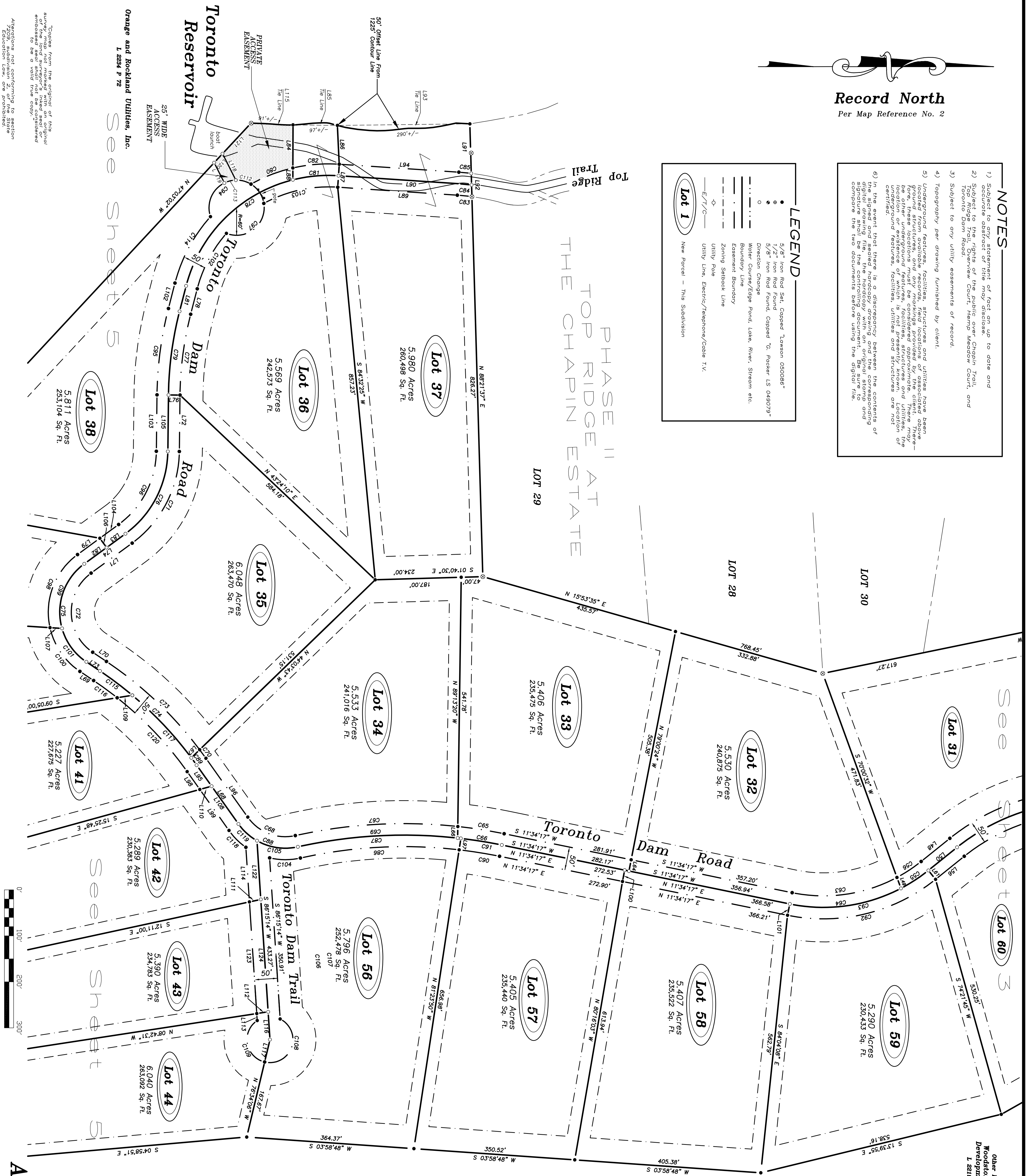
**NOTES**

- 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, Top Ridge Trail, Overview Court, Hemp Meadow Court, and Toronto Dam Road.
- 3) Subject to any utility easements of record.
- 4) Topography per drawing furnished by client.
- 5) Underground features, facilities, structures and utilities have been ground structures, and any markings provided by the client. There are no markings provided by the client. There may be underground features, facilities, utilities and structures of record which are not shown on this drawing. The location of these features, facilities, utilities and structures are not shown on this drawing. The location of these features, facilities, utilities and structures are not shown on this drawing. The location of these features, facilities, utilities and structures are not shown on this drawing.

