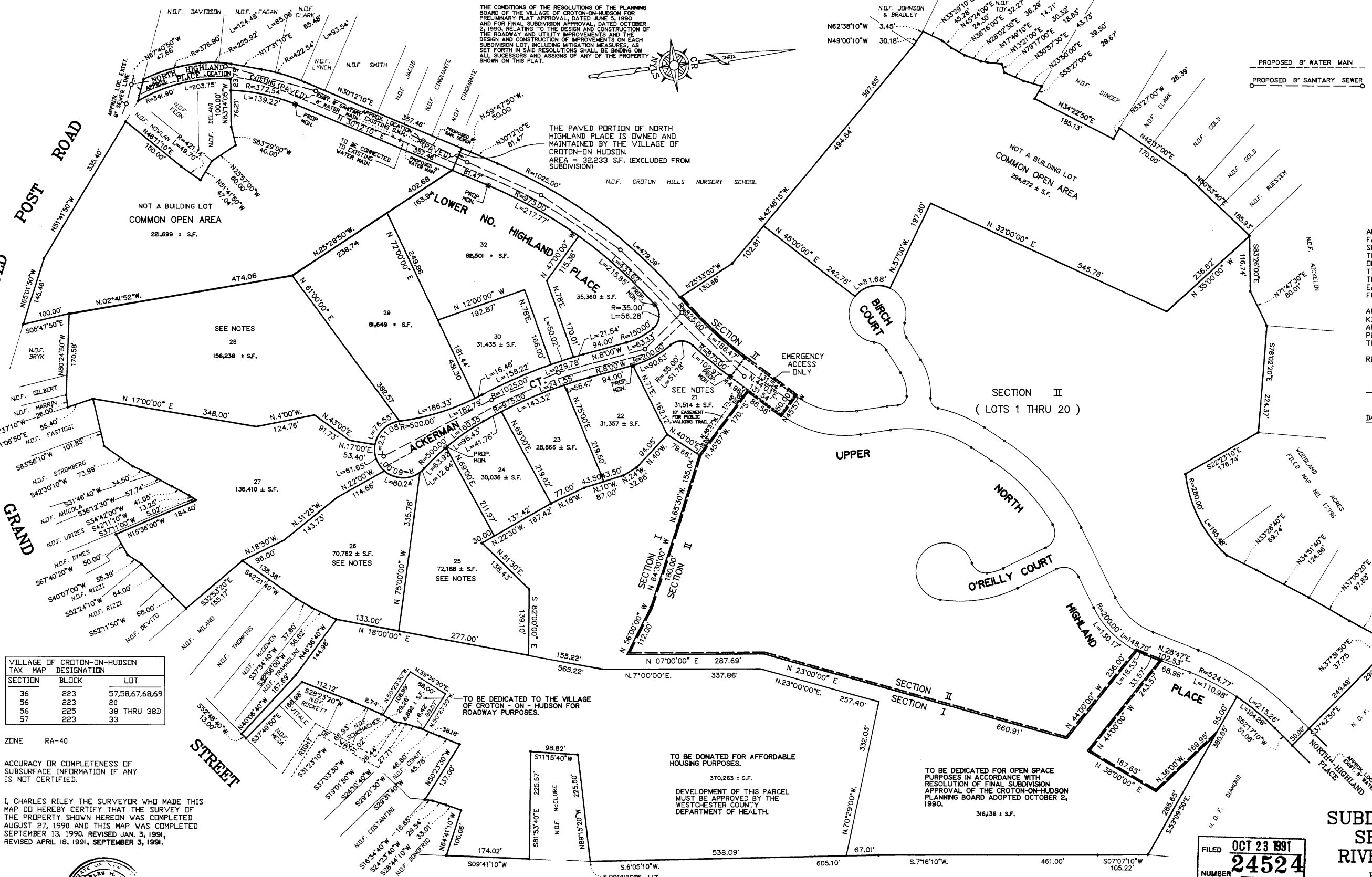


24524 24524



SECTION	BLOCK	LOT
36	223	57,58,67,68,69
56	223	20
56	225	38 THRU 38D
57	223	33

ZONE RA-40

ACCURACY OR COMPLETENESS OF SUBSURFACE INFORMATION IF ANY IS NOT CERTIFIED.

I, CHARLES RILEY THE SURVEYOR WHO MADE THIS MAP DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN HEREON WAS COMPLETED AUGUST 27, 1990 AND THIS MAP WAS COMPLETED SEPTEMBER 13, 1990. REVISED JAN. 3, 1991, REVISED APRIL 18, 1991, SEPTEMBER 3, 1991.

CHARLES RILEY
LAND SURVEYOR
LAND PLANNER
89 MAIN STREET
TARRYTOWN, N.Y.
914-631-1332



UTILITIES DESIGNED BY
ARTHUR J. VAN SUETENDAE, III
N. Y. S. LIC. P. E. NO. 30988

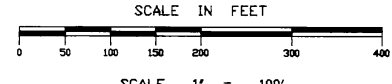
MOUNT AIRY ROAD

TO BE DEDICATED TO THE VILLAGE OF CROTON - ON - HUDSON FOR ROADWAY PURPOSES.

TO BE DONATED FOR AFFORDABLE HOUSING PURPOSES.

DEVELOPMENT OF THIS PARCEL MUST BE APPROVED BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH.

TO BE DEDICATED FOR OPEN SPACE PURPOSES IN ACCORDANCE WITH RESOLUTION OF FINAL SUBDIVISION APPROVAL OF THE CROTON-ON-HUDSON PLANNING BOARD ADOPTED OCTOBER 2, 1990.

