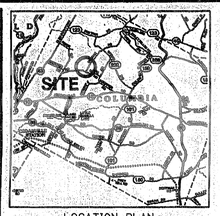

LOCATION PLAN
NOT TO SCALE

LOT 1
AREA=229,308± sq. ft. or 5.264± acres

COURSE	BEARING	DISTANCE
(1)	S 58°51'00" E	379.00'
(2)	S 23°05'00" W	558.29'
(3)	N 58°57'10" W	430.00'
(4)	N 30°23'25" E	533.63'

LOT 2
AREA=183,105± sq. ft. or 4.204± acres

COURSE	BEARING	DISTANCE
(1)	S 31°40'25" E	300.01'
(2)	S 57°53'50" E	34.53'
(3)	S 23°05'00" W	550.85'
(4)	N 58°57'10" W	333.43'
(5)	N 23°05'00" E	558.29'

LOT 3
AREA=366,231± sq. ft. or 8.408± acres

COURSE	BEARING/RADIUS	DISTANCE
(1)	S 57°53'50" E	44.83'
(2)	318.82'	320.22'
(3)	N 82°31'40" E	350.00'
(4)	N 85°41'25" E	75.00'
(5)	N 87°41'40" E	84.36'
(6)	S 30°23'30" W	859.55'
(7)	N 58°57'10" W	810.00'
(8)	N 23°05'00" E	550.85'

LOT 4
AREA=494,915± sq. ft. or 11.362± acres

COURSE	BEARING	DISTANCE
(1)	N 28°53'20" E	388.03'
(2)	N 30°23'30" E	388.95'
(3)	S 59°31'15" E	686.57'
(4)	S 29°19'00" W	673.39'
(5)	N 59°34'10" W	119.00'
(6)	N 65°35'55" W	100.64'
(7)	N 73°58'55" W	100.00'
(8)	N 81°49'40" W	85.00'
(9)	N 86°43'40" W	103.00'
(10)	S 88°37'10" W	155.36'

LOT 5
AREA=229,099± sq. ft. or 5.259± acres

COURSE	BEARING/RADIUS	DISTANCE
(1)	S 29°19'00" E	697.39'
(2)	S 24°36'08" W	261.30'
(3)	318.82'	320.22'
(4)	N 87°53'50" W	78.35'
(5)	N 57°40'05" W	300.01'
(6)	N 58°51'00" W	149.39'
(7)	N 32°27'50" E	320.00'

LOT 6
AREA=285,197± sq. ft. or 6.547± acres

COURSE	BEARING	DISTANCE
(1)	S 56°43'45" E	207.43'
(2)	N 31°02'45" E	107.60'
(3)	S 59°01'00" E	648.70'
(4)	S 22°32'20" W	413.08'
(5)	S 82°31'40" W	250.00'
(6)	N 24°56'05" E	261.30'
(7)	N 59°01'00" W	697.36'
(8)	N 32°27'45" E	205.21'

LOT 7
AREA=384,069± sq. ft. or 8.817± acres

COURSE	BEARING	DISTANCE
(1)	S 59°01'00" E	1029.94'
(2)	S 22°52'20" W	386.83'
(3)	S 68°37'10" W	90.64'
(4)	S 87°41'40" W	84.36'
(5)	S 85°41'25" W	75.00'
(6)	N 22°52'20" E	413.08'
(7)	N 59°01'00" W	648.70'
(8)	N 31°02'45" E	107.60'
(9)	N 58°34'25" W	208.11'
(10)	N 32°27'50" E	196.00'

LOT 8
AREA=291,665± sq. ft. or 6.696± acres

COURSE	BEARING	DISTANCE
(1)	S 59°31'15" E	1022.13'
(2)	S 30°23'30" W	288.95'
(3)	N 59°01'00" W	1029.94'
(4)	N 32°27'50" E	145.00'
(5)	N 31°27'35" E	135.00'

LOT 9
AREA=745,200± sq. ft. or 17.107± acres

COURSE	BEARING	DISTANCE
(1)	S 59°01'00" E	381.00'
(2)	N 69°06'40" E	308.01'
(3)	S 59°01'00" E	1138.39'
(4)	S 29°15'00" W	500.20'
(5)	N 59°31'15" W	1706.70'
(6)	N 31°27'35" E	185.00'
(7)	N 31°11'55" E	100.00'

LOT 10
AREA=276,020± sq. ft. or 6.337± acres

COURSE	BEARING	DISTANCE
(1)	N 59°36'35" W	610.69'
(2)	N 30°23'25" E	651.23'
(3)	S 59°01'00" E	259.24'
(4)	S 31°11'55" W	349.97'
(5)	S 59°49'05" E	370.00'
(6)	S 31°27'35" W	300.00'

