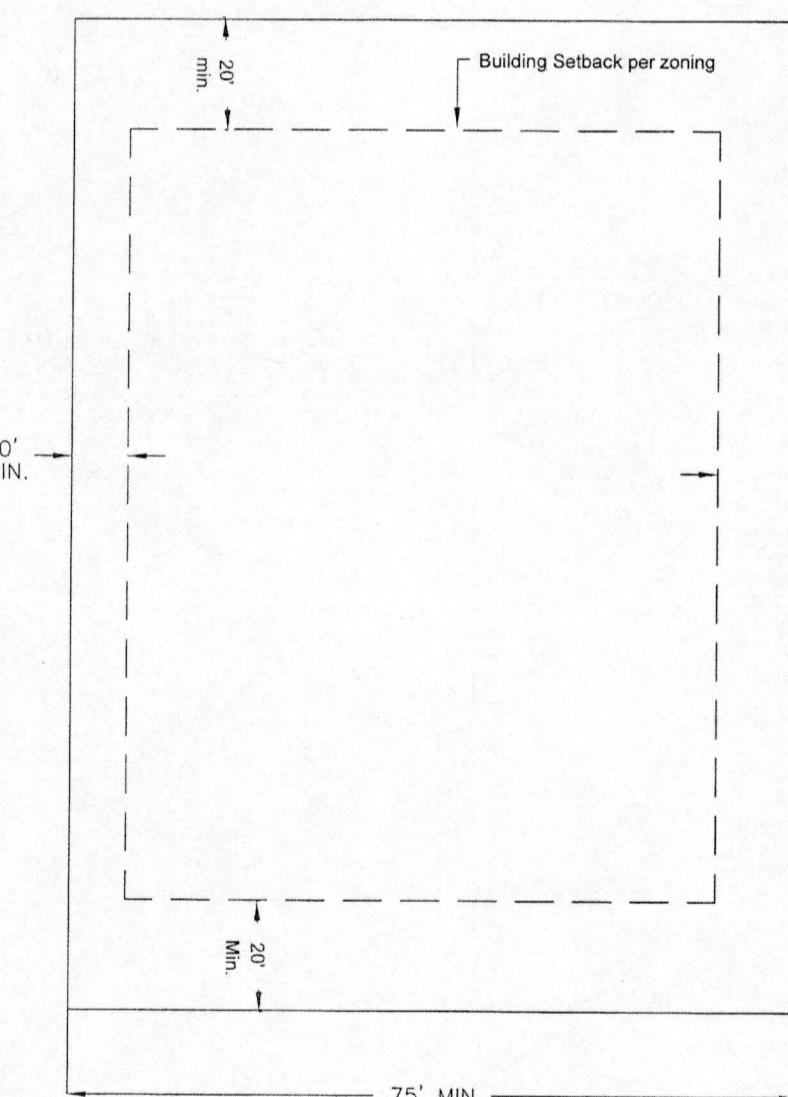


### Map Notes:

- Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of section 7208, subdivision 2 of the New York State Education Law.
- 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.)
- 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 herein, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
- 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.
- Copyright 2009. Robert M. Sutherland, P.C. All rights reserved.
- 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.
- Subject to any findings of an accurate abstract of title or those discoverable by inspection.
- Subject to any and all right of ways and easements of record, if any.
- North arrow and bearings based on Magnetic North, February 2006.
- Building offsets, as shown on this map, are not to be used for construction purposes.
- "Lot 1" denotes lot numbers of proposed subdivision.
- Field survey completed with snow conditions of 4" of cover.
- Wetland delineation performed on November 11, 2001 by Brian Tremback, Certified Professional Soil and Wetland Scientist.
- 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.
- No driveway access within 150 feet of Tom Miller Road centerline shall be constructed within the 75 foot wide access easement area.
- Clinton County Highway Department permits are required for any driveway or road access to the Tom 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.
- Prior to the granting of a Certificate of Occupancy, all driveway improvements will be completed.
- 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

