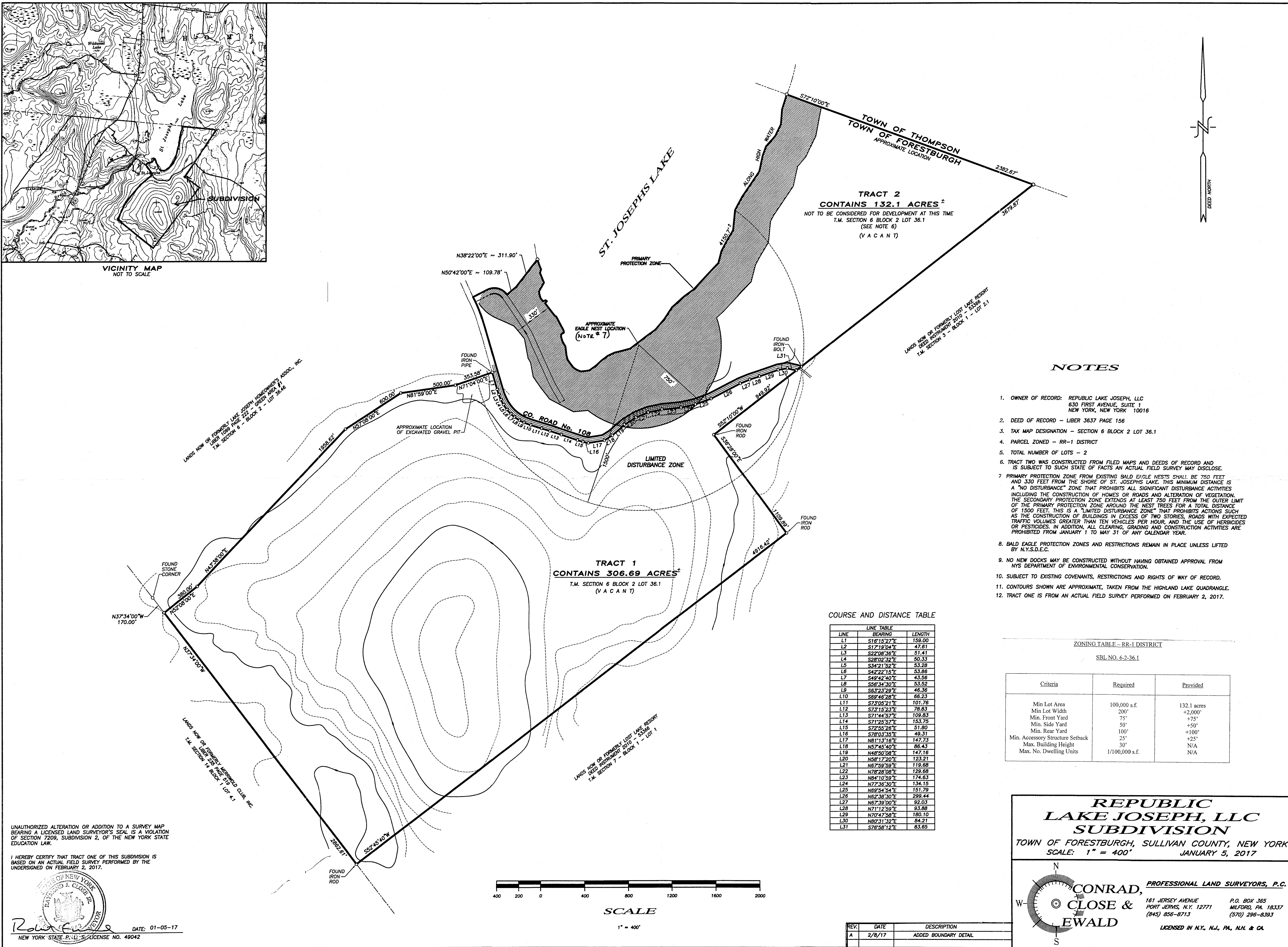
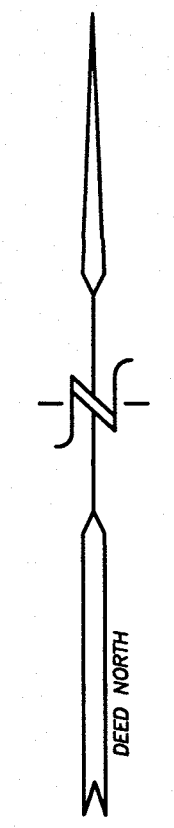


