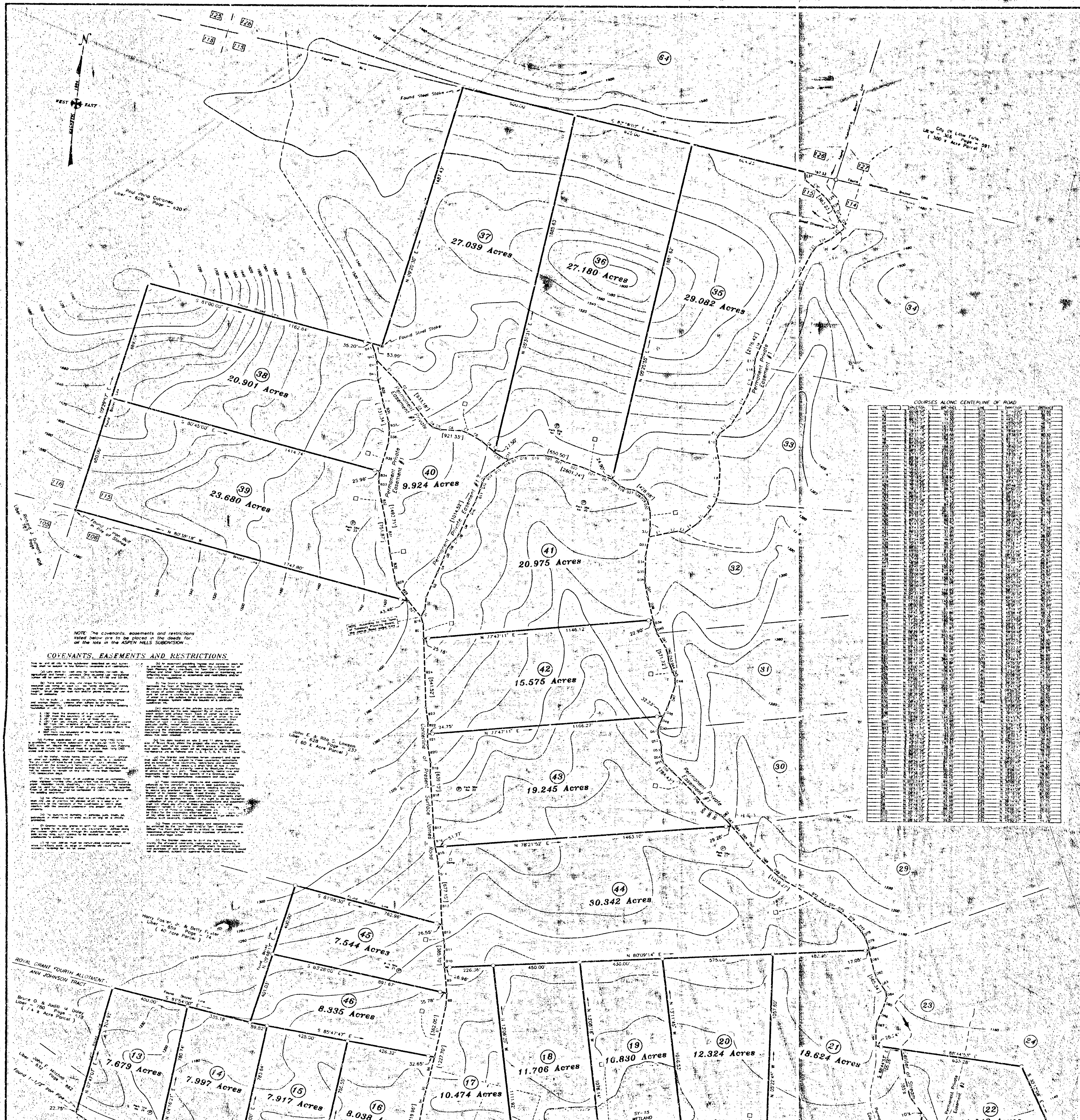


NOTE: The covenants, easements and restrictions listed below are to be placed in the deeds for all the lots in the ASPEN HILLS SUBDIVISION.

