FINAL SUBDIVISION PLAT OF "THE GROVE"
SITUATE IN THE VILLAGE OF COLD SPRING AND TOWN OF PHILIPSTOWN, PUTNAM COUNTY, NEW YORK

SCALE 1inch = 30 feet — FEBRUARY 24, 2003

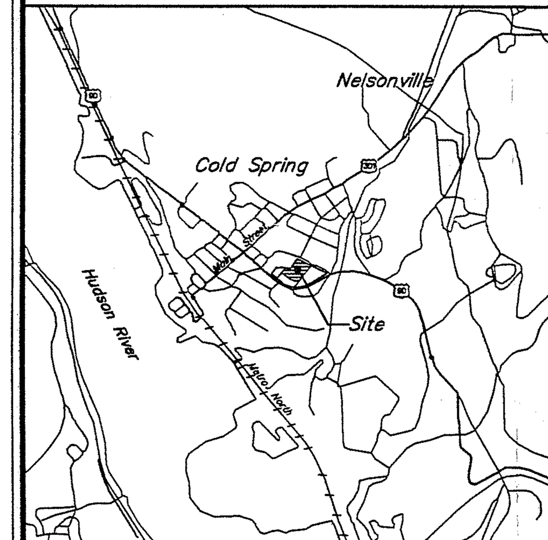
ORIGINAL FILED IN THE PUTNAM COUNTY CLERK'S OFFICE

DATE : ______

MAP No. ______

DOCUMENT # 4224
03/05/2003 04:13:21 P.M.
LIBER PAGE
RECEIPT: 4041 FEE: $10.00
DENNIS J. SANT
PUTNAM COUNTY CLERK

LOCATION MAP — SCALE 1inch = 2000ft.



VICINITY MAP — SCALE 1inch = 800ft.

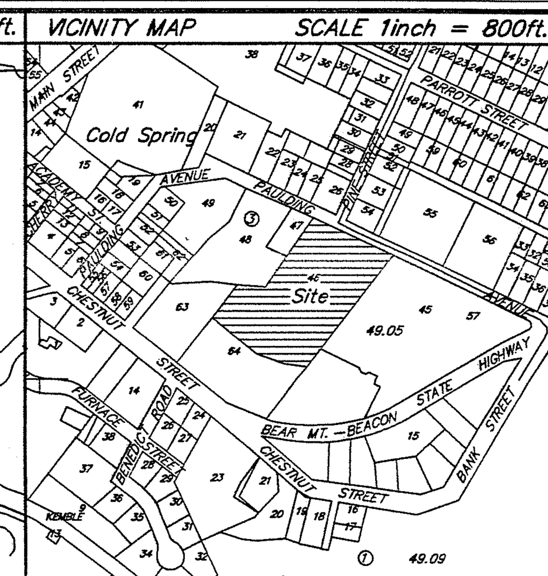


TABLE OF AREAS

LOT	TOTAL AREA (SQ. FT.)	ENCUMBERED AREA (SQ. FT.)	UNENCUMBERED AREA (SQ. FT.)
1	21,199	—	21,199
2	17,606	2,732 (15' WIDE SUBSURFACE PUBLIC UTILITY EASEMENT)	14,874
3	37,490	12,672 (EASEMENTS)	24,818
4	12,495	3,582 (EASEMENTS)	8,913
5	12,974	1,844 (20' WIDE SUBSURFACE PUBLIC UTILITY EASEMENT)	11,130
6	14,776	445 (20' WIDE SUBSURFACE PUBLIC UTILITY EASEMENT)	14,331
7	22,448	—	22,448
GROVE COURT	21,534		21,534
TOTAL	160,522 (3.685 Acres)	21,275 (0.488 Acres)	139,247 (3.197 Acres)