LOT 11
AREA=223,265± sq. ft. or 5.125± acres

COURSE	BEARING	DISTANCE
(1)	N 59°36'35" W	592.28'
(2)	N 30°23'25" E	364.76'
(3)	S 59°36'35" E	605.48'
(4)	S 32°27'50" W	365.00'

LOT 12
AREA=218,449± sq. ft. or 5.015± acres

COURSE	BEARING	DISTANCE
(1)	N 58°51'00" W	314.61'
(2)	N 60°31'05" W	265.00'
(3)	N 30°23'25" E	357.77'
(4)	S 59°36'35" E	592.28'
(5)	S 32°27'50" W	351.93'

LOT 13
AREA=204,862± sq. ft. or 4.703± acres

COURSE	BEARING	DISTANCE
(1)	S 58°51'00" E	314.61'
(2)	S 60°31'05" E	265.00'
(3)	S 30°23'25" W	357.77'
(4)	N 59°36'35" W	592.28'
(5)	N 32°27'50" E	351.93'

Cedar Knoll
PROTECTIVE COVENANTS

1) The premises conveyed shall only be used for residential, agricultural or non-commercial recreational uses except in home offices and Bed and Breakfast businesses shall be allowed. No other commercial or industrial use of the property is allowed. All land uses must comply with the Town of Columbia land use ordinances in effect.

2) No more than one dwelling shall be allowed per parcel.

3) Grantees agree to keep this lot in a good and sanitary condition and shall not use it as a dumping ground for trash and rubbish. The outside placement or storage of un-registered vehicles is prohibited.

4) Single wide mobile homes are not allowed.

5) No camping trailers, tents, or other recreational or temporary living quarters will be allowed on the premises except for the purpose of camping for temporary periods, not to exceed 14 days per month. Such camping trailers or other recreational vehicles must have fully self contained sanitary facilities or sanitary facilities connected to an approved septic system. All camping trailers, tents, or other recreational or temporary living quarters allowed under this section must be removed from the premises at the end of the 14 day period, except that legally registered recreational vehicles may be stored upon the premises if a permanent dwelling exists on the lot. See Town of Columbia Zoning Law section 425 for additional requirements.

6) No parcel shall be further subdivided.

7) Grantee is responsible for obtaining the necessary state and local permits for buildings, wells, and septic systems.

8) Grantee is responsible for compliance with Federal Regulations pertaining to soil erosion, sediment control and storm water discharge from construction activities that disturb one or more acres of land.

9) Driveways, driveway crossings and culvert sizes along municipal highways shall be approved by the Town of Columbia Highway Superintendent.

10) There shall be no change allowed to existing drainage patterns of ditches and culverts along municipal highways without approval from the appropriate Highway Superintendent or New York State Department of Transportation.

12) No watercourse shall be blocked or diverted so as to cause material damage to any lot in this subdivision or to any neighboring property.

13) For as long as any portion of the property described in this deed is subject to regulation under State or Federal Wetland Laws, there shall be no construction, grading, filling, excavating, clearing or other related activity, as defined by these laws, on this property within any wetland area or any adjacent area as set forth in said laws, at any time without having first secured the necessary permission and permit required pursuant to the above noted laws. This restriction shall bind the Grantees, their successors and assigns.

14) These Protective Covenants are to run with the land and shall be binding on New York Land & Lakes Development, LLC. and the Grantees, their successors and assigns. The invalidation of any one of the Protective Covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect. These Protective Covenants may be enforced by New York Land & Lakes Development, LLC, or the owner of any parcel within the subdivision. If New York Land & Lakes Development, LLC brings an action to enforce any of these Protective Covenants, the violator must pay all costs and expense of such action, including reasonable attorney's fees.

A PORTION OF GREAT LOT 36, STALEY'S PATENT, SECOND TRACT
TAX MAP No. 125.4-1-51.1
TOWN OF COLUMBIA

960

Benjamin A. Byma
Linda A. Byma
(reputed owners)
L. 774 P. 456

Brian R. Stefanec
(reputed owner)

David Lupinski
Susan Lupinski
(reputed owners)
L. 804 P. 691

Ann Slowik
Edward Slowik
(reputed owners)
L. 594 P. 234

Donald F. Polley
Linda C. Polley
(reputed owners)
L. 809 P. 222

Patrick E. Coveny
(reputed owners)
L. 904 P. 449

Kevin Polley
(reputed owner)
L. 804 P. 622

Charles H. Goodding
Elizabeth Goodding
(reputed owners)
L. 776 P. 594

Aleino Mateus
Maria Granja
(reputed owners)
L. 924 P. 402

Eric J. Massey
Doreen C. Massey
(reputed owners)
L. 947 P. 535

Edward Slowik
(reputed owner)
L. 1310 P. 140

Harold C. Chrisman, Jr.
Lisa M. Chrisman
(reputed owners)
L. 784 P. 332

Thomas A. Latt
Pamela B. Latt
(reputed owners)
L. 942 P. 637

Terrance M. Peters
(now or formerly)
L. 662 P. 196

LOT 1 5.264± acres
LOT 2 4.204± acres
LOT 3 8.408± acres
LOT 4 11.362± acres
LOT 5 5.259± acres
LOT 6 6.547± acres
LOT 7 8.817± acres
LOT 8 6.696± acres
LOT 9 17.107± acres
LOT 10 6.337± acres
LOT 11 5.125± acres
LOT 12 5.015± acres
LOT 13 4.703± acres

