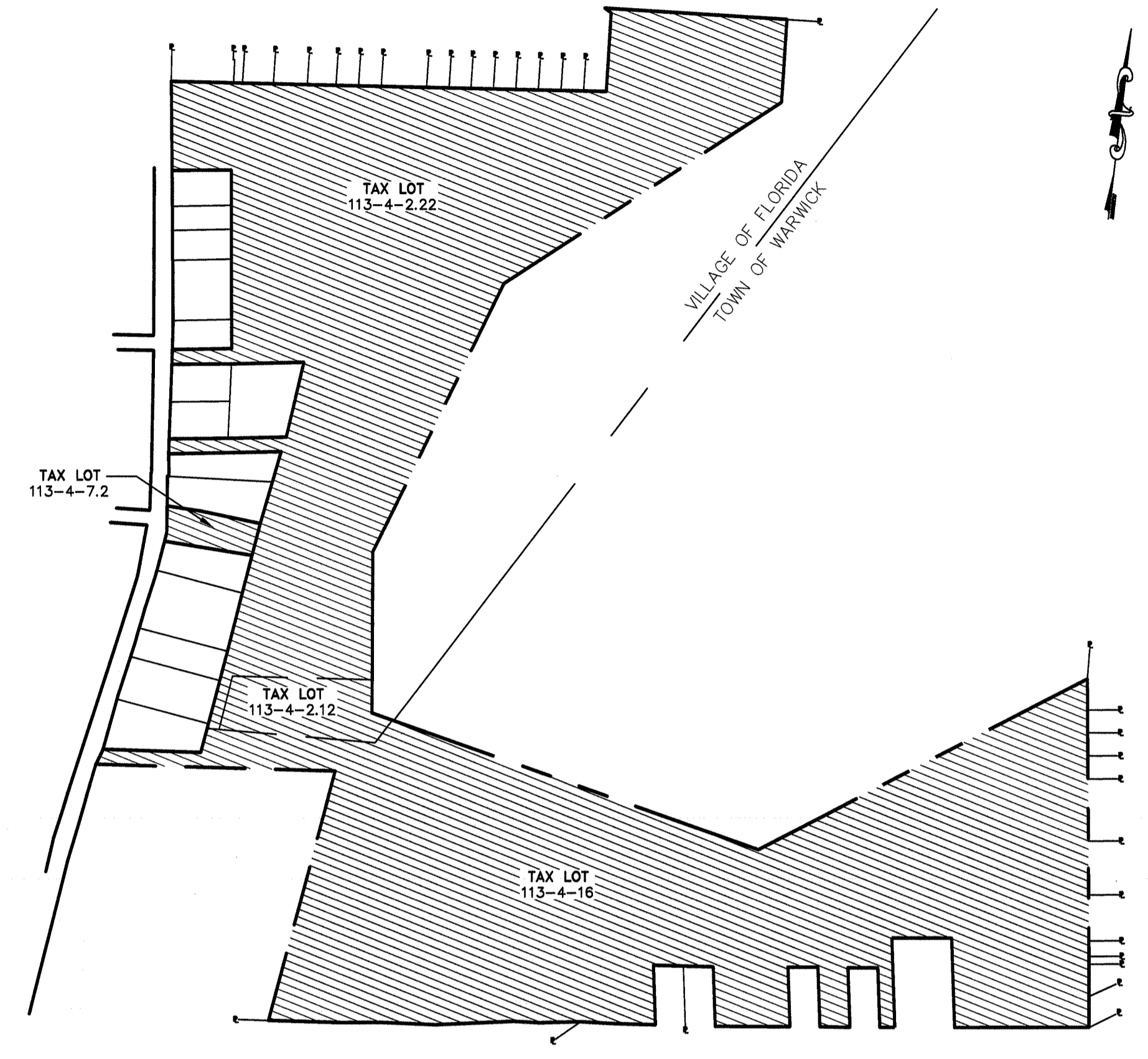
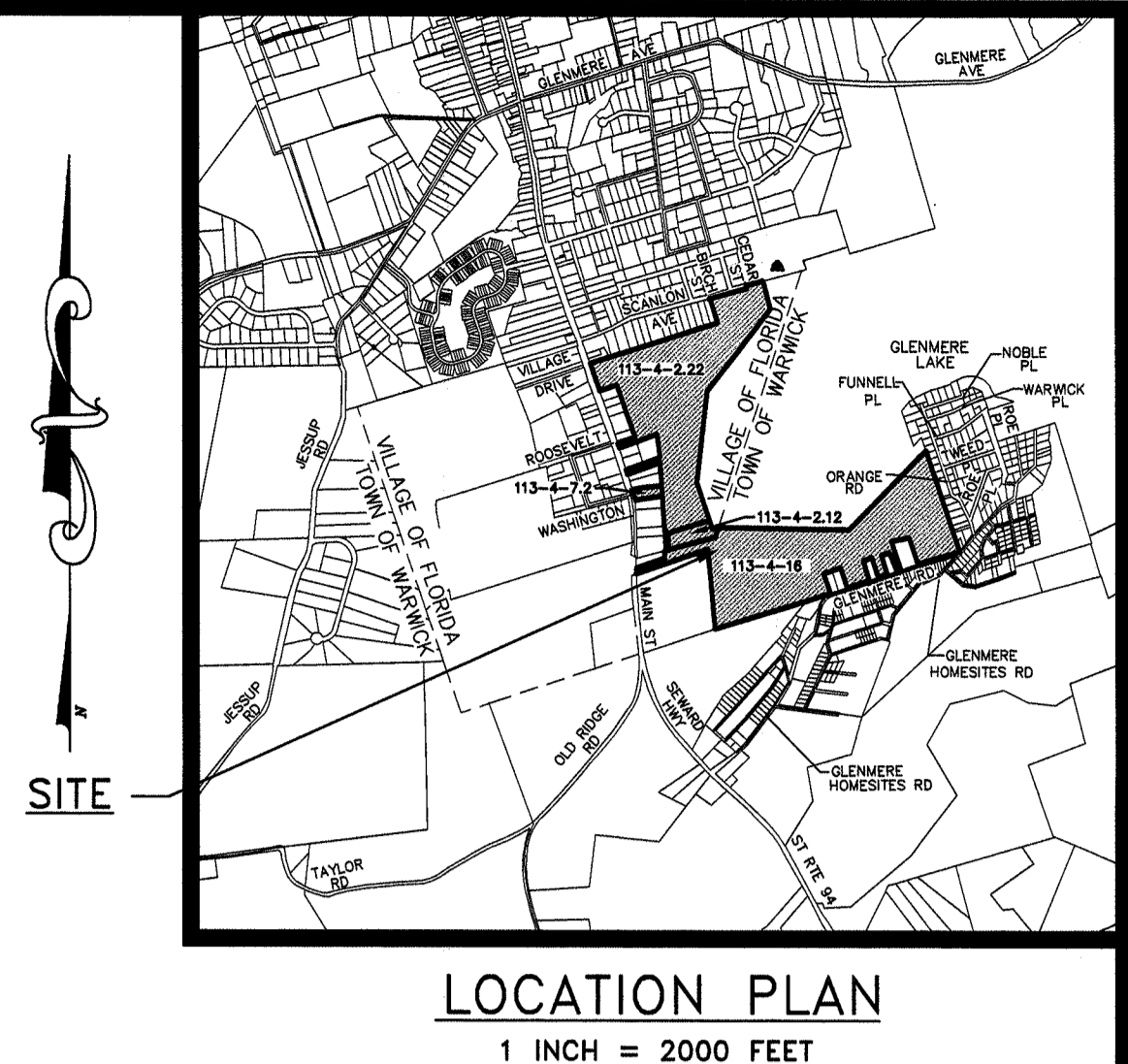


GLENMERE PRESERVE SUBDIVISION

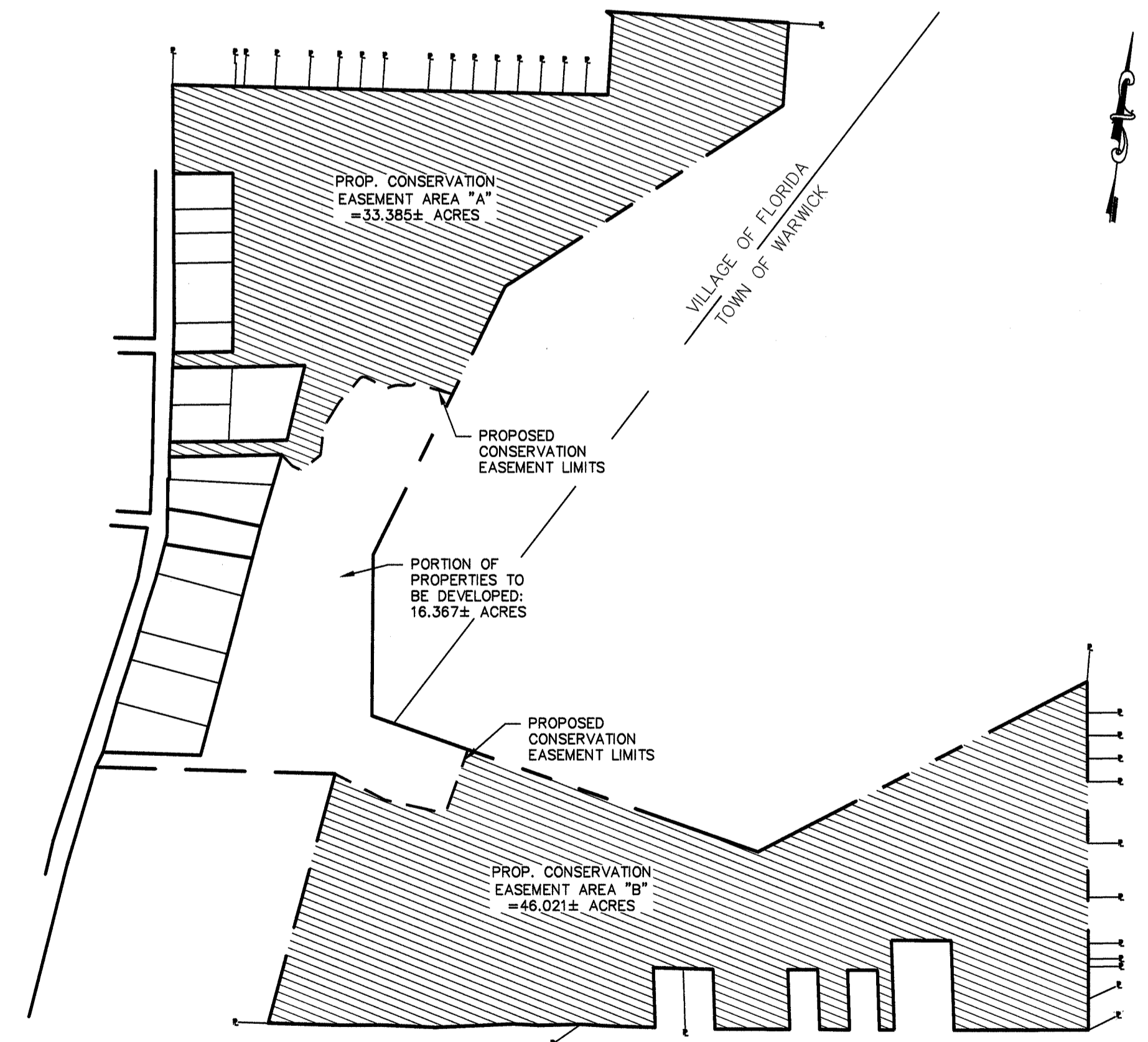
VILLAGE OF FLORIDA

ORANGE COUNTY, NEW YORK

