

SURVEY NOTES:

- THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
- SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
- REFERENCES:
 - MAP ENTITLED "MINOR SUBDIVISION OF LANDS OF ESTATE OF GERALD S. HENRY, CHARLES H. TURFLER, ADMINISTRATOR, TOWN OF CHESTER, ORANGE COUNTY, NEW YORK," DATED NOVEMBER 4, 1981, LAST REVISED NOVEMBER 9, 1981 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON DECEMBER 3, 1981, AS FILED MAP NO. 5789.
 - MAP ENTITLED "MINOR SUBDIVISION OF LANDS OF ESTATE OF GERALD S. HENRY, CHARLES H. TURFLER, ADMINISTRATOR, TOWN OF CHESTER, ORANGE COUNTY, NEW YORK," DATED DECEMBER 29, 1981, LAST REVISED FEBRUARY 9, 1982 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON MAY 21, 1982, AS FILED MAP NO. 5916.
 - MAP ENTITLED "MINOR SUBDIVISION TROUT BROOK HILLS, TOWN OF CHESTER, ORANGE COUNTY, NEW YORK," DATED FEBRUARY 1970, LAST REVISED JUNE 16, 1970 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JULY 28, 1970, AS FILED MAP NO. 2546.
 - MAP ENTITLED "MINOR SUBDIVISION TROUT BROOK HILLS, TOWN OF CHESTER, ORANGE COUNTY, NEW YORK," DATED OCTOBER 1969 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON NOVEMBER 25, 1969, AS FILED MAP NO. 2470.
 - MAP ENTITLED "TROUT BROOK HILLS, SECTION 5, TOWN OF CHESTER, ORANGE COUNTY, NEW YORK," DATED FEBRUARY 1971, LAST REVISED APRIL 22, 1971 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JUNE 8, 1973, AS FILED MAP NO. 3005.
 - MAP ENTITLED "PLAN OF SUBDIVISION, SECTION B, LAKE HILL FARMS, TOWN OF CHESTER & MONROE, ORANGE COUNTY, NEW YORK," DATED JANUARY 31, 1972, LAST REVISED APRIL 21, 1972 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JANUARY 24, 1973, AS FILED MAP NO. 2928.
 - MAP ENTITLED "SUBDIVISION MAP FOR DONALD R. FREYTAG, MARILYN J. FREYTAG, TOWN OF CHESTER, ORANGE COUNTY, NEW YORK," DATED OCTOBER 27, 1984, LAST REVISED AUGUST 9, 1985 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON NOVEMBER 16, 1985, AS FILED MAP NO. 2928.
 - MAP ENTITLED "SUBDIVISION PLAT, TROUT BROOK HILLS, TOWN OF CHESTER, ORANGE COUNTY, NEW YORK," DATED NOVEMBER 1967 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JANUARY 16, 1968, AS FILED MAP NO. 2315.
 - MAP ENTITLED "OPEN DEVELOPMENT PLAN FOR TROUT BROOK ESTATES, TOWN OF CHESTER, ORANGE COUNTY, NEW YORK," DATED FEBRUARY 25, 1988, LAST REVISED AUGUST 15, 1989 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON SEPTEMBER 26, 1989, AS FILED MAP NO. 9651.
 - MAP ENTITLED "FINAL SUBDIVISION PREPARED FOR JULIE WILLIAMS, TOWN OF CHESTER, ORANGE COUNTY, NEW YORK," DATED JANUARY 31, 1985 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON MARCH 1, 1985, AS FILED MAP NO. 6942.
 - MAP ENTITLED "SURVEY PREPARED FOR OMAC REALTY ASSOCIATES, TOWNS OF CHESTER & MONROE, ORANGE COUNTY, NEW YORK," DATED JUNE 1, 1988, PREPARED BY ROIMONDI ASSOCIATES, P.C.
- GROUND WAS COVERED WITH 18" OF SNOW AT TIME OF SURVEY.

NOTES:

- TAX PARCEL NUMBER: 15-1-24, 15-1-27.1, 15-1-27.4
- TOTAL NUMBER OF LOTS PROPOSED: 75 SINGLE FAMILY DWELLING LOTS
1 REMAINING LANDS
- EXISTING PARCEL AREAS:
 - 15-1-24 = 5.034 AC.±
 - 15-1-27.2 = 14.495 AC.±
 - 15-1-27.4 = 156.659 AC.±
 - TOTAL = 176.543 AC.±
- PROPOSED CONVENTIONAL SUBDIVISION PLAN
75 LOTS
PARCEL "A" TO BE OFFERED TO TOWN OF CHESTER FOR TROUT BROOK RIGHT-OF-WAY
- AREAS OUTSIDE OF PROPOSED DEVELOPMENT:
 - REMAINING LANDS = 105.181 AC.±
 - TAX LOT 15-1-27.2 = 14.495 AC.±
- ZONING DISTRICT: SR-2 / AR-3
- ZONING OVERLAY DISTRICTS:
 - FLOOD PLAINS & PONDING AREA ENVIRONMENTAL OVERLAY DISTRICT
 - RIDGE PRESERVATION OVERLAY DISTRICT
- TOPOGRAPHY AND LOCATION OF EXISTING BUILDINGS, STRUCTURES AND INTERIOR TRAILS SHOWN ARE TAKEN ORANGE COUNTY WATER AUTHORITY MAPPING AND ARE ONLY APPROXIMATE.

