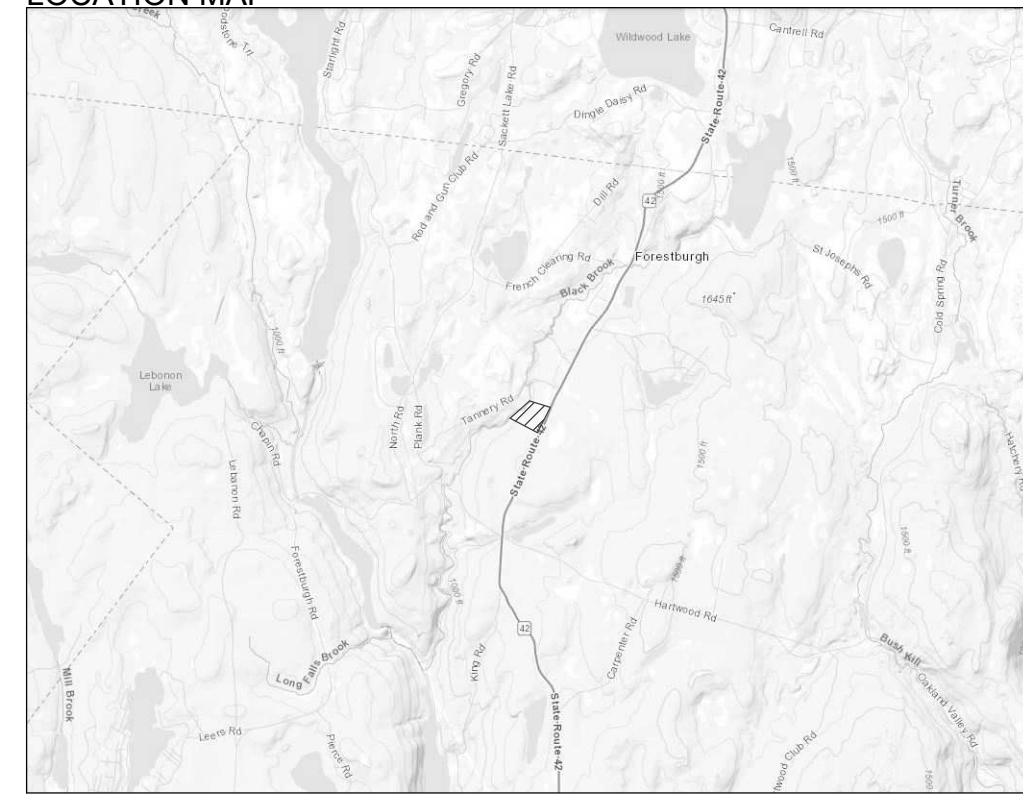


LOCATION MAP



SOURCE: <https://gis.sullivan.ny.us/portal/apps/webappviewer>

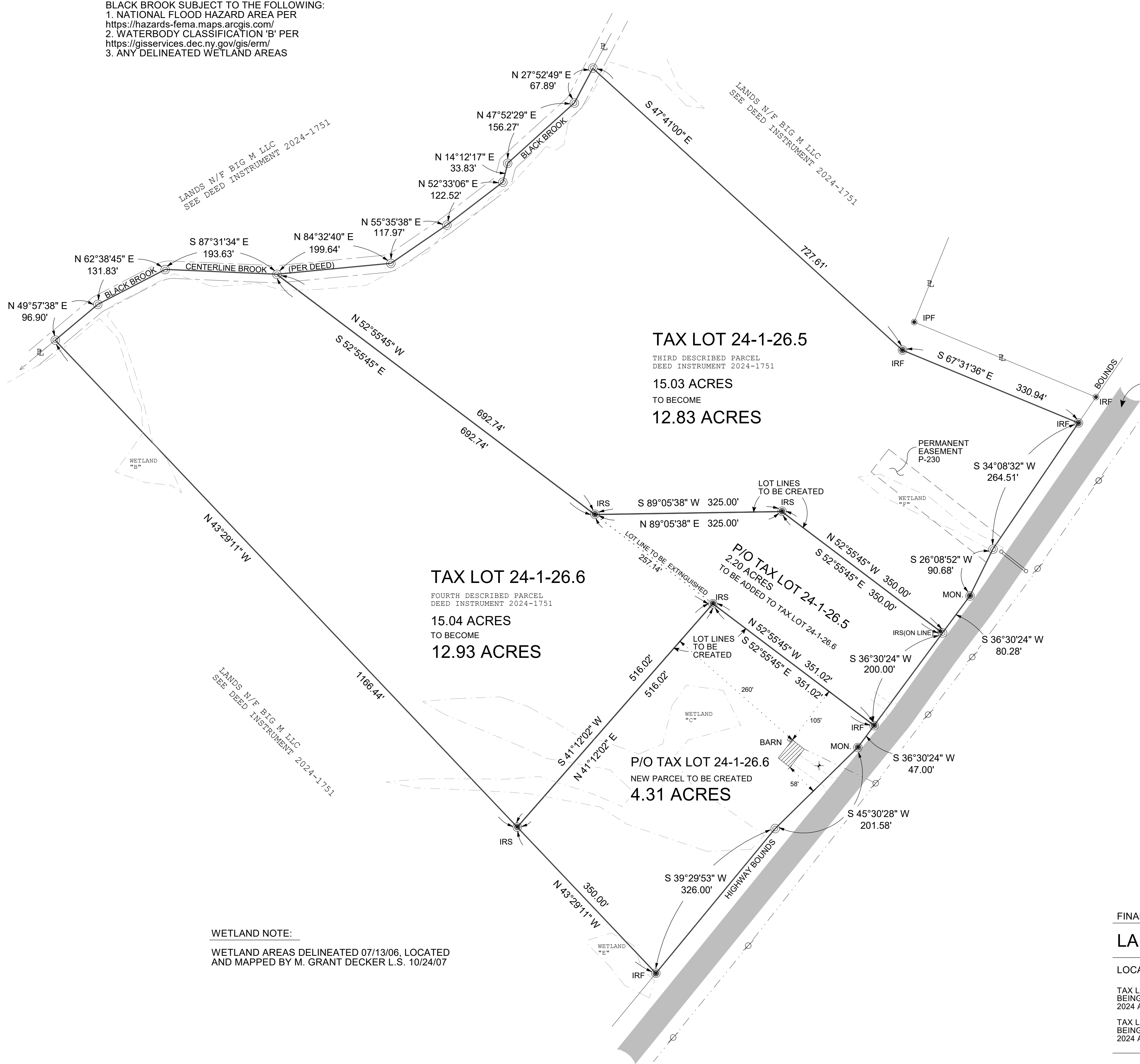
MAGNETIC NORTH
DECEMBER, 2000

NOTE:

- BLACK BROOK SUBJECT TO THE FOLLOWING:
 1. NATIONAL FLOOD HAZARD AREA PER <https://hazards-fema.maps.arcgis.com/>
 2. WATERBODY CLASSIFICATION 'B' PER <https://giservices.dec.ny.gov/gis/ferm/>
 3. ANY DELINEATED WETLAND AREAS

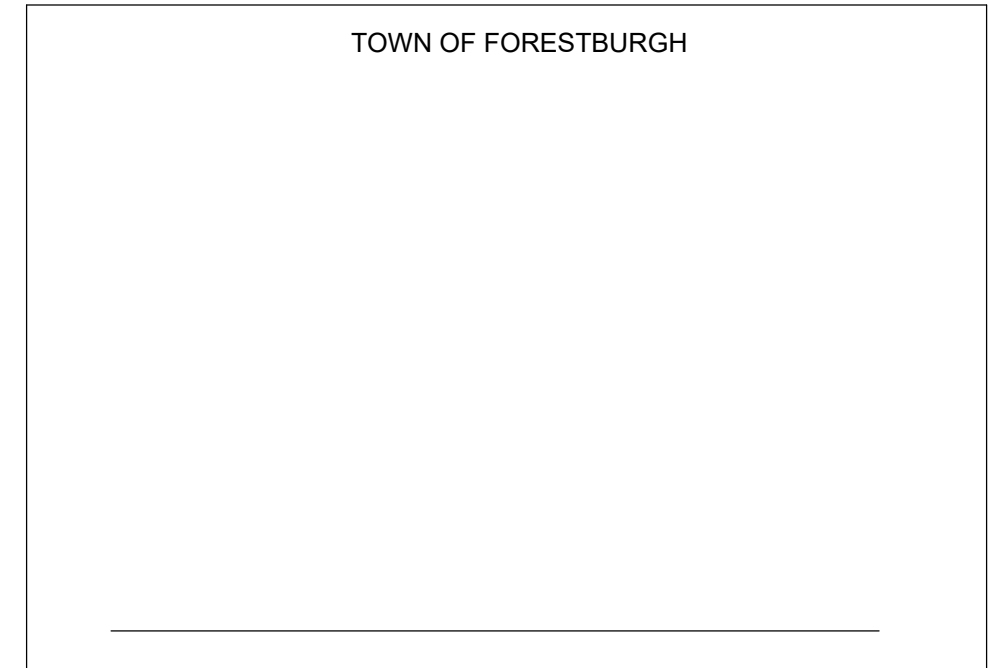
GENERAL NOTES:

- OWNER OF RECORD:
 BIG M LLC, P.O. BOX 6
 MONGAUP VALLEY, NEW YORK 12762
- PROPERTY ZONED RR - RURAL RECREATION
- TOTAL NUMBER OF LOTS IS THREE.
 TOTAL ACREAGE IS 30.07 ACRES.
- FIELD SURVEY COMPLETED
 10/24/2007 & 04/24/2024 & 7/25/2024
- SULLIVAN COUNTY TAX MAP DESIGNATION:
 TOWN OF FORESTBURGH, SECTION NO. 24,
 BLOCK NO. 1, LOT NO. 26.5&26.6.
- 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.
- COPIES OF THE ORIGINAL OF THIS SURVEY
 NOT MARKED WITH AN ORIGINAL OF THE LAND
 SURVEYOR'S INKED SEAL SHALL NOT BE
 CONSIDERED A VALID TRUE COPY.
- SUBSURFACE STRUCTURES AND UTILITIES
 WHICH WERE NOT VISIBLE AT THE TIME OF
 THE SURVEY ARE EXCLUDED FROM THE
 CERTIFICATION.
- SUBJECT TO ANY USE-DEDICATION,
 CONVEYANCE OR EASEMENT(S) OF RECORD
 FOR PUBLIC HIGHWAY OR PUBLIC UTILITY
 PURPOSES.
- SUBJECT TO ANY EASEMENTS OF RECORD.
- SUBJECT TO ANY FINDINGS OF A CURRENT
 TITLE SEARCH.



BULK REQUIREMENTS - RR DISTRICT

MINIMUM REQUIREMENTS	PROVIDED
LOT AREA	2.3 ACRES / 4.32 ACRES
LOT WIDTH	200 FEET / 516.02 FEET
FRONT YARD	75 FEET / 58 FEET (EXISTING BUILDING)
SIDE YARD	50 FEET / 105 FEET
REAR YARD	100 FEET / 260 FEET
MAXIMUM REQUIREMENTS	
MAXIMUM HEIGHT	30 FEET / LESS THAN 30 FEET
LOT COVERAGE	20% / LESS THAN 20%



LEGEND

BOUNDARY CORNER	⊙
CULVERT	—+—
N/F WELL	+
UTILITY POLE & OVERHEAD WIRELINE	—+—
TRAVELED WAY	—+—
BOUNDARY LINE	—+—
ADJOINER BOUNDARY LINE	—+—
WATER FEATURE	—+—
EDGE OF DRIVE	—+—
LIMIT OF EASEMENT	—+—
APPROXIMATE LIMIT OF WETLAND PER SURVEY (10.24.07)	—+—
POINT OF BEGINNING NOW OR FORMERLY	POB N/F
DEED LIBER	D.L.
PAGE	PG.
NUMBER	NO.
PROPOSED	PROP.
IRON ROD FOUND	IRF
IRON ROD SET	IRS
IRON PIPE FOUND	IPF
CONCRETE HIGHWAY MONUMENT	MON.

WETLAND NOTE:
 WETLAND AREAS DELINEATED 07/13/06, LOCATED AND MAPPED BY M. GRANT DECKER L.S. 10/24/07

CERTIFIED TO:
BIG M LLC
 TOWN OF FORESTBURGH

AS AN ACCURATE SURVEY MAP BASED UPON AN ACCURATE FIELD SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, 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, GOVERNMENT AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

M. Grant Decker
 DATE: 07/25/2024
 M. GRANT DECKER N.Y.S.L.S. NO. 049575



FINAL PLAT SHEET 1 OF 3

LAND DIVISION II & LOT IMPROVEMENT - BIG M LLC

LOCATED NEAR FOWLerville

TAX LOT 24-1-26.5
 BEING THE THIRD DESCRIBED PARCEL IN A DEED TO BIG M LLC DATED JANUARY 8, 2024 AND RECORDED IN THE SULLIVAN COUNTY CLERK'S OFFICE IN DEED INSTRUMENT 2024-1751.

TAX LOT 24-1-26.6
 BEING THE FOURTH DESCRIBED PARCEL IN A DEED TO BIG M LLC DATED JANUARY 8, 2024 AND RECORDED IN THE SULLIVAN COUNTY CLERK'S OFFICE IN DEED INSTRUMENT 2024-1751.

TOWN OF FORESTBURGH, SULLIVAN COUNTY, N.Y.

MAP SCALE: 1" INCH = 100' FEET

MAP NO. FO 24-1-26.5&26.6

M. GRANT DECKER LICENSED LAND SURVEYOR		
P.O. BOX 195 - 540 BROADWAY		
MONTICELLO, NY 12701 (845)-791-5400		
DATE: 07/25/2024	SCALE: 1" = 100'	DRAWN BY: EDD