



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

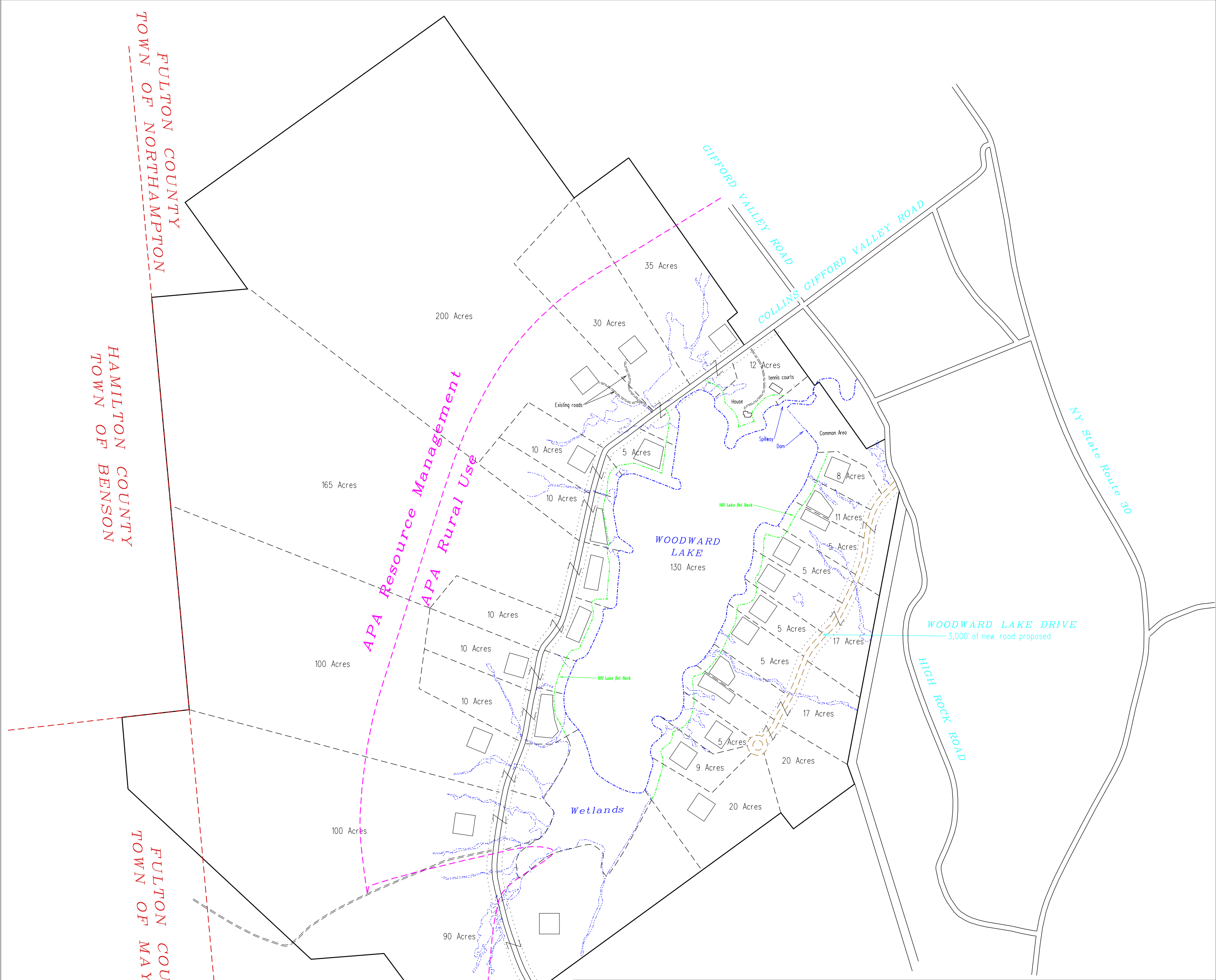
Subdivider: New York Land and Lakes Development LLC  
297 River St Suite 3  
Oneonta, NY13820

Town Zoning: Resource Conservation  
Minimum Acres / Principal building - 45 Acres  
1,197 acres +/- = 26 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 Mangement - Average lot size - 42.7 Acres  
607 Acres +/- = 14 potential lots  
Total Potential Lots - 68

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



SKETCH MAP PREPARED BY  
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N.Y.S. License No. 50240

GENERAL NOTES  
1) Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 3209, subdivision 2, of the New York State Education Law.  
2) Only copies from the original of this survey marked with an original of the land surveyor's seal and signature shall be considered to be valid true copies.  
3) Certifications indicated herein signify that this survey was prepared in accordance with the current Code of Practice for Land Surveys issued by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey was prepared, and on his behalf to the title company, governmental agency and lending institutions listed herein, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.  
4) Subject to utility line or other easements covenants or restrictions affecting the surveyed premises, if any. All visible above ground evidence of easements are as shown.  
5) Subject to any facts a complete, accurate and current abstract of title may disclose.

1 in = 500 ft

REVISIONS

- 1)
- 2)
- 3)
- 4)
- 5)
- 6)

LEGEND

●	Iron rebar
○	Iron pin or pipe found
□	Underground telephone cable box/marker
—	utility pole with overhead distribution & service lines
—	proposed new property line
—	water course or boundary
—	100 ft setback from lake
—	minor elevation contour lines
—	major elevation contour lines

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

MAP DATE: APRIL 12, 2018  
DEED REFERENCE LIBER PAGE  
MAP NO.