

**LEGEND**

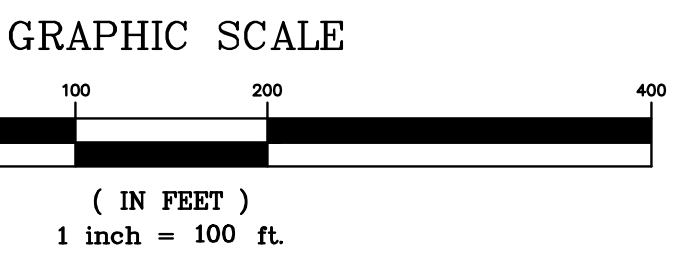
- SET 5/8" REBAR "KEYSTONE BING NY"
- ▣ CONCRETE MONUMENT
- MONUMENT FOUND AND NOTED
- ⊙ RAILROAD SPIKE
- ⊙ STONE PILE
- POB POINT OF BEGINNING
- N/F NOW OR FORMERLY
- TM# TAX MAP NUMBER
- PROPERTY LINE
- TAX MAP LINE
- DEED LINE
- EASEMENT LINE
- ⊕ ELECTRIC METER
- ⊕ GUY WIRE
- ⊕ UTILITY POLE WITH LIGHT
- ⊕ UTILITY POLE
- ⊕ OVERHEAD UTILITIES
- ⊕ FIRE HYDRANT
- ⊕ WELL
- ⊕ CATCH BASIN
- ⊕ STONE WALL
- ⊕ STUMP
- ⊕ DECIDUOUS TREE
- ⊕ CONIFEROUS TREE
- ⊕ WBD WETLAND MARKER

- NOTES**
- PREMISES SOURCE OF TITLE BEING INST. 2012-2779 RECORDED IN THE SULLIVAN COUNTY CLERK'S OFFICE APRIL 30, 2012.
  - SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR AS FOUND IN THE FIELD.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE TO THE PROPERTY OR A TITLE REPORT.
  - STAG FOREST ROAD BEING DESCRIBED AS A 10 FOOT RIGHT OF WAY IN INSTRUMENT 2015-912 AND RECORDED ON FEBRUARY 17, 2015.
  - THE OWNER OF LOT 8 WILL BE GRANTED RIGHTS TO USE THE WELL LOCATED ON LOT 6 INCLUDING THE RIGHT TO MAINTAIN AND REPAIR A WATER LINE APPURTENANT THERETO LOCATED ON LOTS 6 & 7, APPROXIMATE LOCATION SHOWN ON MAP, WHICH PROVIDES WATER TO THE HOME LOCATED ON LOT 8.

LINE #	BEARING	DIST.
6-1	N60°48'37"W	152.08'
7-1	S60°48'37"E	152.08'
7-2	N36°38'08"W	132.55'
8-1	S36°38'08"E	132.55'
8-2	N35°45'23"W	44.13'

- ADDITIONAL EASEMENTS**
- 30 FOOT ROW FOR STAG FOREST ROAD.
  - 10 FOOT DRIVEWAY EASEMENT FOR DAVID & DORIS LIGHT (TM# 30.-2-3).
  - 10 FOOT DRIVEWAY EASEMENT FOR VICTOR & JOAN GRUND (TM# 30.-2-2).
  - 30 FOOT ELECTRIC EASEMENT FOR POWER LINES DRAWN. NO DEED PROVIDED.
  - 30 FOOT ROW FOR WOODLAND DRIVE.

- REFERENCE DOCUMENT**
- NYS DOT APPROPRIATION MAP ENTITLED "FORESTBURGH-MONTICELLO STATE HIGHWAY NO. 1708, MAP NO. 171, PARCEL NO. 225 AND 226, ADELINE L. PEIFER (REPUTED OWNER)" PREPARED BY NEW YORK STATE DEPARTMENT OF TRANSPORTATION AND DATED DECEMBER 21, 1981.



58 Exchange Street  
Binghamton, New York 13901  
Phone: 607.722.1100  
Fax: 607.722.2515  
Email: info@keystone.com  
www.keystone.com



ROSEMARY L. CAREY, PLS. LIC. NO. 039460

NO.	REVISIONS AND DESCRIPTIONS	DATE
7	REVISE PLAN MAPS & NOTES	4/1/21
6	UPDATE CORRECTIONS ON CDD, CDD1, CDD2, CDD3	10/11/21
5	ADD TO SHEET CDD3	10/13/22
4	RELOCATE LOT 5 DRIVEWAY AND DITCH	10/11/22
3	REVIEW REVISIONS	10/12/22
2	REVIEW REVISIONS	10/19/22
1	REVIEW REVISIONS	10/19/22

**WARNING:**  
This is a preliminary map. It is not intended to be used for any legal purpose without the approval of a professional land surveyor. The user of this map assumes all responsibility for any errors or omissions. The user of this map is advised to consult with a professional land surveyor for a complete and accurate survey of the property.

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**FORESTBURGH POND**  
**NYS ROUTE 42**  
SULLIVAN COUNTY, NY  
TOWN OF FORESTBURGH  
**PLAT MAP - 2 OF 3**

SHEET NO.  
**C012**  
PROJECT NO.  
0392.12119  
DATE:  
01/10/2020  
CAD FILE NO: 039212119B-1.DWG

I hereby certify to NEW YORK LAND & LAKES DEVELOPMENT LLC; WESTCOOR LAND TITLE INSURANCE COMPANY; CAVALLACCI FORESTBERG, LLC; and CARIGLIANO LAW OFFICES, LLP that this survey was prepared in accordance with the current Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. This certification is limited to the persons or entity for whom this map is prepared, to the title company and to the lending institution listed. Certifications are not transferable to additional institutions or subsequent owners.