## COVENANTS, EASEMENTS AND RESTRICTIONS

COURSES ALONG CENTERLINE OF ROAD

| LINE | DIRECTION | DISTANCE | LINE | DIRECTION | DISTANCE |
|---|---|---|---|---|---|
| A1 | S 90°08'56" E | 50.00' | D13 | N [illegible] E | 27.50' |
| A2 | S [illegible] E | 37.32' | D14 | N 40°42'0[illegible]" E | [illegible] |
| A3 | S 86°40'31" E | 74.30' | D15 | N 44°51'12" E | 75.04' |
| A4 | S 73°51'31" E | 110.50' | D16 | N 45°50'50" E | 48.75' |
| A5 | S [illegible]°24'30" E | 151.02' | D17 | N 61°2[illegible]'14" E | [illegible] |
| A6 | N 78°44'14" E | 137.75' | D18 | N 78°49'24" E | [illegible] |
| A7 | S 82°31'18" E | 126.66' | D19 | N [illegible]°38'07" E | 90.32' |
| A8 | S 84°01'04" E | 156.26' | D20 | S [illegible] E | [illegible] |
| A9 | S 84°03'04" E | 18.43' | D21 | S 72°1[illegible]'50" E | 64.02' |
| A10 | S 87°47'32" E | 166.26' | D22 | S 78°40'04" E | 104.86' |
| A11 | N 88°57'54" E | 235.90' | D23 | S 72°06'41" E | 94.91' |
| A12 | N 87°11'54" E | 127.00' | D24 | S 79°26'[illegible] E | [illegible] |
| A13 | N 85°39'12" E | 105.92' | D25 | S [illegible] E | [illegible] |
| A14 | N 87°39'15" E | 235.63' | D26 | S 67°52'44" E | [illegible] |
| A15 | N 78°36'20" E | 300.10' | D27 | S 65°41'10" E | 54.96' |
| A16 | N 73°45'[illegible] E | 274.90' | D28 | S 63°01'07" E | 46.30' |
| A17 | N 75°50'27" E | 241.10' | D29 | S 45°11'0[illegible]" E | 33.30' |
| A18 | N 78°18'57" E | 208.90' | D30 | S 19°47'03" E | 65.72' |
| A19 | N 78°18'56" E | 430.54' | D31 | S 07°2[illegible] E | [illegible] |
| A20 | N 78°10'20" E | 109.13' | D32 | S 00°46'55" E | 50.50' |
| A21 | N 78°[illegible]'23" E | 98.34' | D33 | S 07°50'25" W | [illegible] |
| A22 | N 80°54'07" E | 87.70' | D34 | S [illegible]°31'27" E | 59.07' |
| A23 | N 86°56'0[illegible]" E | 60.40' | D35 | S 08°34'45" E | 52.28' |
| A24 | S 84°21'38" E | 73.13' | D36 | S 08°56'43" E | 30.85' |
| A25 | S 82°15'49" E | 84.27' | D37 | S 16°57'34" E | 76.01' |
| A26 | S 80°46'01" E | 201.25' | D38 | S 19°16'3[illegible]" E | 134.16' |
| A27 | S 80°28'07" E | 261.78' | D39 | S 22°28'0[illegible]" E | 41.69' |
| A28 | S 81°32'35" E | 180.10' | D40 | S 25°08'[illegible] E | 37.10' |
| A29 | S 87°53'32" E | 60.23' | D41 | S 38°0[illegible]'57" E | 61.10' |
| A30 | S 41°41'34" E | 52.74' | D42 | S 27°21'48" E | 40.71' |
| A31 | S 87°43'45" E | 54.26' | D43 | S 14°12'56" E | 42.28' |
| A32 | S 86°53'35" E | 37.90' | D44 | S 28°10'08" E | 41.20' |
| A33 | N [illegible]°49'35" E | 32.85' | D45 | S 29°23'2[illegible]" E | 38.00' |