RECORD OWNER:

BTSS HOLDINGS, LLC
C/O EDWIN S. RUBIN, ESQ
105 EISENHOWER PARKWAY
ROSELAND, NJ 07068
L. LIBER P. PAGE

APPLICANTS:

BTSS HOLDINGS, LLC
C/O EDWIN S. RUBIN, ESQ
105 EISENHOWER PARKWAY
ROSELAND, NJ 07068

OMAC REALTY ASSOCIATES, LLC
C/O STANLEY FELSINGER
P.O. BOX 475
MONROE, NY 10949

CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON MARCH 16, 2015.

BTSS HOLDINGS, LLC
OMAC REALTY ASSOCIATES LLC
TOWN OF CHESTER

BY: ROONEY C. KNOWLTON, L.S.
NEW YORK STATE LICENSE NO. 50276

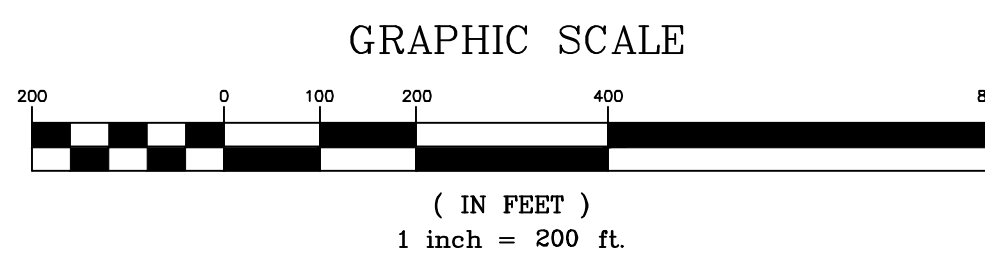


TABLE OF ZONING REQUIREMENTS TOWN OF CHESTER AGRICULTURAL-RESIDENTIAL (AR-.3) DISTRICT PROPOSED USE: SINGLE FAMILY DWELLING

MINIMUM	REQUIRED
LOT SIZE (AC.)	3 AC.
LOT WIDTH (FT.)	250 FT.
FRONT YARD (FT.)	100 FT.
ONE SIDE YARD/BOTH (FT.)	40 FT. / 100 FT.
REAR YARD (FT.)	100 FT.

MAXIMUM	ALLOWED
BUILDING HEIGHT (FT.)	35 FT.
BUILDING COVERAGE (%)	10%

TABLE OF ZONING REQUIREMENTS TOWN OF CHESTER SUBURBAN-RESIDENTIAL (SR-2) DISTRICT PROPOSED USE: SINGLE FAMILY DWELLING (WITH CENTRAL WATER & SEWER)

MINIMUM	REQUIRED
LOT SIZE (AC.)	21,780 SQ.FT.
LOT WIDTH (FT.)	100 FT.
FRONT YARD (FT.)	35 FT.
ONE SIDE YARD/BOTH (FT.)	15 FT. / 30 FT.
REAR YARD (FT.)	40 FT.

MAXIMUM	ALLOWED
BUILDING HEIGHT (FT.)	35 FT.
BUILDING COVERAGE (%)	25%

COPIES FROM THE ORIGINAL OF THIS DOCUMENT NOT MARKED WITH AN ORIGINAL OF THE PROFESSIONAL ENGINEER'S AND/OR LAND SURVEYOR'S STAMP OR EMBOSSED SEAL SHALL NOT BE CONSIDERED VALID, TRUE COPIES.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

COPYRIGHT 2015, LANC & TULLY, P.C.	
LANC & TULLY ENGINEERING AND SURVEYING, P.C.	
P.O. Box 687, Rt. 207 Goshen, N.Y. 10924 (845) 294-3700	
Date: OCTOBER 28, 2015 Revisions:	
CONVENTIONAL YIELD PLAN PREPARED FOR	
OMAC REALTY ASSOCIATES, LLC TOWN OF CHESTER ORANGE COUNTY, NEW YORK	
Drawn By: LMP	Checked By: []
Scale: 1" = 200'	Tax Map No.: 15-1-27.4, 27.2 & 24
Drawing No.: C30	A - 14 - 0113 - 01