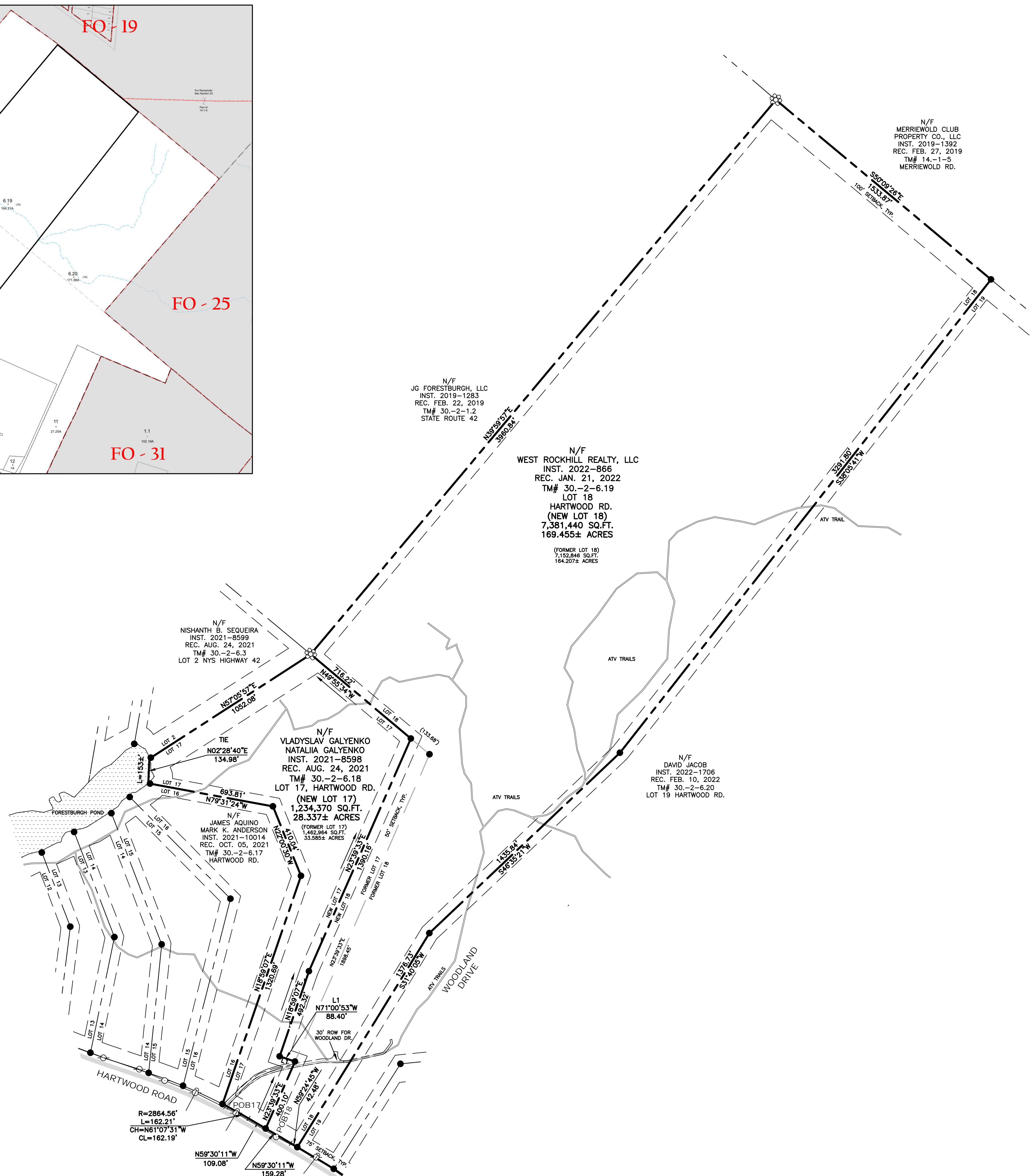
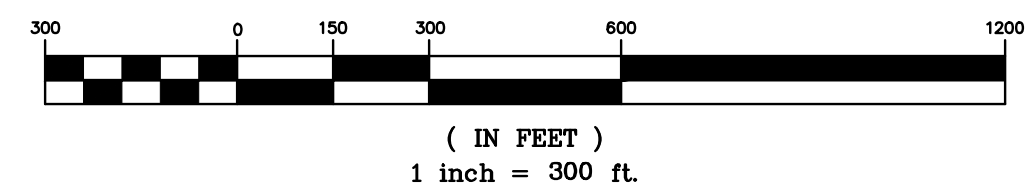