VICINITY MAP
NOT TO SCALE



LANDS NOW OR FORMERLY LAKE JOSEPH HOMEOWNERS ASSOC., INC.
LIBER 1899 PAGE 202 GREEN REG. # 53386
T.M. SECTION 6 BLOCK 2 - LOT 36.6

LANDS NOW OR FORMERLY LOST LAKE RESORT
DEED INSTRUMENT NO. - 53386
T.M. SECTION 5 BLOCK 1 - LOT 2.1

LANDS NOW OR FORMERLY BERNHARD CLUB, INC.
T.M. SECTION 14 BLOCK 1 LOT 4.1

LANDS NOW OR FORMERLY LOST LAKE RESORT
DEED INSTRUMENT NO. - 53386
T.M. SECTION 7 BLOCK 1 - LOT 1

NOTES

- OWNER OF RECORD: REPUBLIC LAKE JOSEPH, LLC
630 FIRST AVENUE, SUITE 1
NEW YORK, NEW YORK 10016
- DEED OF RECORD - LIBER 3637 PAGE 156
- TAX MAP DESIGNATION - SECTION 6 BLOCK 2 LOT 36.1
- PARCEL ZONED - RR-1 DISTRICT
- TOTAL NUMBER OF LOTS - 2
- TRACT TWO WAS CONSTRUCTED FROM FILED MAPS AND DEEDS OF RECORD AND IS SUBJECT TO SUCH STATE OF FACTS AN ACTUAL FIELD SURVEY MAY DISCLOSE.
- PRIMARY PROTECTION ZONE FROM EXISTING BALD EAGLE NESTS SHALL BE 750 FEET AND 330 FEET FROM THE SHORE OF ST. JOSEPHS LAKE. THIS MINIMUM DISTANCE IS A "NO DISTURBANCE" ZONE THAT PROHIBITS ALL SIGNIFICANT DISTURBANCE ACTIVITIES INCLUDING THE CONSTRUCTION OF HOMES OR ROADS AND ALTERATION OF VEGETATION. THE SECONDARY PROTECTION ZONE EXTENDS AT LEAST 750 FEET FROM THE OUTER LIMIT OF THE PRIMARY PROTECTION ZONE AROUND THE NEST TREES FOR A TOTAL DISTANCE OF 1500 FEET. THIS IS A "LIMITED DISTURBANCE ZONE" THAT PROHIBITS ACTIONS SUCH AS THE CONSTRUCTION OF BUILDINGS IN EXCESS OF TWO STORIES, ROADS WITH EXPECTED TRAFFIC VOLUMES GREATER THAN TEN VEHICLES PER HOUR, AND THE USE OF HERBICIDES OR PESTICIDES. IN ADDITION, ALL CLEARING, GRADING AND CONSTRUCTION ACTIVITIES ARE PROHIBITED FROM JANUARY 1 TO MAY 31 OF ANY CALENDAR YEAR.
- BALD EAGLE PROTECTION ZONES AND RESTRICTIONS REMAIN IN PLACE UNLESS LIFTED BY N.Y.S.D.E.C.
- NO NEW DOCKS MAY BE CONSTRUCTED WITHOUT HAVING OBTAINED APPROVAL FROM NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- SUBJECT TO EXISTING COVENANTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.
- CONTOURS SHOWN ARE APPROXIMATE, TAKEN FROM THE HIGHLAND LAKE QUADRANGLE.
- TRACT ONE IS FROM AN ACTUAL FIELD SURVEY PERFORMED ON FEBRUARY 2, 2017.