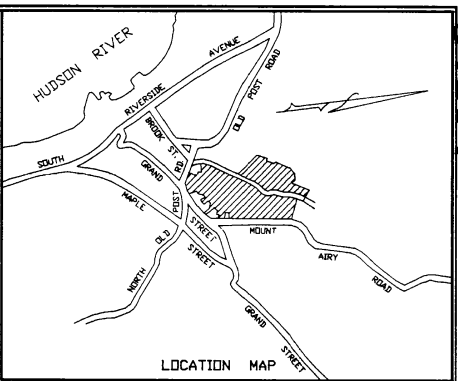


APPROVED FOR FILING
OWNER OF RECORD
RICHARD ALBERT
EUGENE ALBERT

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF CROTON-ON-HUDSON ON THIS DAY OF OCTOBER 1990, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION SIGNED THIS 12th DAY OF OCTOBER 1991.

CHAIRMAN
SECRETARY

FILED OCT 23 1991
NUMBER 24524
FEE PAID 10



WESTCHESTER COUNTY DEPARTMENT OF HEALTH
WHITE PLAINS, 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
DATE 12-1-91
COMMISSIONER OF HEALTH

NOTES

DRAINAGE EASEMENT ACROSS LOTS 11 & 12 TO BE DETERMINED AFTER CONSTRUCTION OF STONE LINED DRAIN CHANNEL.

SANITARY SEWER FOR LOTS 5, 15, 16, 20, 25, 26, & 28 REQUIRE PUMPING.

DEEDS CONVEYING TITLE TO SUBDIVISION LOTS ON WHICH PROTECTED WETLANDS ARE LOCATED MUST INCLUDE A NOTICE OF THE EXISTENCE OF SUCH WETLANDS.

EASEMENTS FOR PUBLIC WALKING TRAILS ARE FOR WALKING ONLY, NO PICKNICKING OR ANY OTHER ACTIVE RECREATION IS PERMITTED.

AN ENVIRONMENTAL SITE PLAN SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR APPROVAL BY THE ENVIRONMENTAL CONSULTANT PRIOR TO BUILDING PERMIT ISSUANCE, INDICATING CONSTRUCTION FEATURES WHICH MAY REQUIRE DISTURBANCE OR MODIFICATION TO LOT TERRAIN, BLASTING OR ROCK REMOVAL AREAS, TERRAIN FEATURES WITHIN BUILDING ENVELOPE AND AREAS OF DISTURBANCE, AND ALL METHODS AND AREAS OF DISTURBANCE OUTSIDE BUILDING ENVELOPE AND THE VILLAGE ENGINEER SHALL ONLY APPROVE THE BUILDING PERMIT APPLICATION ON A DETERMINATION THAT THE PROPOSED CONSTRUCTION CONFORMS TO PLAT APPROVAL CONDITIONS ALL IN ACCORDANCE WITH RESOLUTION OF PRELIMINARY PLAT APPROVAL - PARAGRAPH 12, DATED JUNE 5, 1990.

AFTER GRANT OF A BUILDING PERMIT AND PRIOR TO CONSTRUCTION THE PERMIT HOLDER SHALL STAKE BUILDING ENVELOPE TO INDICATE CONSTRUCTION AND DISTURBANCE AREAS DEPICTED ON APPROVED ENVIRONMENTAL SITE PLAN AND NOTIFY ENVIRONMENTAL CONSULTANT FOR INSPECTION, WHO MAY MAKE MINOR ADJUSTMENTS TO THE STAKING IN CONFORMITY WITH PLAT CONDITIONS AND WHOM SATISFACTION IS REQUIRED BEFORE CONSTRUCTION MAY COMMENCE ALL IN ACCORDANCE WITH RESOLUTION OF PRELIMINARY PLAT APPROVAL - PARAGRAPH 13, DATED JUNE 5, 1990.

THE VILLAGE ENGINEER OR THE ENVIRONMENTAL CONSULTANT MAY SUSPEND OR WITHDRAW WORK ORDER BASED UPON CRITERIA IN RESOLUTION OF PRELIMINARY PLAT APPROVAL - PARAGRAPH 14, DATED JUNE 5, 1990.

AREAS	788,316 ± S.F.	18,097 ± AC.
LOTS 21 THRU 32	1,020,872 ± S.F.	23,436 ± AC.
LOTS 1 THRU 20		
TOTAL LOTS 1 THRU 32	1,809,888 ± S.F.	41,533 ± AC.
COMMON AREA	516,571 ± S.F.	11,859 ± AC.
TO BE DONATED FOR AFFORDABLE HOUSING	370,263 ± S.F.	8,500 ± AC.
TO BE DONATED TO VILLAGE FOR ROADWAY PURPOSES	316,338 ± S.F.	7,257 ± AC.
TO BE DEDICATED TO VILLAGE FOR ROADWAY PURPOSES	8,692 ± S.F.	0.204 ± AC.
ROADS SECTION II	111,715 ± S.F.	2,565 ± AC.
ROADS SECTION I	96,246 ± S.F.	1,980 ± AC.
TOTAL ROADS	197,961 ± S.F.	4,545 ± AC.
TOTAL AREA	3,219,013 ± S.F.	73,896 ± AC.

SUBDIVISION MAP
SECTION I
RIVER LANDING
PREPARED FOR
RICHARD ALBERT
LOCATED IN THE
VILLAGE OF CROTON - ON - HUDSON
TOWN OF CORTLANDT
WESTCHESTER COUNTY, N.Y.
WESTCHESTER COUNTY INDEX SHEETS 186 & 169 BLOCK 9482