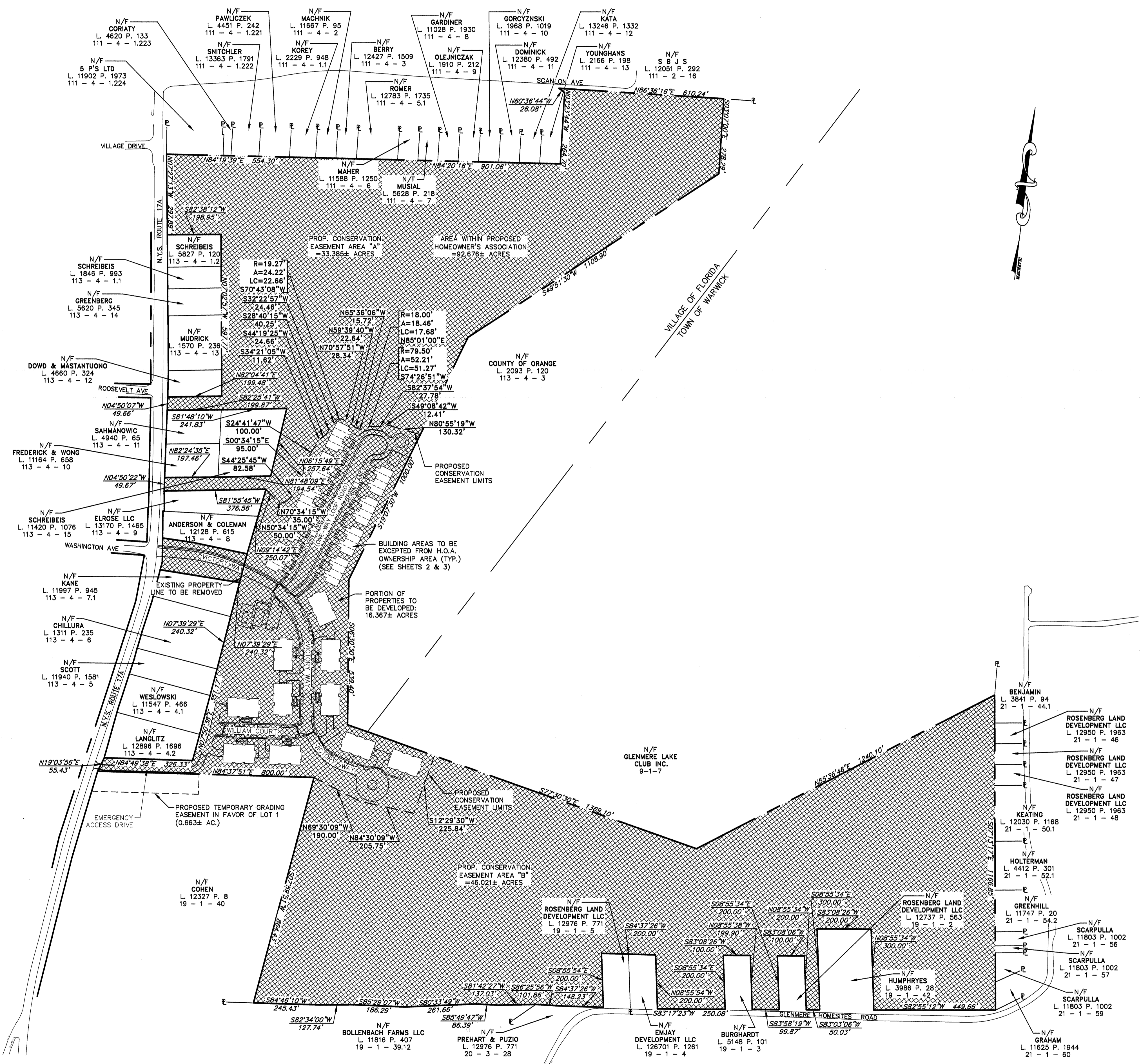


PROPOSED LOT CONSOLIDATION AREA PLAN
SCALE: 1' = 400'

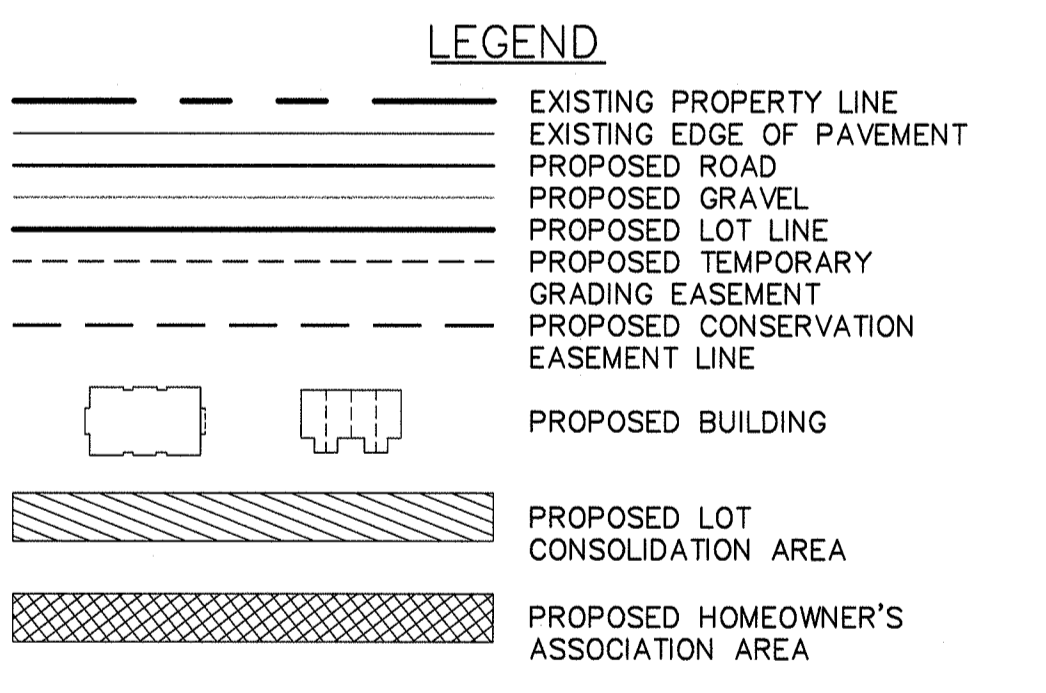
NOTE:
TAX LOTS 113-4-2.12, 113-4-2.22, 113-4-16, & 113-4-7.2 ARE TO