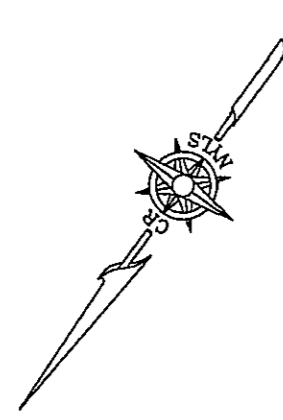
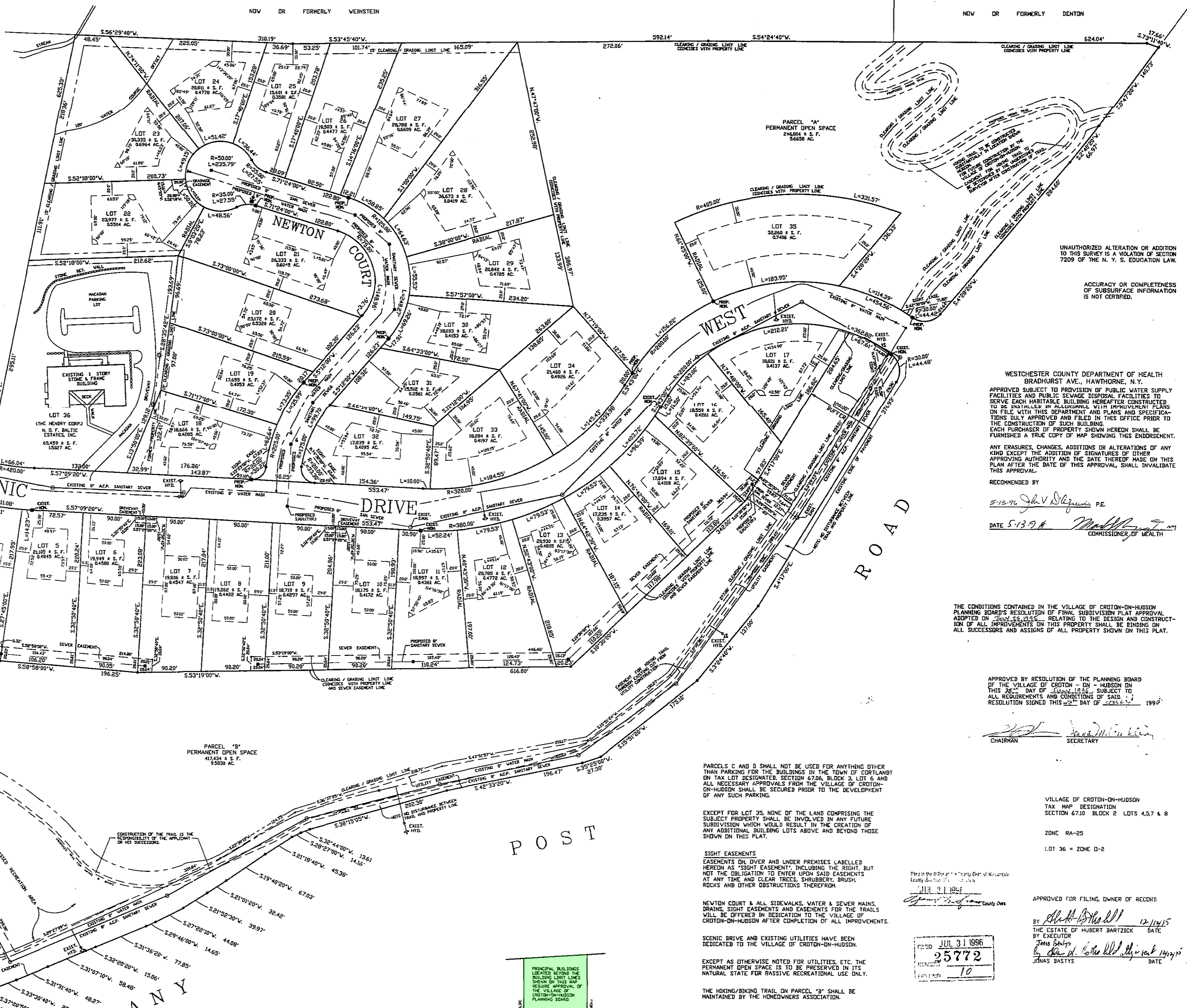


AREA TABLE

LOTS 1 THRU 35	757,617 ± SQ. FT.	17,3925 AC.
LOT 36	65,499 ± SQ. FT.	1,5087 AC.
PARCELS C & D	23,640 ± SQ. FT.	0,5410 AC.
TAX LOT 2	36,385 ± SQ. FT.	0,8399 AC.
OPEN SPACE	664,258 ± SQ. FT.	15,2468 AC.
NEWTON COURT	38,012 ± SQ. FT.	0,8726 AC.
TOTAL AREA	1,601,551 ± SQ. FT.	36,7665 AC.



