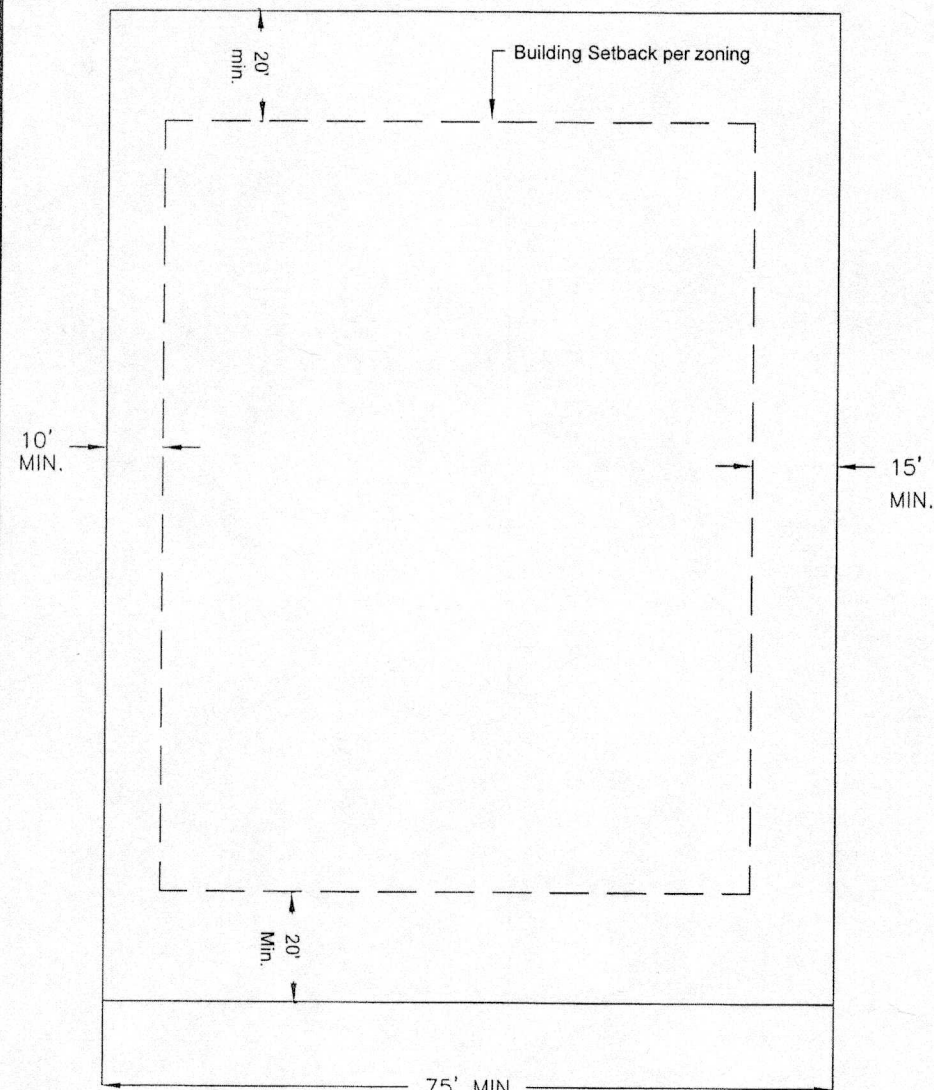


Map Notes:

1. Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of section 7209, subdivision 2 of the New York State Education Law.
2. Only copies from the original of this survey marked with an original of the Land Surveyor's embossed seal shall be considered valid true copies. (mylar prints shall be stamped with the surveyor's ink seal with an original signature)
3. Certifications indicated hereon signify that this 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. Said certifications shall run only to the person for whom the survey is prepared and on his behalf the title company, governmental agency, and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
4. This map may not be used in connection with a "Survey Affidavit" or similar document, statement, or mechanism to obtain title insurance for any subsequent or future grantees.
5. Copyright 2009, Robert M. Sutherland, P.C. All rights reserved.
6. The location of sub-surface improvements are approximate and compiled from field location and mapping provided by the respective utility companies. The contractor shall confirm the location of all utilities prior to the commencement of excavation.
7. Subject to any findings of an accurate abstract of title or those discoverable by inspection.
8. Subject to any and all right of ways and easements of record, if any.
9. North arrow and bearings based on Magnetic North, February 2006.
10. Building offsets, as shown on this map, are not to be used for construction purposes.
11. "Lot 1" denotes lot numbers of proposed subdivision.
12. Field survey completed with snow conditions of 4" of cover.
13. Wetland Delineation performed on November 11, 2001 by Brian Tremback, Certified Professional Soil and Wetland Scientist.
14. 15' wide Utility Easement to be granted to The Town of Plattsburgh filed in with the Clinton County Clerk on May 13, 2008 Instrument # 2008-215580.
15. No driveway access within 150 feet of Tom Miller Road centerline shall be constructed within the 75 foot wide access easement area.
16. Clinton County Highway Department permits are required for any driveway or road access to the Town Miller Road for any lot or right-of-way, as shown on this subdivision plan prior to any Town of Plattsburgh building permits being issued for this subdivision.
17. Prior to the granting of a Certificate of Occupancy, all driveway improvements will be completed.
18. As-built field locations were made on October 20, 2008.