BECOME ONE TAX LOT. TOTAL AREA= 95.773± ACRES.



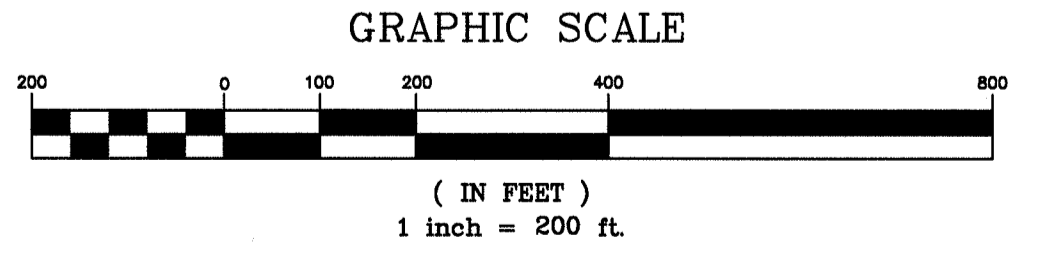
PROPOSED CONSERVATION AREAS PLAN
SCALE: 1' = 400'



- NOTES:**
- TAX MAP DESIGNATION:
VILLAGE OF FLORIDA: SECTION 113, BLOCK 4, LOT 2.12
SECTION 113, BLOCK 4, LOT 2.22
SECTION 113, BLOCK 4, LOT 16
SECTION 113, BLOCK 4, LOT 7.2
 - AREA:
113-4-2.12 3.337± ACRES
113-4-2.22 42.100± ACRES
113-4-16 49.526± ACRES
113-4-7.2 0.810± ACRES
TOTAL AREA: 95.773± ACRES
 - BOUNDARY, TOPOGRAPHY, AND WETLAND DELINEATION TAKEN FROM MAP ENTITLED, "SURVEY FOR VIOLA ROSENBERG", DATED JULY 30, 1999 AND DRAWN BY EUSTANCE & HOROWITZ, P.C.