Revisions

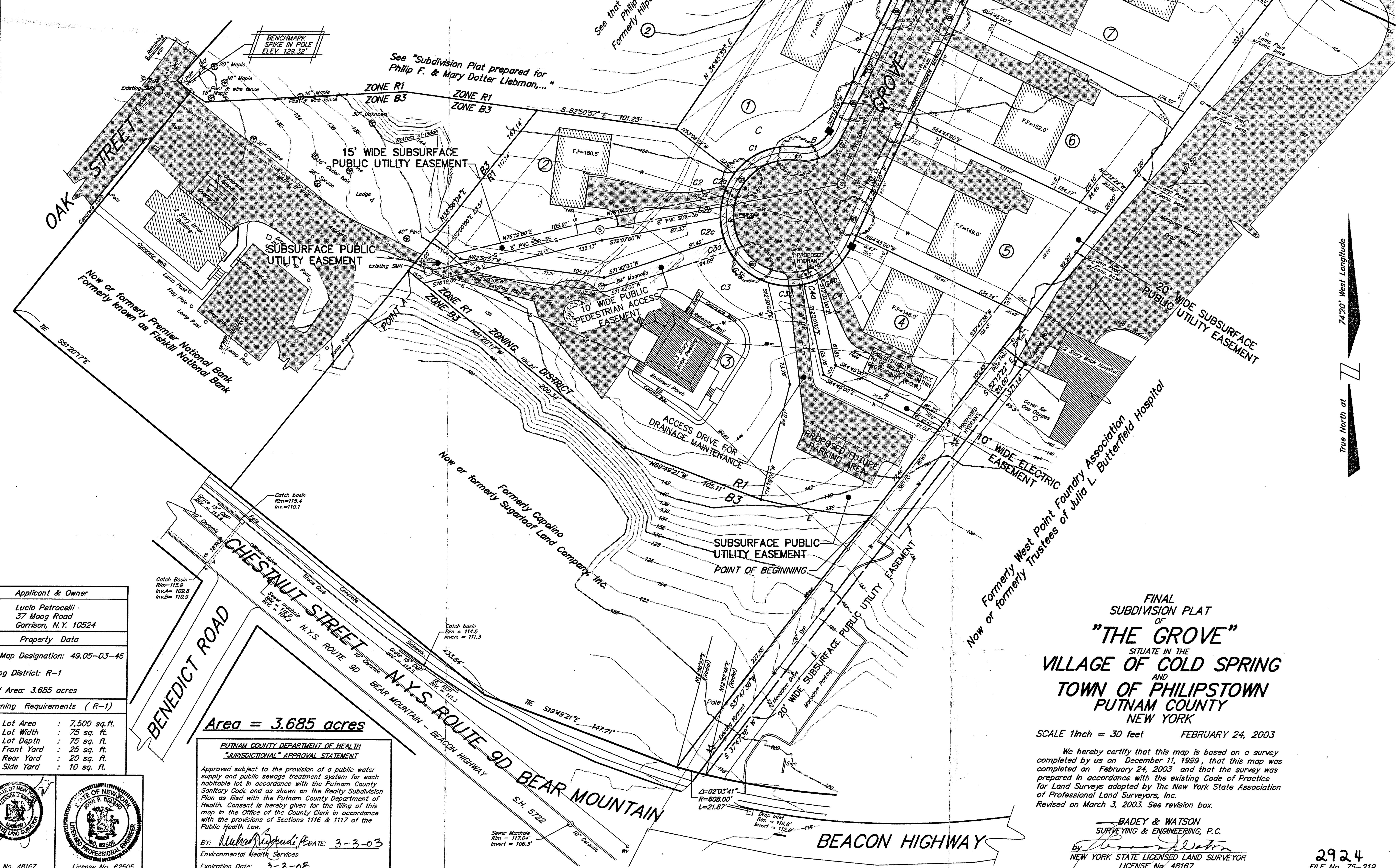
Date	Description
Feb-24-03	Original Drawing – Developed from Preliminary Subdivision Plat
Mar-03-03	Topographic data added, Metes and bounds for Electric Easement and Utility Easement on Hospital Property Added.

Notes

1. Unauthorized alteration or addition to a document prepared by a licensed land surveyor is a violation of Section 7209 , Sub-Division 2 of the New York State Education Law.
2. If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to these surveyors, they may not be shown on this map.
3. This property may be affected by instruments which have not been provided to these surveyors. Users of this map should verify title with competent title examiners.
4. The 10' Wide Public Pedestrian Access Easement shown hereon is to be dedicated to the Village at any time in the future when the Village may request such dedication.
5. There will be no further division of the lots shown hereon without approval of the Planning Board of the Village of Cold Spring.
6. Basement sewer service have been provided for on Lots 1 and 2 only.
7. This Plat conforms to those sections of the New York State Building Code prepared by the International Codes Council identified as potentially applicable by Putnam Engineering, PLLC, in a memo dated January 30, 2003 addressed to, and on file in the offices of the Planning Board of the Village of Cold Spring, to the extent said sections are applicable.

CURVE TABLE

CURVE NUMBER	RADIAL IN	DELTA	RADIUS	LENGTH	RADIAL OUT
A	S25°09'14"W	090°05'46"	20.00'	31.45'	S64°45'00"E
B	N64°45'00"W	073°23'54"	20.00'	25.62'	S08°38'54"W
C	N64°45'00"W	253°23'54"	50.00'	221.13'	N08°38'54"E
C1	S53°09'02"E	061°47'56"	50.00'	53.93'	N08°38'54"E
C2	N71°42'00"E	055°08'58"	50.00'	48.12'	N53°09'02"W
C2A	S73°16'59"E	020°07'57"	50.00'	17.57'	N53°09'02"W
C2B	N88°30'55"E	018°12'06"	50.00'	15.88'	N73°16'59"W
C2C	N71°42'00"E	016°48'55"	50.00'	14.67'	S88°30'55"W
C3	N12°30'00"W	084°12'00"	50.00'	73.48'	S71°42'00"W
C3A	N60°09'47"E	011°32'13"	50.00'	10.07'	S71°42'00"W
C3B	N17°30'00"E	042°39'47"	50.00'	37.23'	S60°09'47"W
C3C	N12°30'00"W	030°00'00"	50.00'	26.18'	S17°30'00"W
C4	N64°45'00"W	052°15'00"	50.00'	45.60'	S12°30'00"E
C4A	N12°30'00"W	011°32'13"	50.00'	10.07'	S24°02'13"E
C4B	N24°02'13"W	040°42'47"	50.00'	35.53'	S64°45'00"E
D	S64°45'00"E	089°54'14"	20.00'	31.38'	N25°09'14"E
E	N 2°25'54"E	011°21'08"	408.00'	80.84'	S13°47'02"W