GAGE ROAD (49.5' R.O.W.)
BRENNAN ROAD (49.5' R.O.W.)
(FORMERLY VanDeusen ROAD)
ASPHALT ROAD
GRAVEL ROAD
HIGHWAY BOUNDARY
DEED LINE
100' WETLAND SETBACK LIMIT
FRESHWATER FORESTED/SHRUB WETLAND (FEDERAL No. PFO4E, N.Y.S. No. WM-5)

I hereby certify that property taxes up to the date to the County of Herkimer, New York, for the above-shown parcel(s) are paid in full.
Herkimer County Treasurer
Date

HERKIMER CO.
REAL PROPERTY TAX SERVICE
NO. LOTS 13 FEE RECD 100
DATE 4/5/10 BY

Town of Columbia
PLANNING BOARD APPROVED
DATE May 5, 2010

100' 0 100' 200'
SCALE BAR

LEGEND

- ● I.P. — IRON PIN (SET)
- ○ I.P. — IRON PIPE
- ○ I.P.IN — IRON PIN (FOUND)
- DECIDUOUS TREE
- UTILITY POLE
- UTILITY POLE W/LIGHT
- GUY ANCHOR
- TREE WITH FENCE REMAINS
- STUMP
- SIGN
- CONIFEROUS TREE
- TELEPHONE RISER
- MAILBOX
- BORING LOCATION
- FENCE LINE
- PROPERTY LINE
- HIGHWAY BOUNDARY
- DEED LINE
- GREAT LOT LINE
- EDGE OF WOODS/BRUSH
- CONTOUR LINE

NOTES:

1) LIBER 594 PAGE 234 IS THE SOURCE DEED FOR TAX PARCEL NUMBER 125.4-1-51.1 AND IS OWNED BY ANN SLOWIK AND EDWARD SLOWIK

2) ALL LOTS ARE CONVEYED TO THE CENTERLINE OF EXISTING ROADS

3) COUNTERS DERIVED FROM U.S.G.S. QUAD SHEET, MILLERS MILLS 15' QUADRANGLE, DATED 1943. VERTICAL DATUM BASED ON THE N.A.V.D OF 1929. CONTOUR INTERVAL = 20 FEET

REFERENCES:

1) MAP DESIGNATED AS "SUBDIVISION MAP SHOWING LANDS BELONGING TO EDWARD SLOWIK AND ANN SLOWIK"; PREPARED BY D.L. MOWERS LAND SURVEYORS AND ASSOCIATES, MAP FILE NUMBER M'720 IN THE HERKIMER COUNTY CLERKS OFFICE, DATED JUNE 9, 2008

CERTIFY TO:

New York Land & Lakes Development LLC
Westcor Land Title Insurance Company

I hereby certify that this is an accurate map, made from an accurate field survey, and that this survey was prepared in accordance with the minimum standards set forth in "The Existing Code of Practice for Surveys" as adopted by the New York State Association of Professional Land Surveyors.

Dennis L. Mowers, P.L.S. No. 49369 — 04-13-10 Date

IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL LAND SURVEYOR TO ALTER THIS DRAWING IN ANY WAY. ALTERATIONS MUST HAVE THE SEAL AFFIXED ALONG WITH A DESCRIPTION OF THE ALTERATION, THE SIGNATURE AND DATE.
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D.L. Mowers
Land Surveyors & Associates
141 Mowers Lane, Mohawk, New York 13407
tel/fax 315.866.6069
dlmoweissurvey@aol.com

STATE OF NEW YORK
DENNIS L. MOWERS
No. 049369
LICENSED LAND SURVEYOR

FILED
JUN 16 2010
HERKIMER CO. CLERKS OFFICE

COUNTY OF HERKIMER

SUBDIVISION MAP
SHOWING LOTS KNOWN AS
CEDAR KNOLL

PROJECT NO.	10-022

REVISION	DATE	BY
DATE	04-13-10	
DRAWN BY	M. SCOUTEN	
CHECKED BY	M. EMRICH	
APPROVED	D. MOWERS	
SCALE	1" = 100'	

SHEET TITLE

PROPERTY SURVEY

SHEET NO.

1 of 1