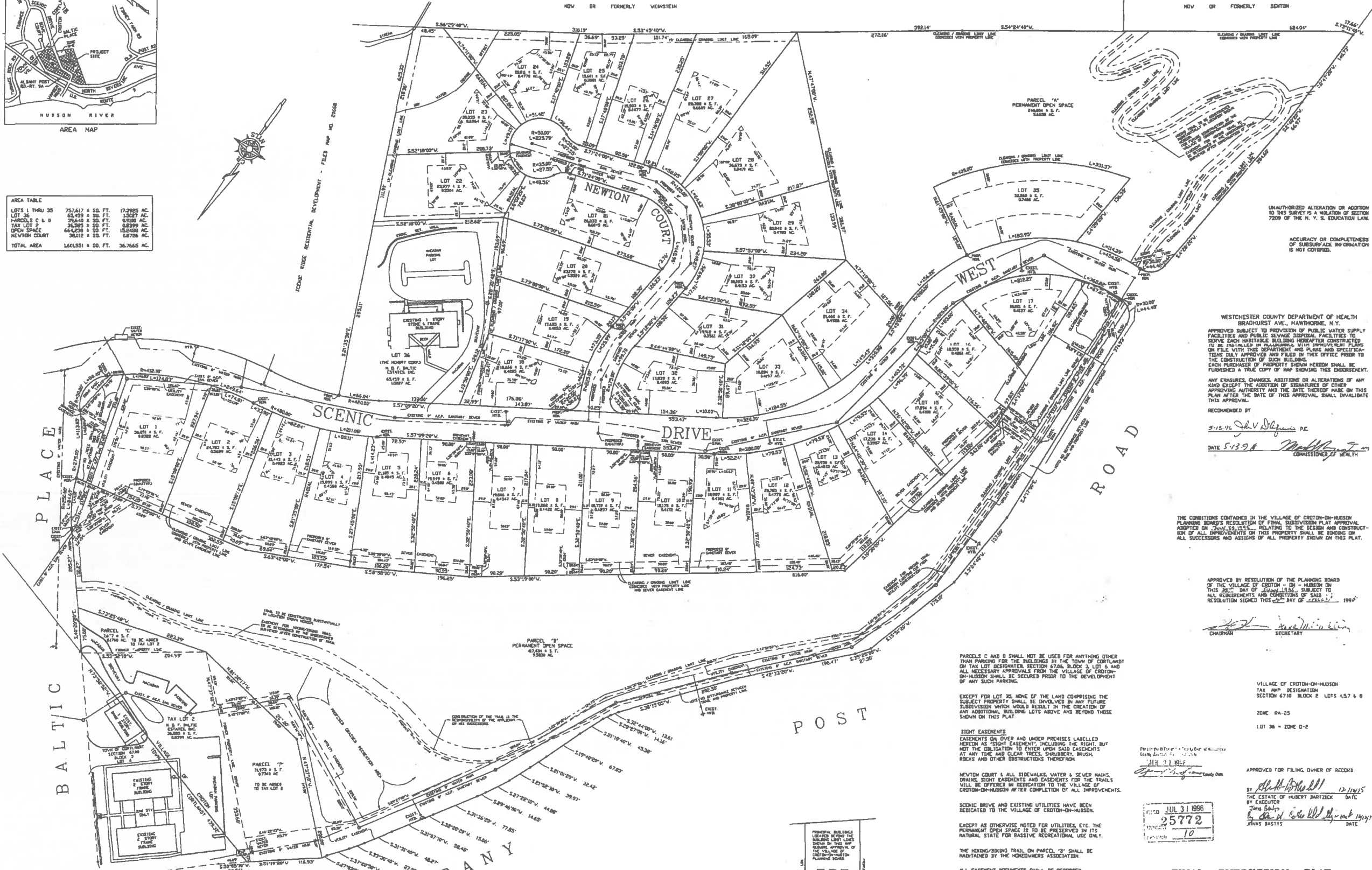
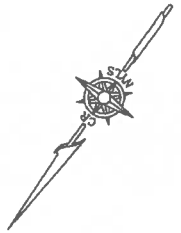


AREA TABLE

LOTS 1 THRU 25	75,717 S. FT.	17,295 AC.
LOT 26	63,459 S. FT.	1,457 AC.
PARCELS C & D	28,295 S. FT.	650 AC.
TAX LOT 2	28,295 S. FT.	650 AC.
OPEN SPACE	64,428 S. FT.	1,488 AC.
NEWTON COURT	18,112 S. FT.	417 AC.
TOTAL AREA	146,151 S. FT.	36,745 AC.