| A34 | N 87°54'00" E | 46.00' | D46 | S 06°0[illegible] E | 48.52' |
| A35 | N 70°43'48" E | 85.47' | D47 | S 11°18'4[illegible]" W | 125.79' |
| A36 | N 89°03'17" E | 48.12' | D48 | S 17°20'41" W | 56.73' |
| A37 | N 68°55'51" E | 81.82' | D49 | S 15°27'48" W | 48.38' |
| A38 | N 63°28'[illegible] E | 142.25' | D50 | S 06°13'28" W | 36.40' |
| A39 | N 57°49'52" E | 93.27' | D51 | S 07°20'47" E | [illegible] |
| A40 | N 58°58'10" E | 32.78' | D52 | S 21°4[illegible] E | [illegible] |
| A41 | N 87°45'20" E | 100.35' | D53 | S [illegible]°13'14" E | 62.85' |
| B1 | N 05°18'40" E | 214.90' | D54 | S 15°44'39" E | 24.67' |
| B2 | N 03°00'08" E | 48.43' | D55 | S 26°29'21" E | 26.50' |
| B3 | N 02°21'38" E | 158.53' | D56 | S 50°2[illegible] E | [illegible] |
| B4 | N 02°58'32" E | 71.08' | D57 | S 50°40'46" E | 104.65' |
| B5 | N 08°50'40" E | [illegible] | D58 | S 45°37'04" E | 97.05' |
| B6 | N 05°5[illegible]'40" E | 149.90' | D59 | S 58°11'5[illegible]" E | 36.10' |
| B7 | N 04°31'40" E | 288.29' | D60 | S 71°20'37" E | 28.07' |
| B8 | N 03°16'38" W | 73.76' | D61 | S 68°47'04" E | 36.55' |
| B9 | N 11°55'03" W | 145.63' | D62 | S 52°56'07" E | [illegible] |
| B10 | N 00°00'00" W | 10.05' | D63 | S 46°06'17" E | 51.90' |
| B11 | N 05°12'25" W | 67.15' | D64 | S 47°19'35" E | 60.77' |
| B12 | N 14°42'38" W | 102.86' | D65 | S 48°08'48" E | 49.12' |
| B13 | N 09°34'10" W | [illegible] | D66 | S 44°02'28" E | 70.20' |
| B14 | N 11°32'39" W | 180.79' | D67 | S 44°0[illegible]'08" E | 23.59' |
| B15 | N 17°29'27" W | 81.16' | D68 | S 30°22'58" E | [illegible] |
| B16 | N 14°43'27" W | 51.97' | D69 | S 52°53'18" E | 50.27' |
| B17 | N 08°29'38" W | 105.44' | D70 | S 58°56'48" E | 36.90' |
| B18 | N 10°09'[illegible] W | 253.62' | D71 | S 67°07'16" E | [illegible] |
| B19 | N 05°08'14" W | 67.78' | D72 | S 67°25'3[illegible]" E | 58.05' |
| B20 | N 15°13'45" W | 87.06' | D73 | S 67°44'15" E | 50.06' |
| B21 | N 07°43'10" W | 83.52' | D74 | S 75°22'33" E | 58.68' |
| B22 | N 06°33'07" W | 74.61' | D75 | S 83°01'08" E | [illegible] |
| B23 | N 15°37'15" W | 82.78' | D76 | S 53°11'13" E | 86.60' |
| B24 | N 08°47'34" W | 384.15' | D77 | S 47°49'47" E | 35.69' |
| B25 | N 09°14'45" W | 83.88' | D78 | S 34°35'32" E | 45.83' |
| B26 | N 23°00'34" W | 38.90' | D79 | S 17°46'28" E | 40.68' |
| B27 | N 47°34'41" W | 106.93' | D80 | S 1[illegible]°54'08" E | 24.27' |
| B28 | N 41°01'20" W | 105.40' | D81 | S 20°09'50" E | [illegible] |
| B29 | N 27°06'11" W | 28.37' | D82 | S 25°44'35" E | [illegible] |
