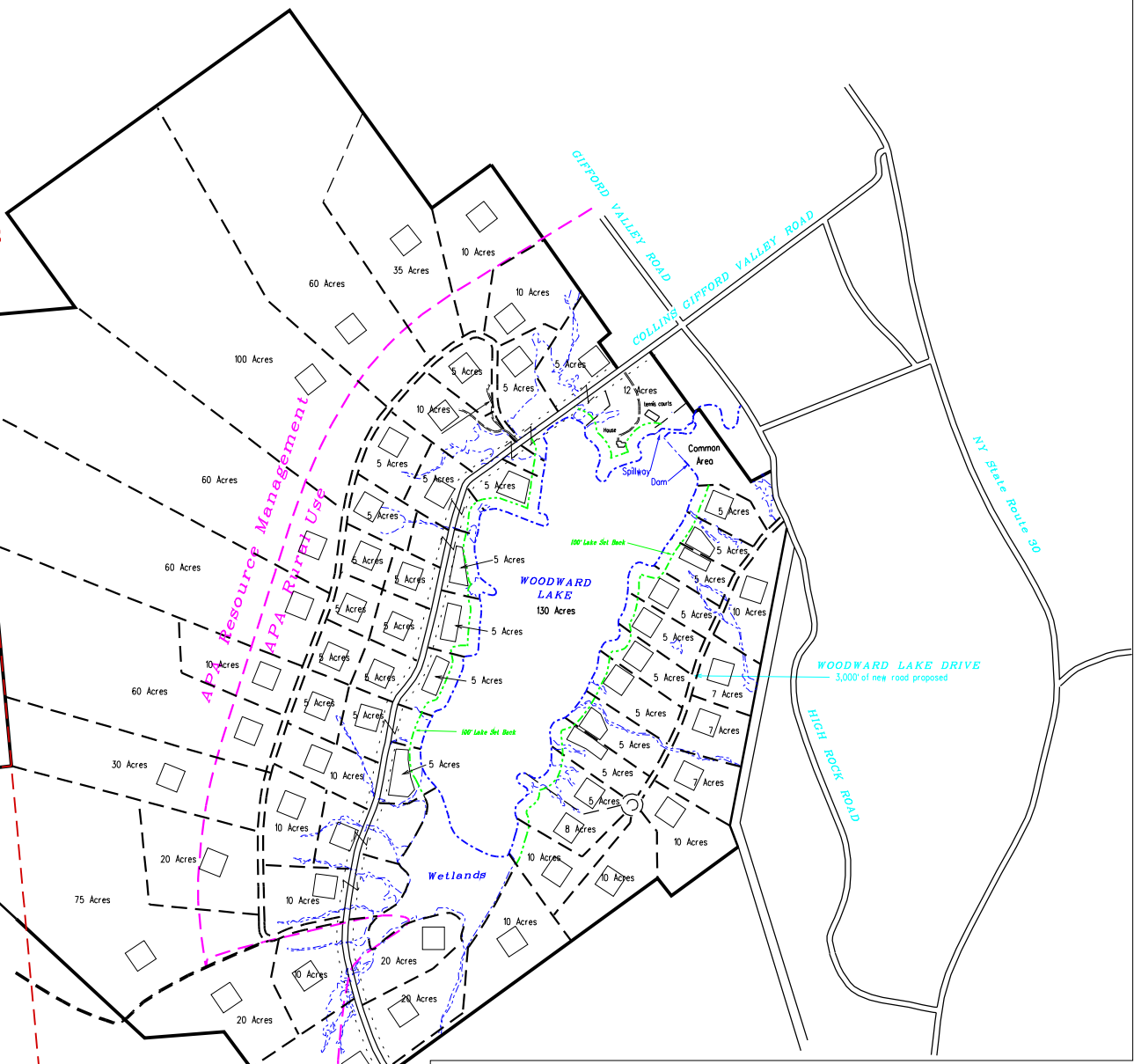




FULTON COUNTY
TOWN OF NORTHAMPTON
HAMILTON COUNTY
TOWN OF BENSON
FULTON COUNTY
TOWN OF MAYFIELD



TOTAL ACREAGE - 1,197 +/- ACRES
36 proposed lots / principal building sites

Subdivider: New York Land and Lakes Development LLC
297 River St Suite 3
Oneonta, NY13820

Town Zoning: Resource Conservation
Minimum Acres / Principal building - 45 Acres
1,128 acres +/- = 25 potential lots
Minimum Lot Area - 5 Acres
Width - 200'
Set backs Front - 50' road boundary
Side - 25'
Rear - 25'

APA Zoning: Resource Management & Rural Use
Rural Use - Average lot size - 8.5 Acres
460 Acres +/- = 54 potential lots
Resource Management - Average lot size - 42.7 Acres
607 Acres +/- = 14 potential lots

Total Potential Lots - 68
Total Proposed Lots - 61

Tax Map * -17.-1-23
31.-1-2
31.2-1-25
31.-2-1

SKETCH MAP PREPARED BY
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TEL. NO. - 607-434-2678
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SMITHVILLE FLATS, NY3841



N.Y.S. License No. 50244

GENERAL NOTES
1. This sketch map is prepared in accordance with the provisions of the Real Property Law of the State of New York, and is subject to a resolution of section 2050, sub-section 2, of the New York State Real Property Law.
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1 in = 400 ft

REVISIONS

LEGEND

●	Survey point or slope found
○	Line of sight or slope found
—	Underground telephone cable boundary
---	Edge of 100' lake set back
---	Proposed property line
---	Proposed easement property line
---	100' (+) setback from road
---	100' elevation contour lines
---	50' elevation contour lines

ALTERNATIVE PLAN "A"
OF
WOODWARD LAKE
Collins Gifford Valley Road
TOWN OF NORTHAMPTON
COUNTY OF FULTON STATE OF NEW YORK

MAP DATE: APRIL 18, 2018
DEED REFERENCE
LIBER PAGE
MAP NO.