Area = 3.685 acres

Applicant & Owner

Lucio Petrocelli
37 Moog Road
Garrison, N.Y. 10524

Property Data

Tax Map Designation: 49.05-03-46

Zoning District: R-1

Total Area: 3.685 acres

Zoning Requirements (R-1)

Min. Lot Area	: 7,500 sq.ft.
Min. Lot Width	: 75 sq. ft.
Min. Lot Depth	: 75 sq. ft.
Min. Front Yard	: 25 sq. ft.
Min. Rear Yard	: 20 sq. ft.
Min. Side Yard	: 10 sq. ft.

License No. 48167 — License No. 62505

PUTNAM COUNTY DEPARTMENT OF HEALTH "JURISDICTIONAL" APPROVAL STATEMENT

Approved subject to the provision of a public water supply and public sewage treatment system for each habitable lot in accordance with the Putnam County Sanitary Code and as shown on the Realty Subdivision Plan as filed with the Putnam County Department of Health. Consent is hereby given for the filing of this map in the Office of the County Clerk in accordance with the provisions of Sections 1116 & 1117 of the Public Health Law.

BY: [signature] DATE: 3-3-03

Environmental Health Services

Expiration Date: 3-2-08

PUTNAM COUNTY DEPARTMENT OF HEALTH REALTY SUBDIVISION GENERAL NOTES

1. Purchasers of lots to be furnished with a true copy of this plan as approved by the Putnam County Department of Health together with a copy of the Certificate of Approval.
2. The conditions noted on the Putnam County Department of Health Certificate of Approval are an integral part of this subdivision approval and compliance is required.
3. Approval is herewith granted for a total of 7 lots only, namely lots 1 through 7 , and these lots only.

PLANNING BOARD APPROVAL

Approved by the Planning Board of the Village of Cold Spring, Putnam County, N.Y. by resolution dated March 4, 2003.

Any change, erasure, modification or revision to this Plat as approved, shall void this approval.

Signed this 4th day of March, 2003.

[signature]
Ransom Taggart, Chairman

REAL PROPERTY TAX CERTIFICATION

To Real Property Tax Department:
Please certify that the following Tax Map No. 49.05-03-46 in the Village of Cold Spring is the correct Tax Map Number for the attached subdivision map.

[signature] 3/5/03
Director of Real Property Taxes

COMMISSIONER OF FINANCE CERTIFICATION

Putnam County Commissioner of Finance's Office
Carmel, New York

The Commissioner of Finance hereby certifies that all Town, County and Village Real Property Taxes forwarded to this office for collection as of 3/5/03 have been paid for the parcel or parcels described as:

Tax Map No. 49.05-03-46

[signature]
Commissioner of Finance

LEGEND

- PROPOSED ASPHALT ROAD
- PROPOSED CONCRETE SIDEWALK
- EXISTING BUILDING
- PROPOSED DRAIN MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED MONUMENT
- PROPOSED HOODED CATCH BASIN
- PROPOSED WATER VALVE
- PROPOSED HYDRANT
- PROPOSED STREET LAMP
- PROPOSED STREET TREE

APPROVAL FOR FILING

The undersigned, owner of the property hereon, states that he is familiar with this map, its contents and its legends and hereby consents to the filing of this map.

Signed this 3rd day of March, 2003.

By: [signature]
Lucio Petrocelli, Owner

Surveyed & Prepared by

BADEY & WATSON, Surveying & Engineering, P.C.
3063 Route 9
Cold Spring, New York 10516
(877) 314-1593 Toll-Free
(845) 265-4428 (Fax)
(845) 265-9217
(845) 225-3312
(914) 628-1800
(914) 739-3577

We hereby certify that this map is based on a survey completed by us on December 11, 1999, that this map was completed on February 24, 2003 and that the 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, Inc.
Revised on March 3, 2003. See revision box.

BADEY & WATSON
SURVEYING & ENGINEERING, P.C.
by [signature]
NEW YORK STATE LICENSED LAND SURVEYOR
LICENSE No. 48167

2924
FILE No. 75-219

Drawing Name: SB15117_R02 — W.O. No. 15117 Checked by GJW/JPD — Spell checked by MKH Drawn by MKH, FPF — T.M. : 49.05-03-46 — GEOGRAPHIC INDEX 516900, 604731