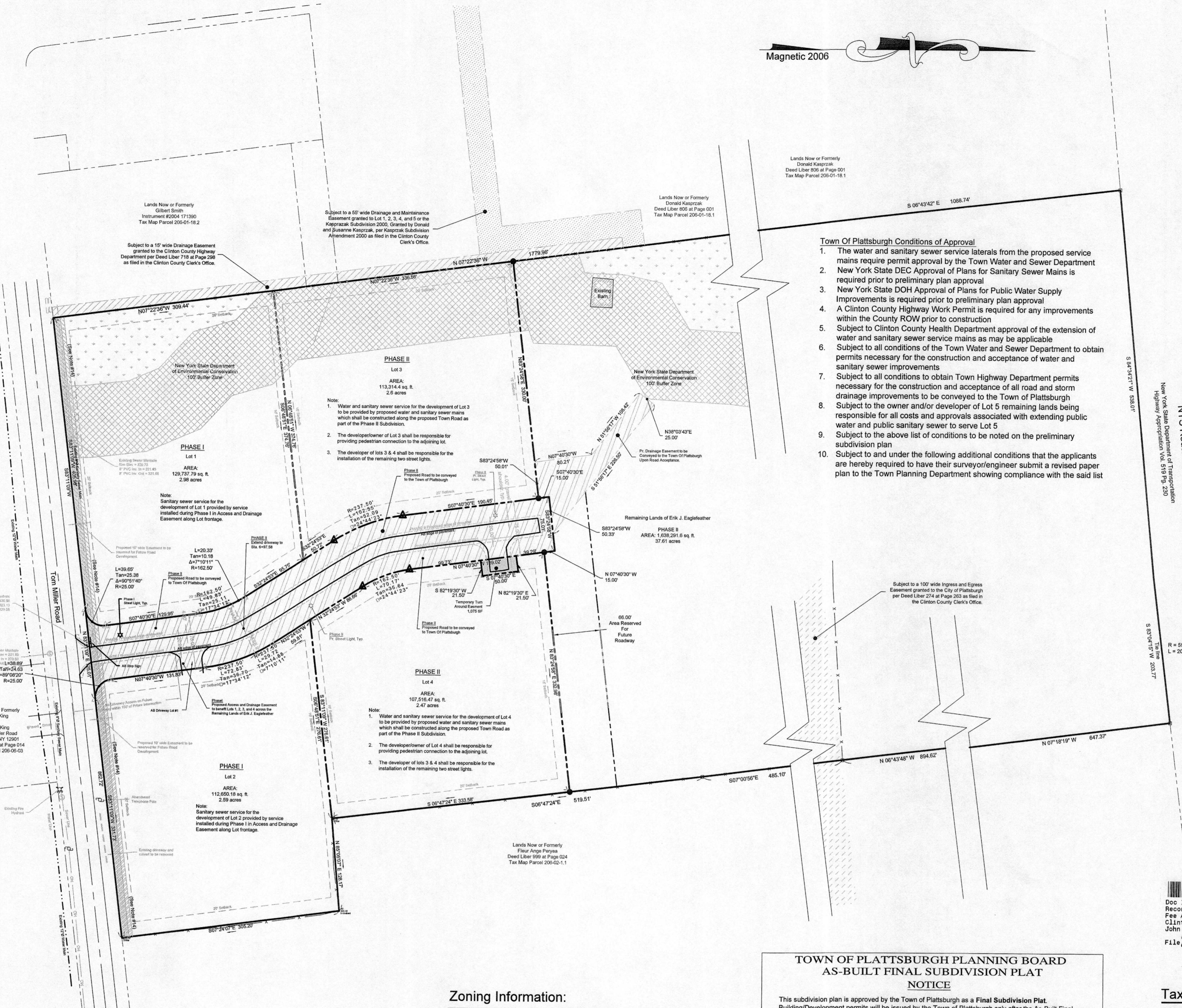
### Reference Deed:

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.