SCENIC RIDGE RESIDENTIAL DEVELOPMENT - FILED MAP NO. 20668



PLACE

SCENIC DRIVE

DRIVE

WEST ROAD

ROAD

BALTIC PLACE

POST

ALBANY

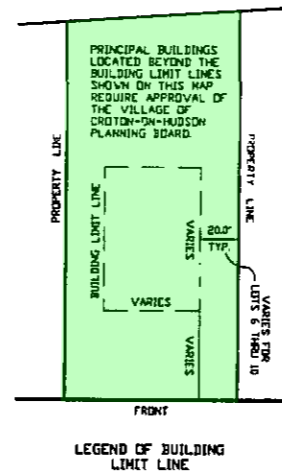
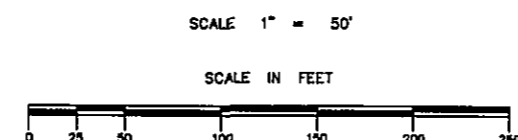
I, CHARLES RILEY, A LICENSED LAND SURVEYOR IN THE STATE OF NEW YORK, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LAND AND STREETS AS SURVEYED AND PLOTTED BY ME FOR THE OWNER.

OCTOBER 21, 1995
 CHARLES RILEY, N.Y.S.L.S.

CHARLES RILEY
 LAND SURVEYOR
 LAND PLANNER
 69 MAIN STREET
 TARRYTOWN, N.Y.
 914-831-1632

I, CHARLES RILEY, THE SURVEYOR WHO MADE THIS MAP DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN HEREON WAS COMPLETED ON JANUARY 19, 1995 AND THIS MAP WAS COMPLETED ON FEBRUARY 20, 1995, AND REVISED MARCH 7, 1995, REVISED MARCH 20, 1995, REVISED SEPTEMBER 19, 1995, REVISED OCT. 17, 1995, REVISED OCTOBER 23, 1995, REVISED OCT. 31, 1995.

UTILITIES DESIGNED BY
 RALPH GEORGE MASTRODONACI, P.E.
 19 DOVE COURT, CROTON-ON-HUDSON, N.Y.



PARCELS C AND D SHALL NOT BE USED FOR ANYTHING OTHER THAN PARKING FOR THE BUILDINGS IN THE TOWN OF CORTLANDT ON TAX LOT DESIGNATED, SECTION 67.06, BLOCK 2, LOT 6 AND ALL NECESSARY APPROVALS FROM THE VILLAGE OF CROTON-ON-HUDSON SHALL BE SECURED PRIOR TO THE DEVELOPMENT OF ANY SUCH PARKING.

EXCEPT FOR LOT 35, NONE OF THE LAND COMPRISING THE SUBJECT PROPERTY SHALL BE INVOLVED IN ANY FUTURE SUBDIVISION WHICH WOULD RESULT IN THE CREATION OF ANY ADDITIONAL BUILDING LOTS ABOVE AND BEYOND THOSE SHOWN ON THIS PLAT.

SIGHT EASEMENTS
 EASEMENTS ON OVER AND UNDER PREMISES LABELLED HEREON AS "SIGHT EASEMENT" INCLUDING THE RIGHT BUT NOT THE OBLIGATION TO ENTER UPON SAID EASEMENTS AT ANY TIME AND CLEAR TREES, SHRUBBERY, BRUSH, ROCKS AND OTHER OBSTRUCTIONS THEREFROM.

NEWTON COURT & ALL SIDEWALKS, WATER & SEWER MAINS, DRAINS, SIGHT EASEMENTS AND EASEMENTS FOR THE TRAILS WILL BE OFFERED IN RESIDUATION TO THE VILLAGE OF CROTON-ON-HUDSON AFTER COMPLETION OF ALL IMPROVEMENTS.

SCENIC DRIVE AND EXISTING UTILITIES HAVE BEEN DEDICATED TO THE VILLAGE OF CROTON-ON-HUDSON.