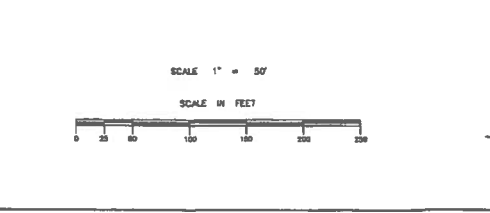
I, CHARLES RILEY, A LICENSED LAND SURVEYOR IN THE STATE OF NEW YORK, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LAND AND STREETS AS SURVEYED AND LOTTED BY ME FOR THE OWNER.

DATE: OCTOBER 21, 1995

CHARLES RILEY, SURVEYOR

I, CHARLES RILEY, THE SURVEYOR WHO MADE THIS MAP DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN HEREON WAS COMPLETED ON JANUARY 15, 1995 AND THIS MAP WAS COMPLETED ON FEBRUARY 10, 1995 AND REVISED MARCH 7, 1995, REVISED MARCH 16, 1995, REVISED APRIL 24, 1995, REVISED MAY 26, 1995, REVISED JUNE 13, 1995, REVISED JULY 13, 1995, REVISED SEPTEMBER 18, 1995, REVISED OCT. 17, 1995, REVISED OCTOBER 25, 1995, REVISED OCT. 24, 1995.

UTILITIES DESIGNED BY: RALPH GEORGE MASTROGIACCHI, P.E. 13 DOVE COURT, CROTON-ON-HUDSON, N.Y.



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

ACCURACY OR COMPLETENESS OF SURFACE INFORMATION IS NOT GUARANTEED.

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 SHOWN ON PLANS HEREON. WITH UNIFORM PLANS ON FILE WITH THIS DEPARTMENT AND PLANS AND SPECIFICATIONS HEREBY APPROVED AND FILED IN THIS OFFICE PRIOR TO THE CONSTRUCTION OF SUCH BUILDINGS.

DATE: 5-13-94

COMMISSIONER OF HEALTH

THE CONDITIONS CONTAINED IN THE VILLAGE OF CROTON-ON-HUDSON PLANNING BOARD'S RESOLUTION OF FINAL SUBDIVISION PLAN APPROVED ON JULY 28, 1993, 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 PLAN.

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF CROTON-ON-HUDSON ON THIS 22nd DAY OF JANUARY, 1994. SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION SIGNED THIS 22nd DAY OF FEBRUARY, 1994.

CHAIRMAN: [Signature]

SECRETARY: [Signature]

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 6704, 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 25, 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 PLAN.

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 AND ALL SIDEWALKS, WATER & SEWER MAINS, DRAINAGE, SIGHT EASEMENTS AND EASEMENTS FOR THE TRAILS WILL BE OFFERED IN SEPARATION 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.

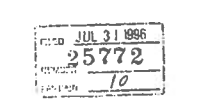
EXCEPT AS OTHERWISE NOTED FOR UTILITIES, ETC. THE PERMANENT OPEN SPACE IS TO BE PRESERVED IN ITS NATURAL STATE FOR PASSIVE RECREATIONAL USE ONLY.

THE HOODING/SINKING TRAIL ON PARCEL 'B' SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

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

CLEARING / GRADING LIMIT LINE THERE WILL BE NO EXCAVATION, FILLING OR RESTORANCE OF VEGETATION BETWEEN 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 BAL TIC PLACE WILL BE ALLOWED FROM LOT 1.



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

WESTCHESTER COUNTY MAP INDEX - SHEET 185, BLOCK 9847