### 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%

0 1/2 1 2 3 4 INCHES  
40 80 160 240 320 FEET

Scale: 1 Inch = 80 Feet

Jeffrey B. Burns, L.S.  
N.Y.S. License #50702  
10/27/09

### 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) filed in the Clinton County Clerk's Office.

10/30/09  
Owner/Developer

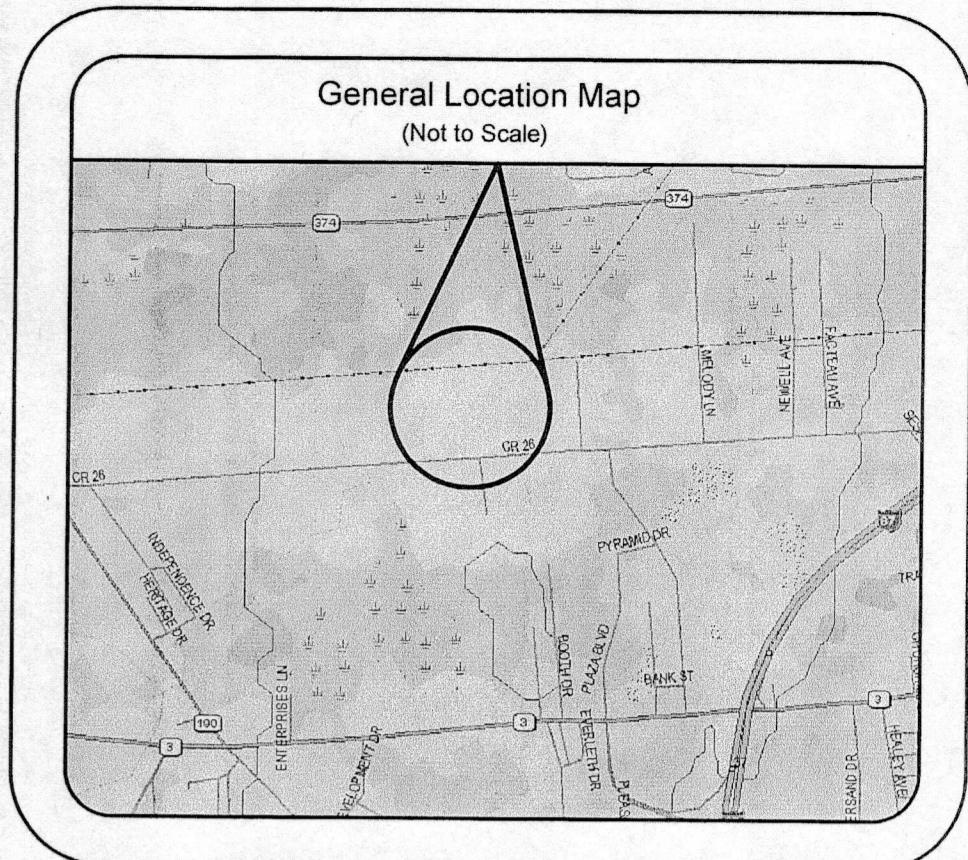
Per Planning Board Resolution No. 0825A, and 08-25B this Subdivision Plat is hereby certified to be in compliance therewith.

10/30/09  
Philip E. Van Buren  
Planning Department

### TOWN OF PLATTSBURGH FINAL SUBDIVISION PLAT APPROVAL

11/01/09  
Robert G. Pease  
Chairman of the Planning Board

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.



### Legend:

- 5/8" iron rod w/ survey cap (to be set)
- Found property evidence (as described)
- Computed corner
- Utility pole
- Sever manhole
- Wetland
- S36°78'10" W 15.00' Bearing & Distance (Property Line)
- Property line
- Adjimer property line
- Proposed property line
- OH - Overhead utility line
- Building setback line
- X - Fence
- Existing Sewer line
- Existing Water line

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

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

Barcode: Doc ID: 00303990001 Type: LAN  
Received: 12/03/2009 File Amt: \$10.00 Page 1 of 1  
Clinton, NY  
John H. Zurlo County Clerk

2009-00228985

### 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

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

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