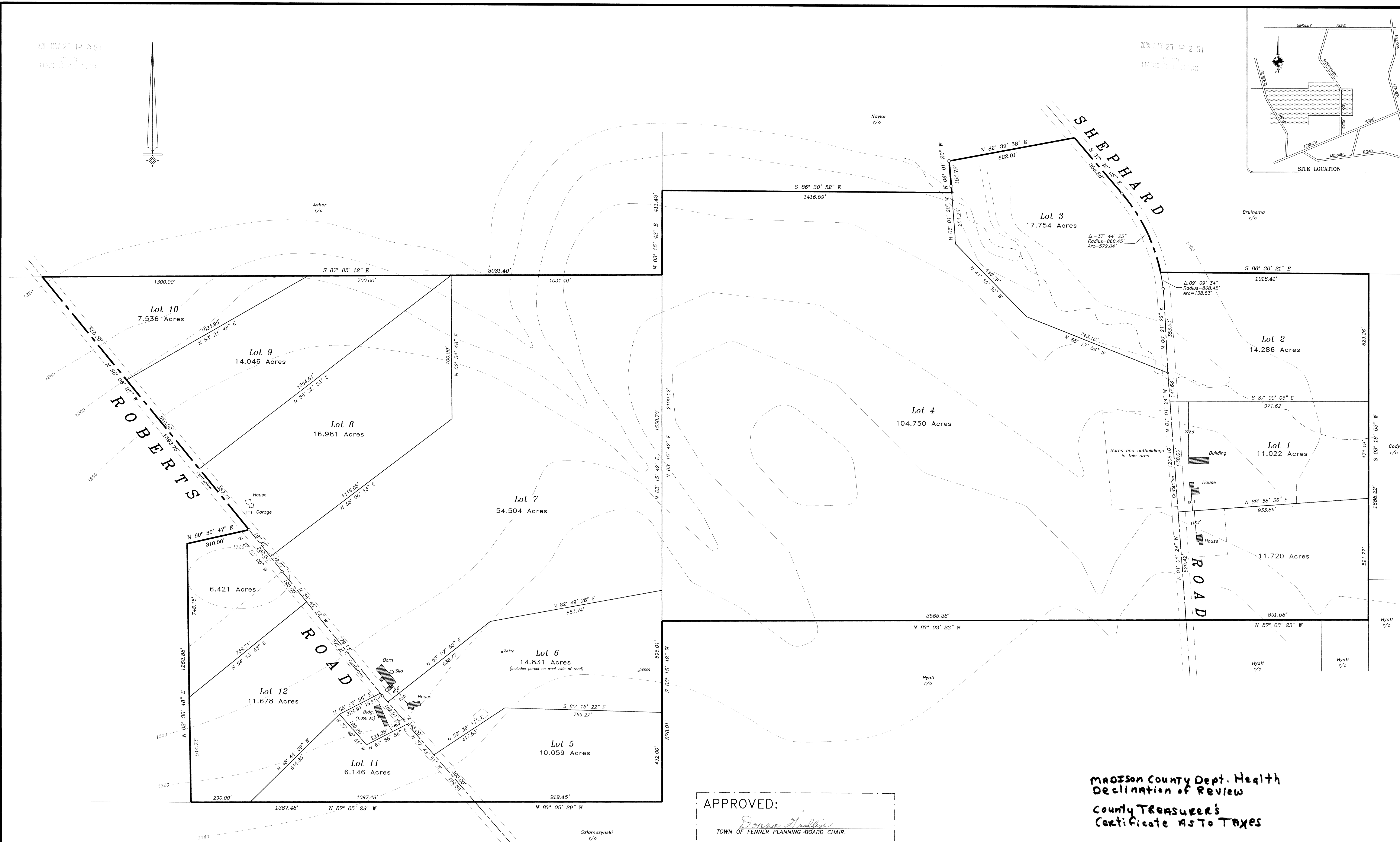
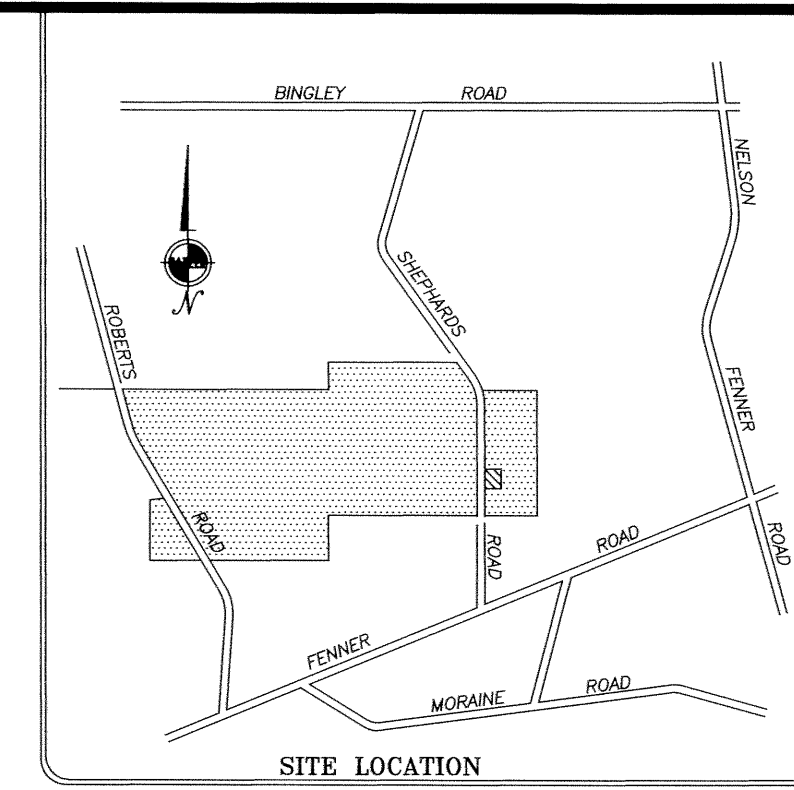