| B30 | N 17°22'07" W | 158.31' | D83 | S 39°39'4[illegible] E | [illegible] |
| B31 | N 14°32'04" W | 262.00' | D84 | S 17°41'59" E | 32.29' |
| B32 | N 18°07'20" W | 155.72' | D85 | S 08°58'53" W | 63.38' |
| B33 | N 06°38'56" W | 61.19' | D86 | S 19°51'3[illegible]" W | [illegible] |
| B34 | N 01°51'20" W | 42.80' | D87 | S 04°21'29" W | 40.55' |
| B35 | N 06°42'27" E | 185.01' | D88 | S 07°51'35" E | 66.70' |
| B36 | N 02°37'05" W | 49.87' | E1 | N 70°08'25" E | 105.80' |
| B37 | N 1[illegible]°40'32" W | 51.02' | E2 | N 72°15'3[illegible]" E | 48.24' |
| B38 | N 22°07'28" W | [illegible] | E3 | S [illegible] E | 52.40' |
| B39 | N 18°59'15" W | 144.03' | E4 | N 45°45'30" E | 90.50' |
| B40 | N 08°07'32" W | 42.98' | E5 | N 35°43'[illegible] E | [illegible] |
| B41 | N 10°41'47" W | 67.56' | E6 | N 27°0[illegible]'49" E | 73.97' |
| B42 | N 19°13'30" W | 43.61' | E7 | N 08°4[illegible] E | 62.95' |
| B43 | N 2[illegible] W | 53.72' | E8 | N 04°2[illegible] W | 138.26' |
| C1 | S 48°40'[illegible] E | 165.05' | E9 | N 18°50'[illegible] W | 118.63' |
| C2 | S 40°[illegible]'04" E | 85.96' | E10 | N 02°04'40" W | 39.80' |
| C3 | S 47°56'48" E | 187.61' | E11 | N 22°0[illegible]'20" E | 36.20' |
| C4 | S 55°01'03" E | 38.78' | E12 | N [illegible] E | 74.30' |
| C5 | S 80°25'58" E | 60.56' | E13 | N 24°42'24" E | 78.75' |
| C6 | N 89°37'25" E | 110.28' | E14 | N 18°41'2[illegible]" E | 118.99' |
| C7 | S 74°24'3[illegible]" E | 32.47' | E15 | N 38°03'12" E | 111.57' |
| C8 | S 66°26'40" E | 64.11' | E16 | N 00°07'45" W | 46.74' |
| C9 | S 54°10'05" E | 81.90' | E17 | N 01°15'16" E | 48.30' |
| C10 | S 67°41'[illegible] E | 55.38' | E18 | N 16°06'04" E | 118.70' |
| C11 | S 77°34'02" E | 32.27' | E19 | N 12°55'04" E | 174.80' |
| D1 | N 18°28'24" E | 46.40' | E20 | N 37°25'22" E | 92.09' |
| D2 | N 01°05'44" E | 64.31' | E21 | N 30°09'16" E | [illegible] |
| D3 | N 15°16'07" E | 149.38' | E22 | N 10°44'21" E | 232.50' |
| D4 | N 16°51'04" E | 70.14' | E23 | N 28°41'28" E | 43.70' |
| D5 | N 09°4[illegible] E | 65.16' | E24 | N 55°16'28" E | 81.00' |
| D6 | N 27°[illegible] E | 42.86' | E25 | N 42°10'16" E | 95.70' |
| D7 | N 35°16'18" E | 42.48' | E26 | N 38°14'45" W | [illegible] |
| D8 | N 24°48'12" E | 36.28' | E27 | N 34°44'[illegible] W | 61.65' |
| D9 | N 14°58'33" E | 86.75' | E28 | N 32°06'50" W | 26.80' |
| D10 | N 20°[illegible]'17" E | 107.09' | E29 | N [illegible] W | [illegible] |
| D11 | N 17°14'35" E | 77.63' | E30 | N 36°27'05" W | [illegible] |
| D12 | N 06°52'24" E | 39.57' | E31 | N 10°52'31" W | 44.26' |