TYPICAL LOT LAYOUT
TOWN OF PLATTSBURGH
ZONING DESIGNATION - "C" ZONE
NTS

Zoning Designation -
Commercial Building Requirements

Minimum Open Space 25%
Maximum Building Coverage 20%
Minimum Front Yard Building Setback 20 feet
Minimum Side Yard Building Setback 10 feet, Total 25 feet
Minimum Rear Yard Building Setback 20 feet
Maximum Building Height 40 feet

Reference Deed:

Champlain Valley Physicians Hospital Medical Center to Erik J. Eaglefeather by deed dated November 30, 2004 and recorded at Instrument #2004 177514 in the Clinton County Clerk's Office.

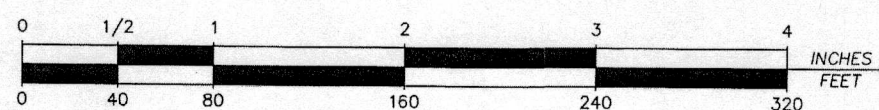
Reference Maps:

"Map Showing Sketch Plan for the Champlain Valley Physicians Hospital Subdivision 2000" prepared by Robert M. Sutherland, L.S. dated May 27, 2000 and filed with Robert M. Sutherland, P.C.

"Map of Survey prepared for Erik Eaglefeather and Rebecca A. King showing Eaglefeather Subdivision 2008 - Phase I Lots 1 & 2 and Remaining Lands" prepared by Robert M. Sutherland, L.S. dated May 7, 2008 and filed with the Clinton County Clerk's Office at Instrument # 2008-00215579.

Jeffrey E. Burns, L.S.
N.Y.S. License #50702

Date 10/27/09



Scale: 1 Inch = 80 Feet

Zoning Information:

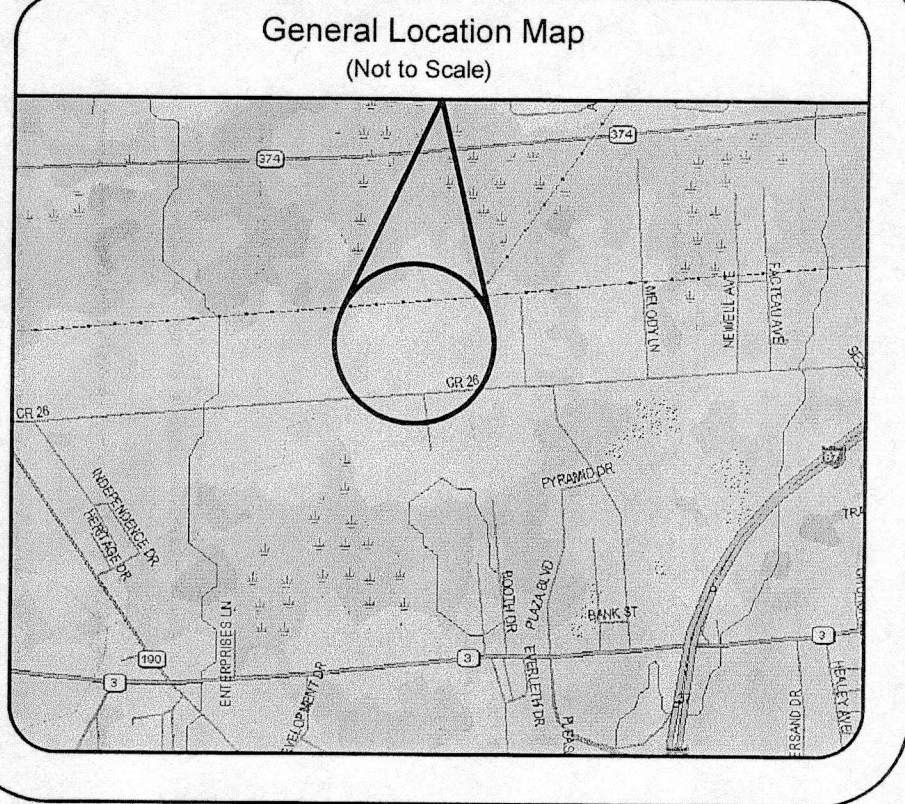
LOCATION: Tom Miller Road (North Side) Town of Plattsburgh, County of Clinton	
ZONE: C	
USE: Non-Residential	
ITEM	REQUIREMENTS
MINIMUM LOT AREA	N/A
MINIMUM FRONTAGE	75'
MINIMUM FRONT SETBACK	20'
MINIMUM SIDE SETBACK	10'/25'
MINIMUM REAR SETBACK	20'
MAXIMUM BUILDING HEIGHT	40'
MAXIMUM BUILDING COVERAGE	20%
MINIMUM OPEN SPACE	25%