VICINITY MAP  
REF: TAX MAP  
1" = 800'

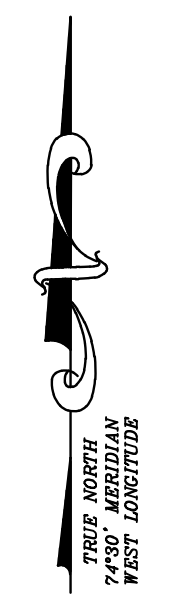
ZONING NOTES IN RR-1 DISTRICT  
RURAL RESIDENTIAL

	REQUIRED	LOT 17 PROPOSED	LOT 18 PROPOSED
MIN. LOT AREA (SF)	100,000	1,234,370	7,381,440
MIN. LOT WIDTH (FT)	200	271.29	201.76
<b>MIN. PRINCIPAL:</b>			
FRONT YARD (FT)	75	75	75
REAR YARD (FT)	100	100	100
SIDE YARD (FT)	50	50	50
<b>MIN. ACCESSORY:</b>			
FRONT YARD (FT)	25	25	25
REAR YARD (FT)	25	25	25
SIDE YARD (FT)	25	25	25
MAX. BUILDING HEIGHT (FT)	30	30	30
DWELLING UNITS:	1	1	1

GRAPHIC SCALE



- LEGEND**
- SET 5/8" REBAR "KEYSTONE BING NY"
  - ⊗ STONE PILE
  - ⊙ POB POINT OF BEGINNING
  - N/F NOW OR FORMERLY
  - TM# TAX MAP NUMBER
  - LOT LOT # FORESTBURGH POND
  - PROPERTY LINE
  - - - SETBACK LINE
  - ⊙ GUY WIRE
  - OHW UTILITY POLE



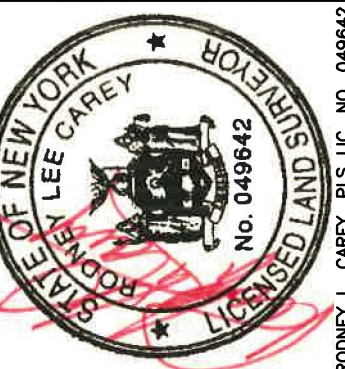
NOTES

- PREMISES SOURCE OF TITLE BEING RECORDED IN THE SULLIVAN COUNTY CLERK'S OFFICE AS FOLLOWS:  
A. LOT 17 IN INST. 2021-8599 ON AUGUST 24, 2021.  
B. LOT 18 IN INST. 2022-866 ON JANUARY 21, 2022.
- 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.

REFERENCE DOCUMENTS

- MAP ENTITLED "FORESTBURGH POND, NYS ROUTE 42, TOWN OF FORESTBURGH, COUNTY OF SULLIVAN, STATE OF NEW YORK" PREPARED BY KEYSTONE ASSOCIATES ARCHITECTS, ENGINEERS AND SURVEYORS, LLC ON MAY 21, 1921.

58 Exchange Street  
Binghamton, New York 13901  
Phone: 607.732.1100  
Fax: 607.732.2515  
Email: info@keystone.com  
www.keystone.com



It is a violation of Section 2705, Subsection 2, of the Education Law to use this seal for any purpose other than the practice of a licensed profession in the State of New York. Any use of this seal for any other purpose, including but not limited to, the use of this seal for advertising or promotional purposes, is strictly prohibited. Only the holder of this seal is authorized to use it. Any use of this seal by anyone other than the holder is a violation of the law and is punishable by law.

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Keystone Associates  
Architects, Engineers and Surveyors, LLC

NO.	REVISIONS AND DESCRIPTIONS	DATE

LOT LINE REVISION FOR  
**WEST ROCKHILL REALTY, LLC**  
BEING ALL OF LOT 18 AND A PORTION OF LOT 17  
FORESTBURGH POND SUBDIVISION  
TOWN OF FORESTBURGH SULLIVAN COUNTY, NEW YORK STATE

SHEET NO.  
**LS-1**  
PROJECT NO.  
3550.24422  
DATE OF FIELD WORK:  
11/15/22  
DATE OF MAP:  
11/30/22  
CAD FILE NO.:  
355024422LS-1.dwg

I hereby certify to WEST ROCKHILL REALTY, LLC 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 entity for whom this map is prepared. Certifications are not transferable to additional institutions or subsequent owners.