EXCEPT AS OTHERWISE NOTED FOR UTILITIES, ETC. THE PERMANENT OPEN SPACE IS TO BE PRESERVED IN ITS NATURAL STATE FOR PASSIVE RECREATIONAL USE ONLY.

THE HIKING/BIKING TRAIL ON PARCEL "B" SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

ALL EASEMENT DOCUMENTS SHALL BE RECORDED IN THE WESTCHESTER COUNTY CLERK'S OFFICE.

CLEARING / GRADING LIMIT LINE
 THERE WILL BE NO EXCAVATION, FILLING OR DISTURBANCE OF VEGETATION BEYOND THE CLEARING AND GRADING LIMIT LINE WITHOUT THE PRIOR APPROVAL OF THE VILLAGE OF CROTON-ON-HUDSON PLANNING BOARD.

THE DRIVEWAYS FOR LOTS 18 & 32 SHALL BE ON NEWTON COURT AND PLACED AS FAR FROM THE INTERSECTION OF NEWTON COURT AND SCENIC DRIVE AS POSSIBLE. NO ACCESS TO BALTIC PLACE WILL BE ALLOWED FROM LOT 1.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE N. Y. S. EDUCATION LAW.

ACCURACY OR COMPLETENESS OF SUBSURFACE INFORMATION IS NOT CERTIFIED.

WESTCHESTER COUNTY DEPARTMENT OF HEALTH
 BRADHURST AVE., HAWTHORNE, N.Y.

APPROVED SUBJECT TO PROVISION OF PUBLIC WATER SUPPLY FACILITIES AND PUBLIC SEWAGE DISPOSAL FACILITIES TO SERVE EACH HABITABLE BUILDING HEREAFTER CONSTRUCTED TO BE INSTALLED IN ACCORDANCE WITH IMPROVEMENT PLANS ON FILE WITH THIS DEPARTMENT AND PLANS AND SPECIFICATIONS DULY APPROVED AND FILED IN THIS OFFICE PRIOR TO THE CONSTRUCTION OF SUCH BUILDING.

EACH PURCHASER OF PROPERTY SHOWN HEREON SHALL BE FURNISHED A TRUE COPY OF MAP SHOWING THIS ENDORSEMENT.

ANY ERASURES, CHANGES, ADDITIONS OR ALTERATIONS OF ANY KIND EXCEPT THE ADDITION OF SIGNATURES OF OTHER APPROVING AUTHORITY AND THE DATE THEREOF MADE ON THIS PLAN AFTER THE DATE OF THIS APPROVAL SHALL INVALIDATE THIS APPROVAL.

RECOMMENDED BY
 5-13-96 John V. Stojanovic, P.E.
 DATE 5-13-96
 Commissioner of Health

THE CONDITIONS CONTAINED IN THE VILLAGE OF CROTON-ON-HUDSON PLANNING BOARD'S RESOLUTION OF FINAL SUBDIVISION PLAT APPROVAL ADOPTED ON 12-22-1995, RELATING TO THE DESIGN AND CONSTRUCTION OF ALL IMPROVEMENTS ON THIS PROPERTY SHALL BE BINDING ON ALL SUCCESSORS AND ASSIGNS OF ALL PROPERTY SHOWN ON THIS PLAT.

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF CROTON-ON-HUDSON ON THIS 26th DAY OF 1996, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION SIGNED THIS 26th DAY OF 1996.

CHAIRMAN SECRETARY

VILLAGE OF CROTON-ON-HUDSON
 TAX MAP DESIGNATION
 SECTION 67.10 BLOCK 2 LOTS 4, 5, 7 & 8
 ZONE RA-25
 LOT 36 = ZONE D-2

FILED IN THE OFFICE OF THE CLERK OF WESTCHESTER COUNTY
 JUL 31 1996
 25772
 10

APPROVED FOR FILING, OWNER OF RECORD
 BY Hubert Bartzick 12/11/95
 THE ESTATE OF HUBERT BARTZICK DATE
 BY James Bastys
 JONAS BASTYS DATE

FINAL SUBDIVISION PLAT
 BALTIC ESTATES
 SCENIC DRIVE WEST
 VILLAGE OF CROTON - ON - HUDSON
 TOWN OF CORTLANDT
 WESTCHESTER COUNTY, NEW YORK

WESTCHESTER COUNTY MAP INDEX - SHEET 185, BLOCK 947