H12H

H12H

2004 MAY 27 P 2 51
MADISON COUNTY, NEW YORK

2004 MAY 27 P 2 51
MADISON COUNTY, NEW YORK



NOTES:
Contour interval = 20'
Contours interpolated from U.S.G.S. Topo Quad (Cazenovia)
All Buildings Exceed Town Sideline Requirements

DEED REFERENCE:
Homer B. and Helen E. Shephard by deed dated September 20, 1945 and recorded in the Madison County Clerk's Office April 8, 1947 in Book of Deeds 382 at page 399.
Shephard 601/663

Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared and on his behalf to the title company, governmental agency and lending institution listed hereon and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

No.	Date	Revision
1	4-14-04	Building offsets
2	4-24-04	Lot line 1/2
3	5-27-04	Lot line changes as noted.

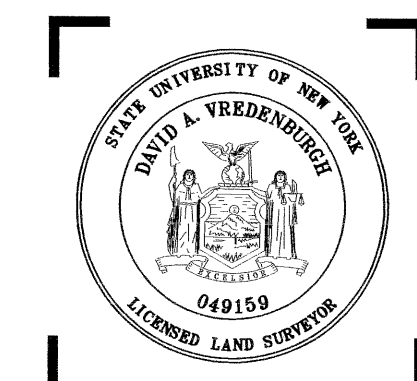
APPROVED:
Donna Lindlin
TOWN OF FENNER PLANNING BOARD CHAIR.

APPROVED:
David E. Shephard
OWNER.

NOTE
THIS MAP WAS AMENDED ON MAY 27, 2004 TO REFLECT CHANGES IN PROPERTY LINES BETWEEN LOT 5 & 6, 11 & 12 AND THE 1,000 ACRE PARCEL TO BE PART OF LOT 6. NO OTHER CHANGES WERE MADE TO LOTS 1 THRU 4, LOTS 7 THRU 10 OR OTHER LOTS ON SHEPHARD ROAD.
David A. Vredenburg
DAVID A. VREDENBURGH, L.L.S.