**LEGEND**

- 5/8" Iron Rod Set, Capped "Lawson 050086"
- 1/2" Iron Rod Found
- 5/8" Iron Rod Found, Capped "C. Parker 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
- Lot 1 New Parcel - This Subdivision

PHASE II  
TOP RIDGE AT  
THE CHAPIN ESTATE



Other Lands of  
Woodstone Lakes  
Development, L.L.C.  
L 2219 P 240

**CURVE TABLE LOTS 32-37**  
& LOTS 56-59

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C01	339.00'	234.99'	39.22°
C02	339.00'	234.99'	39.22°
C03	339.00'	234.99'	39.22°
C04	339.00'	234.99'	39.22°
C05	339.00'	234.99'	39.22°
C06	339.00'	234.99'	39.22°
C07	339.00'	234.99'	39.22°
C08	339.00'	234.99'	39.22°
C09	339.00'	234.99'	39.22°
C10	339.00'	234.99'	39.22°
C11	339.00'	234.99'	39.22°
C12	339.00'	234.99'	39.22°
C13	339.00'	234.99'	39.22°
C14	339.00'	234.99'	39.22°
C15	339.00'	234.99'	39.22°
C16	339.00'	234.99'	39.22°
C17	339.00'	234.99'	39.22°
C18	339.00'	234.99'	39.22°
C19	339.00'	234.99'	39.22°
C20	339.00'	234.99'	39.22°
C21	339.00'	234.99'	39.22°
C22	339.00'	234.99'	39.22°
C23	339.00'	234.99'	39.22°
C24	339.00'	234.99'	39.22°
C25	339.00'	234.99'	39.22°
C26	339.00'	234.99'	39.22°
C27	339.00'	234.99'	39.22°
C28	339.00'	234.99'	39.22°
C29	339.00'	234.99'	39.22°
C30	339.00'	234.99'	39.22°
C31	339.00'	234.99'	39.22°
C32	339.00'	234.99'	39.22°
C33	339.00'	234.99'	39.22°
C34	339.00'	234.99'	39.22°
C35	339.00'	234.99'	39.22°
C36	339.00'	234.99'	39.22°
C37	339.00'	234.99'	39.22°
C38	339.00'	234.99'	39.22°
C39	339.00'	234.99'	39.22°
C40	339.00'	234.99'	39.22°
C41	339.00'	234.99'	39.22°
C42	339.00'	234.99'	39.22°
C43	339.00'	234.99'	39.22°
C44	339.00'	234.99'	39.22°
C45	339.00'	234.99'	39.22°
C46	339.00'	234.99'	39.22°
C47	339.00'	234.99'	39.22°
C48	339.00'	234.99'	39.22°
C49	339.00'	234.99'	39.22°
C50	339.00'	234.99'	39.22°

**LINE TABLE LOTS 32-37 & LOTS 56-59**

LINE	BEARING	DISTANCE
L01	S 89°15'14" W	252.478
L02	S 89°15'14" W	252.478
L03	S 89°15'14" W	252.478
L04	S 89°15'14" W	252.478
L05	S 89°15'14" W	252.478
L06	S 89°15'14" W	252.478
L07	S 89°15'14" W	252.478
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L14	S 89°15'14" W	252.478
L15	S 89°15'14" W	252.478
L16	S 89°15'14" W	252.478
L17	S 89°15'14" W	252.478
L18	S 89°15'14" W	252.478
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L46	S 89°15'14" W	252.478
L47	S 89°15'14" W	252.478
L48	S 89°15'14" W	252.478
L49	S 89°15'14" W	252.478
L50	S 89°15'14" W	252.478

**Minimum Building Setback Lines**  
FRONT: 50' from road right-of-way  
SIDES: 25'  
REAR: 50' (Both 50')

**Record Owner/Subdivider**  
Woodstone Lakes Development, L.L.C.  
151 West Shore Road  
Bethel, New York 12220  
Phone (845) 583-6500

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
2	4/5/05	Redesign Lots 56, 57 & 58
3	5/10/05	Access Easements
4	7/11/05	Lot Design
5	8/30/05	Sullivan County R.P.T. Comments



**LAWSON SURVEYING & MAPPING**  
Boundary ~ Topographic ~ Control ~ Deformation ~ Construction ~ G.I.S. ~ Subdivision ~ G.P.S.  
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Phone: (607) 432-3300 Phone: (518) 393-3464  
Facsimile: (607) 432-8313 Facsimile: (518) 393-3510  
www.lawsonsurvey.com

Robert T. Lawson, L.S.  
N.Y.S. License No. 002086  
DATE: December 13, 2004  
W.O. No.: 4075  
SCALE: 1 inch = 100 feet  
DRAWN BY: S.A.O.  
CHECKED BY: B.A.L.  
FIELD CHECKED BY: N.L.S.  
DWG FILE: 40751.DWG  
MFP No.: N 24-455  
SHEET No.:  
**4 of 5**

Copies from the original of this survey were not recorded with an original embossed seal shall not be considered to be a valid true copy.  
Annotations not conforming to the Section 220 subdivision Law, are prohibited.  
Education Law, are prohibited.  
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