HERKIMER COUNTY CLERK'S OFFICE
FILED
MAR 29 1995
at
DEPUTY CLERK

HERKIMER CO.
REAL PROPERTY TAX SERVICE
NO. LOTS ___ FEE REC'D ___
DATE 3/29/95 BY ___

### MAP REFERENCES

"Sketch Map Showing Woodgate Properties - Aspen Hills Subdivision" By Thomas J. Kovach, P.L.S. No. 49092 Dated September 21, 1994 And Revised December 28, 1994 And Filed In The Herkimer County Clerk's Office January 3, 1995 As Map Number JJ20B20

"Map Showing Lands To Be Conveyed To Woodgate Properties" By Thomas J. Kovach, P.L.S. No. 49092 Dated January 16, 1995.

NOTE: Contour Lines Were Plotted From U.S.G.S. Topographic Map, Salisbury Quadrangle.

NOTE: Wetlands Were Plotted From New York State Freshwater Wetlands Maps, Salisbury Quadrangle.

The alteration of survey maps by anyone other than the original preparer is misleading, confusing and not in the general welfare and benefit of the public. Licensed Land Surveyors shall not alter survey maps, survey plans or survey plats prepared by others.

### ABSTRACT REFERENCES

Central New York Abstract Corporation Number 15646
Last Dated - July 18, 1988

Central New York Abstract Corporation Number 17726
Last Dated - January 18, 1989

Central New York Abstract Corporation Number ____
Last Dated - December 7, 1994

### DEED REFERENCE

Ronnie J. Grabowiecki
TO - WOODGATE PROPERTIES
Dated - January 4, 1995
Recorded - January 19, 1995
Liber - 820 Page - 700

| A PORTION OF TAX PARCELS | TAX PARCELS |
|---|---|
| 96.002-01-20 | 97.003-01-03 |
| 97.001-01-16 | 97.003-01-17 |
| 97.003-01-04 | 97.003-01-19 |
| 97.003-01-05 | |

### RIGHT OF WAYS FOR WINTER ROADS

Elizabeth Bradley
TO - ROY F. BROWER & JOHN M. WEEKES
Dated - February 19, 1927
Recorded - July 13, 1927
Liber - 283 Page - 194

Geo. B. Mclean
TO - ROY F. BROWER & JOHN M. WEEKES
Dated - February 19, 1927
Recorded - July 13, 1927
Liber - 283 Page - 195

Frank Shaad
TO - ROY F. BROWER & JOHN M. WEEKES
Dated - February 19, 1927
Recorded - July 13, 1927
Liber - 283 Page - 197

Zenon Davidowicz
TO - ROY F. BROWER & JOHN M. WEEKES
Dated - February 21, 1927
Recorded - July 13, 1927
Liber - 283 Page - 196

SUBJECT To Any Rights Granted By The Above Listed Right of Ways That May Effect The Above Surveyed Premises.

I hereby certify that all property taxes due as of this date to the County of Herkimer, New York, for the above shown parcel(s) are paid in full.

Herkimer County Treasurer
Date: 3/29/95

### CERTIFICATION

To - Woodgate Properties;
Litchfield Financial Corporation;
Its successors and assigns;
First American Title Insurance Company of New York;
Commonwealth Land Title Insurance Company;
Fidelity National Title Insurance Company of New York;

I hereby certify that this map was prepared from an actual field survey performed by me, and completed on February 15, 1995, and that to the best of my knowledge, information and belief, the information shown hereon is correct.

Thomas J. Kovach
P.L.S. No. 49092
Dated 3-28-95

### LEGEND

- Denotes Set 1/2" Rebar
- Denotes Great Lot Number
- Denotes Subdivision Lot Number
- Denotes Point In Centerline of Road
- Denotes Total Lot Road Frontage
- Denotes Utility Pole
- Denotes Utility Line
- Denotes Approximate Location Proposed Driveway
- Denotes Approximate Location of Proposed Building Site
- Denotes Approximate Location of Perk Test Site
- Denotes Approximate Wetlands Boundary

Town of Salisbury Planning Board Approval
By ___ Date 3-28-95

Revised March 27, 1995
Drawn By PJM Checked By TJK

— MAP SHOWING —
WOODGATE PROPERTIES -- ASPEN HILLS SUBDIVISION
LOTS 13 ~ 22 & 35 ~ 46
IN THE ROYAL GRANT FOURTH ALLOTMENT
AND THE ANN JOHNSON TRACT
Town of Salisbury - Herkimer County - New York
Scale 1" = 200'
0 100 200 400 600 800 1000
March 7, 1995 941001
Thomas J. Kovach Professional Land Surveyor Number 49092
P.O. Box 19 Brantingham, New York 13312 (315) 348-8082

KOVACH LAND SURVEYING

JJ20C5