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THE HARTWOOD CLUB, INC.
DEED INSTRUMENT NUMBER 2026-486
Forestburgh SBL 32.-1-1.2

LOT 1
917.75 ACRES
Remaining Lands

LOT 2
5.82 ACRES

LINE	BEARING	DISTANCE
R1	S 46°57'21" E	135.38
R2	S 34°20'59" E	72.04
R3	S 28°56'31" E	60.71
R4	S 41°51'29" E	39.86
R5	S 29°41'55" E	58.33
R6a	S 19°30'46" E	54.88
R6b	S 19°30'46" E	32.87

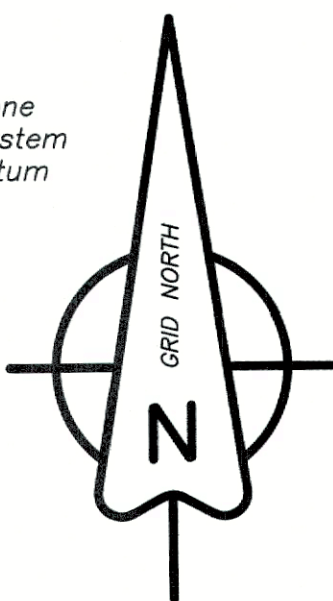
LINE	BEARING	DISTANCE
L1	N 14°53'38" W	59.06
L2	N 19°22'45" W	34.83
L3	S 70°37'15" W	25.00
L4	S 70°37'15" W	35.00

LINE	BEARING	DISTANCE
R7	S 14°53'38" W	95.13
R8	S 10°11'12" E	84.14
R9	S 01°32'53" W	71.44
R10	S 02°09'15" E	71.83
R11	S 15°07'21" E	65.89
R12	S 14°43'38" E	88.90
R13	S 03°22'50" E	64.27
R14	S 11°12'26" W	59.12
R15	S 17°28'04" W	70.99

LINE	BEARING	DISTANCE
R16	S 02°57'46" W	47.59
R17	S 08°03'59" E	113.65
R18	S 03°34'37" E	58.82
R19	S 04°09'02" W	49.60
R20	S 05°22'34" W	151.13
R21	S 02°01'49" E	64.36
R22	S 17°42'52" E	56.33
R23	S 29°07'52" E	73.42
R24	S 25°28'11" E	19.18
R25	S 13°14'38" E	48.76
R26	S 02°44'48" E	65.32
R27	S 10°48'08" E	15.61
R28	S 22°00'58" E	35.19
R29	S 47°19'58" E	27.27
R30	S 86°54'20" E	25.29
R31	N 43°24'18" E	26.68
R32	N 11°55'18" E	30.52
R33	N 13°56'36" E	30.65
R34	N 26°33'14" E	45.99
R35	N 32°00'58" E	62.66
R36	N 23°51'34" E	50.88
R37	N 14°28'01" E	55.16
R38	N 08°07'23" E	56.76
R39	N 02°43'01" E	39.55
R40	N 13°49'36" E	68.94
R41	N 25°55'48" E	114.76
R42	N 25°43'40" E	54.02
R43	N 22°07'03" E	43.43
R44	N 23°08'15" E	40.69
R45	N 27°20'33" E	21.10
R46	N 38°52'19" E	69.25

THE HARTWOOD CLUB, INC.
DEED INSTRUMENT NUMBER 2026-486
Forestburgh SBL 32.-1-1.2

MARIANNE RAMOS
DEED INSTRUMENT NUMBER 2026-2997
Forestburgh SBL 26.-1-35.1



FINAL
TOWN OF FORESTBURGH

TAX MAP DESIGNATION - PARENT PARCEL
SECTION 32, BLOCK 1, PARCEL 1.2
PARENT PARCEL IS ZONED:
RESIDENTIAL RECREATION (RR)

PEGGY NAEGLI
DEED INSTRUMENT NUMBER 2024-8637
Forestburgh SBL 26.-1-26.2

BARBARA NAEGLI and
PEGGY JEAN NAEGLI
DEED INSTRUMENT NUMBER 2022-2268
Forestburgh SBL 26.-1-29.1

LINE	BEARING	DISTANCE
A1	S 02°56'30" E	80.51
A2	S 02°27'01" E	124.67

MEAGAN GALLIGAN
DEED INSTRUMENT NUMBER 2013-7806
Forestburgh SBL 26.-1-28.2

MEAGAN K. GALLIGAN
DEED INSTRUMENT
NUMBER 2021-11032
Forestburgh SBL 26.-1-28.1

intersection of centerline
of traveled ways
BURNS ROAD
TOWN ROAD 11

DAVID WALLACE
DEED INSTRUMENT
NUMBER 2021-1875
Forestburgh SBL 26.-1-34

JANE R. GELFMAN
DEED LIBER 1859 PAGE 372
Forestburgh SBL 26.-1-33

MARY KATHRYN WYLE
DEED INSTRUMENT NUMBER 2012-411
Forestburgh SBL 26.-1-36.3

LEGEND

These symbols may be found in the drawing.

- utility pole
- overhead utility wires
- 1/2" rebar (set) unless denoted otherwise
- 5/8" rebar (found)
- 1/2" rebar (found)
- concrete monument (found)
- building setback line
- edge of right-of-way

1 INCH = 100 FEET



TRACT REFERENCE:
Part of Lot 33, Lot 34, and Lot 35 in the First Division of the Minisink Patent.

DEED REFERENCE:
The same land conveyed by Northern New Jersey Council Boy Scouts of America Inc., t/k/a Passaic Valley Council, Boy Scouts of America, F/k/a Alhaha Council Inc., Boys Scouts of America, to The Hartwood Club, Inc., by deed dated January 16, 2026 and recorded in the Sullivan County Clerk's Office on January 20, 2026 as Deed Instrument Number 2026-486.

CERTIFIED TO:
THE HARTWOOD CLUB, INC.
BLUSTEIN, SHAPIRO, FRANK & BARONE LLP
As being a survey map prepared from an accurate field survey completed July 7, 2026 in accordance with the existing "Code of Practice for Land Surveys" adopted by the New York State Association of Professional Land Surveyors.



Michael Packer, P.L.S. 054978E

ZONING DISTRICT / BULK REQUIREMENTS:

Zoning District: Residential Recreation (RR)
Permitted Use: Single Family Dwelling

Minimum Required	Required
Lot Area (acres)	2.3
Lot Width (feet)	200
Front Yard (feet)	75
Side Yard (feet)	50
Rear Yard (feet)	100
Waterfront (feet)	100
Accessory structure (feet)	75 front road 25 from side/rear

Maximum Allowed	Required
Building height (feet)	30
Lot Coverage	20%

SHEET 1

DATE	REVISIONS

LAND DIVISION SURVEY PLAT PREPARED FOR
THE HARTWOOD CLUB, INC.
144 GALLIGAN ROAD, TOWN OF FORESTBURGH
SULLIVAN COUNTY, NEW YORK
TAX MAP SECTION 32, BLOCK 1, LOT 1.2
SEPTEMBER 22, 2026

PACKER ASSOCIATES, INC.
GARY PACKER - PROFESSIONAL LAND SURVEYOR
148 HOLGATE ROAD, HONESDALE, PA 18431
TELEPHONE : (570) 224-4300

DRAWN: LFW CHECKED: MKP APPRVD: GCP MAP NO. SU-N10-1484LD1

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