COURSE AND DISTANCE TABLE

LINE	BEARING	LENGTH
L1	S16°15'27"E	159.00
L2	S17°12'04"E	47.61
L3	S22°08'36"E	51.41
L4	S28°02'32"E	50.33
L5	S34°21'52"E	53.28
L6	S42°22'15"E	53.86
L7	S49°42'40"E	43.56
L8	S56°34'30"E	53.52
L9	S63°23'29"E	46.36
L10	S69°46'28"E	66.23
L11	S73°05'21"E	101.76
L12	S73°15'23"E	78.83
L13	S71°44'57"E	109.83
L14	S71°25'57"E	153.75
L15	S72°55'26"E	51.80
L16	S78°03'35"E	49.31
L17	N81°13'16"E	147.73
L18	N57°45'40"E	86.43
L19	N48°50'08"E	147.16
L20	N58°17'20"E	123.21
L21	N67°59'59"E	119.68
L22	N78°28'08"E	129.68
L23	N84°10'59"E	174.63
L24	N77°56'30"E	134.15
L25	N65°54'54"E	151.79
L26	N62°38'30"E	299.44
L27	N67°39'00"E	92.03
L28	N71°12'59"E	93.88
L29	N70°47'58"E	180.10
L30	N80°31'32"E	84.21
L31	S76°58'12"E	63.65

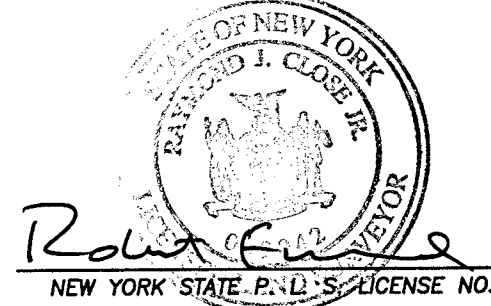
ZONING TABLE - RR-1 DISTRICT

SBL NO. 6-2-36.1

Criteria	Required	Provided
Min Lot Area	100,000 s.f.	132.1 acres
Min Lot Width	200'	+2,000'
Min. Front Yard	75'	+75'
Min. Side Yard	50'	+50'
Min. Rear Yard	100'	+100'
Min. Accessory Structure Setback	25'	+25'
Max. Building Height	30'	N/A
Max. No. Dwelling Units	1/100,000 s.f.	N/A

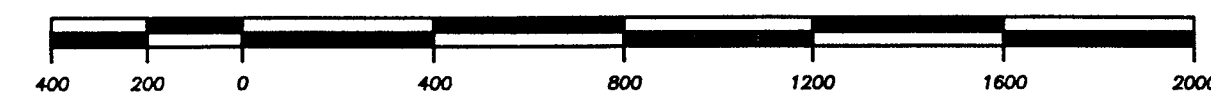
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

I HEREBY CERTIFY THAT TRACT ONE OF THIS SUBDIVISION IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE UNDERSIGNED ON FEBRUARY 2, 2017.



DATE: 01-05-17

NEW YORK STATE P.L.S. LICENSE NO. 49042



SCALE

1" = 400'

REV.	DATE	DESCRIPTION
A	2/8/17	ADDED BOUNDARY DETAIL

REPUBLIC LAKE JOSEPH, LLC SUBDIVISION
TOWN OF FORESTBURGH, SULLIVAN COUNTY, NEW YORK
SCALE: 1" = 400' JANUARY 5, 2017

CONRAD, CLOSE & EWALD

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PORT JERVIS, N.Y. 12771
(845) 856-8713
P.O. BOX 365
MILFORD, PA. 18337
(570) 296-8393
LICENSED IN N.Y., N.J., PA., N.H. & CT