MADISON County Dept. Health
Declaration of Review
County Treasurer's
Certificate AS TO TAXES

Survey based on Abstract dated 11-15-92 & Above deeds.
Alterations or additions to this survey map are prohibited except as provided in Section 7209, Subdivision 2 of the New York State Education Law.
Building location surveys do not include the plotting of property corner stakes.
Offsets from property lines measured to foundation walls of buildings unless otherwise indicated.
Valid only when marked with the Land Surveyors original linked seal and signature.
Not valid unless signed in RED Ink.
THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON COMPLETED: April 8, 2004.
David A. Vredenburg
DAVID A. VREDENBURGH, L.L.S. Lic. No. 49159



Amended Subdivision Map of
Lands of Shephard
PART OF LOTS 31,37 & 38
(4th Allotment - New Petersburg Tract)
TOWN OF FENNER
MADISON COUNTY
New York
DAVID A. VREDENBURGH
Licensed Land Surveyor
P.O. Box 527 - 24 Corwin Street
Cazenovia, New York 13035
315-655-9481
Scale: 1" = 200'
Date of Map: April 8, 2004
90-38.389(20-4) 00-38.3-F

H154

May 27, 2004

Search# 29230-2004

County Treasurer's
Certificate as to Taxes

Ten Year Tax Search

Town of Fenner
Parcel: 252800 86.-2-31
Owner: SHEPHARD DONALD E
C/O ANDREW & DAVID SHEPHA

STATE OF NEW YORK)
COUNTY OF MADISON) SS:

I, Harold C. Landers, Treasurer of the County of Madison, State of New York, do hereby certify that as such official I am custodian and have charge of the records and files in this office relating to taxes, tax sales, and unredeemed tax sales; that I have caused examination and search of such records and files to be made this day, covering the period from 1994 to date and find no unpaid taxes against or tax sales affecting the property known and described as:

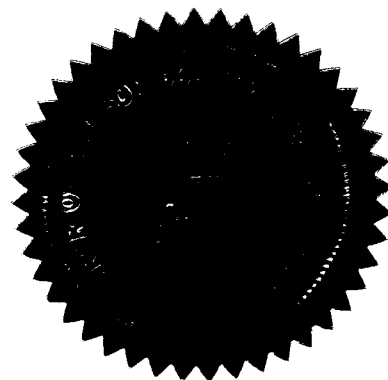
Parcel ID: 252800 86.-2-31	Prior ID: 86.-1-31
Assessment: 238,700	Location: 4634 ROBERTS RD
Prop class: 112 Agricultural	Acreage: 136.85
School dist: 252201	Exemptions: 51,462 Agricultural 5,000 Partial exemption

Exceptions Delinquencies are as follows:

2000 Town School:	\$3,951.10	releived, 12/12/2000
2003 County/Town:	\$2,778.85	paid, 5/28/2003 (2671.97+106.88 int)
2003 Town School:	\$3,873.23	paid, 12/08/2003 (3688.79+184.44 int)
No known delinquencies		

2004 MAY 27 P 2:56

FILED
MADISON CO. CLERK



While the undersigned has endeavored to ensure accuracy in the above statement, neither he nor the County of Madison guarantees the same. It is subject to be verified or corrected free of expense by reference to records in the County Treasurer's Office.

In witness whereof, I have hereunto subscribed my name and affixed by official seal at Wampsville, New York on this date, May 27, 2004.

Paul M. Caynton, Deputy
Treasurer, County of Madison

Request received 5/27/04

May 27, 2004

Search# 29231-2004

County Treasurer's
Certificate as to Taxes

Ten Year Tax Search

Town of Fenner
Parcel: 252800 87.-1-4.1
Owner: SHEPHARD MRS HOMER
C/O ANDREW SHEPHARD

STATE OF NEW YORK)
COUNTY OF MADISON) SS:

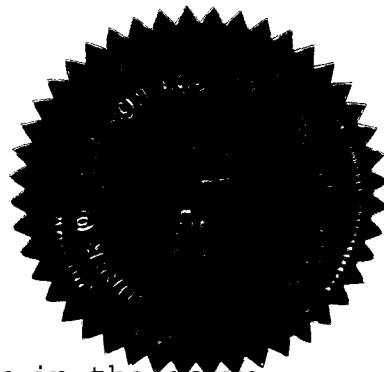
I, Harold C. Landers, Treasurer of the County of Madison, State of New York, do hereby certify that as such official I am custodian and have charge of the records and files in this office relating to taxes, tax sales, and unredeemed tax sales; that I have caused examination and search of such records and files to be made this day, covering the period from 1994 to date and find no unpaid taxes against or tax sales affecting the property known and described as:

Parcel ID: 252800 87.-1-4.1	Prior ID: 87.-1-4
Assessment: 211,000	Location: SHEPHARD RD
Prop class: 112 Agricultural	Acreage: 157.58
School dist: 252201	Exemptions: 34,666 Agricultural
	27,000 STAR
	35,000 Partial exemption

Exceptions Delinquencies are as follows:

No known delinquencies

2004 MAY 27 P 2:56
FILED
MADISON CO. CLERK



While the undersigned has endeavored to ensure accuracy in the above statement, neither he nor the County of Madison guarantees the same. It is subject to be verified or corrected free of expense by reference to records in the County Treasurer's Office.

In witness whereof, I have hereunto subscribed my name and affixed by official seal at Wampsville, New York on this date, May 27, 2004.

Paula M. Caputo, Deputy
Treasurer, County of Madison

Request received 5/27/04

**MADISON COUNTY DEPARTMENT OF HEALTH
DECLINATION OF REVIEW/MINOR SUBDIVISION**

(Application: To be completed by Property Owner or Responsible Agent)

DATE 5/27/04

I, Allen Olmsted, being the responsible party or agent associated with the
(Print Name)

subdivision of land identified by Tax Parcel No(s) 86-2-31 & 87-1-41 located in the
Town/Village/City of Fenner and as presented on the map or survey plat entitled
Subdivision map of lands of Shephard
and made by David A. Vredenburg L.L.S. Lic #49159
(Licensed Land Surveyor)

REVISION dated 5-27-04 and approved by the Local Planning Board on 4/21/04

do hereby certify that the referenced map or plat identifies all parcels, building lots or residential lots intended to be conveyed or otherwise offered for sale, and that no more than four residential lots or building plots, as defined by Section 1115 of Article 11, Title II of Public Health Law, have been created, conveyed or otherwise offered for sale or lease from this tract within the last three years, inclusive of all lots shown on the plat.

I further state that I have been provided a copy of NYS Realty Subdivision Law, Article II, Title II, and understand that the sale, rental or offer for sale or lease of the fifth residential lot from this tract of land within any consecutive three year period constitutes a realty subdivision requiring formal Health Department approval, and at which time the provisions of the Public Health Law shall apply to all parcels thereof, including the first four parcels.

Signed: [Signature]

Date: 5/27/04

(For Office Use Only)

This project as presented is described as follows:

Subdivision of a 290 acre Tract into Twelve (12) Parcels- All parcels >5 acres. Roberts Rd & Shephard Road.
Hazel lot Corner Revision

DECLINATION OF REVIEW – HEALTH DEPARTMENT ENDORSEMENT

The above referenced survey plat does not require a review by the Madison County Health Department as a Realty Subdivision (defined in Article 11, Title II of NYS Public Health Law, and Article 17, Title 15 of the NYS Environmental Conservation Law) as presented.

This declination of review does not relieve the individual filing said map or plat from the responsibility of receiving Municipal approval, if applicable, and from conforming to ARTICLE 11, Title II of the Public Health Law should the number of lots or parcels be contrary to the conditions presented.

This Declaration of Review is not an approval by this Department of this project, development or real property transaction, nor does this Department approve or endorse any aspect or portions thereof. The issuance of this Declaration of Review does not relieve the owners of these properties from receiving Health Department approval for water supplies and sewage treatment systems, if applicable.

[Signature]
Geoffrey S. Snyder, Director Environmental Health