Magnetic 2006

Lands Now or Formerly
Donald Kozaczak
Deed Liber 805 at Page 001
Tax Map Parcel 206-01-18.1

Town Of Plattsburgh Conditions of Approval

1. The water and sanitary sewer service laterals from the proposed service mains require permit approval by the Town Water and Sewer Department
2. New York State DEC Approval of Plans for Sanitary Sewer Mains is required prior to preliminary plan approval
3. New York State DOH Approval of Plans for Public Water Supply Improvements is required prior to preliminary plan approval
4. A Clinton County Highway Work Permit is required for any improvements within the County ROW prior to construction
5. Subject to Clinton County Health Department approval of the extension of water and sanitary sewer service mains as may be applicable
6. Subject to all conditions of the Town Water and Sewer Department to obtain permits necessary for the construction and acceptance of water and sanitary sewer improvements
7. Subject to all conditions to obtain Town Highway Department permits necessary for the construction and acceptance of all road and storm drainage improvements to be conveyed to the Town of Plattsburgh
8. Subject to the owner and/or developer of Lot 5 remaining lands being responsible for all costs and approvals associated with extending public water and public sanitary sewer to serve Lot 5
9. Subject to the above list of conditions to be noted on the preliminary subdivision plan
10. Subject to and under the following additional conditions that the applicants are hereby required to have their surveyor/engineer submit a revised paper plan to the Town Planning Department showing compliance with the said list



Legend:

5/8" iron rod w/ RMS survey cap (to be set)	Property line
Found property evidence (as described)	Adjoiner property line
Computed corner	Proposed property line
Utility pole	Overhead utility line
Sewer manhole	Building setback line
Wetland	Fence
Bearing & Distance (Property Line)	Existing Sewer line
	Existing Water line

2.	Issued For Signatures	10/27/09
1.	Modified per Town of Plattsburgh Comment letter dated 11/26/09	01/28/09
No.	Revision/Issue	Date

RMS
ROBERT M. SUTHERLAND P.C.
ENGINEERS - PLANNERS - SURVEYORS
SOIL & MATERIAL TESTING
11 MADDOUGH STREET, PLATTSBURGH, NY 12901
518.561.6145(PH) 518.561.2496 (FX)
R M S P C . C O M

Project Name & Address
Map of Survey prepared for
Erik Eaglefeather
and
Rebecca A. King
showing
Eaglefeather Subdivision 2008 - Phase II
LOTS 1, 2, 3, 4 AND REMAINING LANDS
TOWN OF PLATTSBURGH
CLINTON COUNTY STATE OF NEW YORK

Project #	06032	Sheet	1/3
Date	11/17/08		
Scale	1" = 80'		
Drawn	K.T.W.	Checked	R.M.S.

Tax Map Reference:

Section 206 - Block 01 - Lot 19
Town of Plattsburgh
County of Clinton

Applicant Information

Erik Eaglefeather
Rebecca A. King
34 Skyway Plaza, Suite 2
Plattsburgh, NY 12901
(518) 562-1212

Service Districts:

Plattsburgh Ambulance #2
Plattsburgh Fire District #3
Consolidated Water - General Special General Capital Special Capital
Consolidated Sewer - General Special General Capital Special Capital
Treadwell Mills Lighting

TOWN OF PLATTSBURGH PLANNING BOARD
AS-BUILT FINAL SUBDIVISION PLAT
NOTICE

This subdivision plan is approved by the Town of Plattsburgh as a Final Subdivision Plat. Building/Development permits will be issued by the Town of Plattsburgh only after the As-Built Final Subdivision Plat is (1) approved by the Town of Plattsburgh Planning Board, and (2) copy of the As-Built Final Subdivision Plat signed by chairman/vice chairman of Town Planning Board and (3) is filed in the Clinton County Clerk's Office.

Owner/Developer
Erik Eaglefeather
Date 10/30/09

Per Planning Board Resolution No. 0825A, and 08-25B This Subdivision Plat is hereby certified to be in compliance therewith.

Philip E. Van Barga
Planning Department
Date 10/30/09

TOWN OF PLATTSBURGH FINAL SUBDIVISION PLAT APPROVAL

Robert G. Pearl
Chairman of the Planning Board
Date 11/19/09

Note: The issuance of this authorization, approval or permit does not relieve the project applicant/sponsor of any responsibility for obtaining any other approvals/permits from any other federal, state, or local agency including the US Army Corps of Engineers (USACOE) and any utility companies which may be required.