 - MAPPING OF THE WETLANDS WAS PREPARED BY EUSTANCE & HOROWITZ, P.C. AND A LETTER OF JURISDICTIONAL DETERMINATION WAS ISSUED BY THE U.S. ARMY CORPS OF ENGINEERS ON MAY 5, 2005.
 - THE OWNER IRREVOCABLY OFFERS AN EASEMENT 20-FOOT IN WIDTH (10 FEET ON EITHER SIDE OF INSTALLED WATER MAINS, SEWER AND DRAINAGE PIPES) TO THE VILLAGE OF FLORIDA. THE VILLAGE MAINTAINS THE RIGHT BUT NOT THE RESPONSIBILITY OF MAINTAINING THESE FACILITIES.
 - AGE RESTRICTION. THE PAC SHALL COMPLY WITH APPLICABLE NEW YORK AND FEDERAL LAW AS THE SAME MAY BE AMENDED, SO THAT AT ALL TIMES THE PAC QUALIFIES AS HOUSING FOR PERSONS 55 YEARS OF AGE AND OLDER, AS CURRENTLY PROVIDED IN 42 U.S.C. § 3607(b)(2)(C). IN NO EVENT SHALL ANY PERSON UNDER THE AGE OF 21 PERMANENTLY OCCUPY A UNIT IN A PAC. HOWEVER, SUCH AGE RESTRICTIONS SHALL NOT APPLY TO ANY CARETAKER/ADMINISTRATOR'S UNIT. A DEED RESTRICTION THAT ENFORCES THE FOREGOING REQUIREMENT SHALL BE PROVIDED IN A FORM ACCEPTABLE TO THE VILLAGE ATTORNEY AND SHALL BE INCLUDED IN EVERY DEED CONVEYING TITLE TO EACH UNIT IN A PAC.
 - HOMEOWNERS' ASSOCIATION REQUIRED. ALL PACS SHALL BE REQUIRED TO CREATE A HOMEOWNERS' ASSOCIATION, WHICH SHALL HAVE DOMINION OVER THE COMMON AREAS WITHIN THE DEVELOPMENT. PRIOR TO FINAL APPROVAL OF THE SITE PLAN, THE DEVELOPER SHALL OBTAIN SUCH APPROVAL, ACCEPTANCE, OR "NO ACTION LETTER" AS MAY BE REQUIRED BY THE STATE OF NEW YORK DEPARTMENT OF LAW, PURSUANT TO THE MARTIN ACT (GENERAL BUSINESS LAW, § 352 ET SEQ.) AND/OR SUCH OTHER LAWS OR REGULATIONS AS MAY APPLY TO THE OFFERING FOR SALE OF COMMON INTERESTS IN REALTY. COPIES OF ALL SUBMISSIONS AND RESPONSES, INCLUDING BUT NOT LIMITED TO ARTICLES OF INCORPORATION AND BYLAWS FOR SUCH HOMEOWNERS' ASSOCIATION SHALL BE SUPPLIED TO AND APPROVED BY THE PLANNING BOARD AND VILLAGE ATTORNEY. ALL CHANGES IN THE HOA'S BYLAWS SHOULD BE APPROVED BY THE VILLAGE ATTORNEY.
 - CONSERVATION EASEMENT. LANDS WITHIN THE CONSERVATION EASEMENT SHOWN HEREON CONTAIN HABITAT FOR THE NORTHERN CRICKET FROG, A PROTECTED SPECIES UNDER ARTICLE 11 (THE ENDANGERED SPECIES ACT) OF THE ENVIRONMENTAL CONSERVATION LAW OF THE STATE OF NEW YORK. LANDS WITHIN THE CONSERVATION EASEMENT HAVE BEEN DESIGNATED AS PERMANENT OPEN SPACE SUBJECT TO A DEED OF CONSERVATION EASEMENT, WHICH DESIGNATION WAS MADE IN ORDER TO MEET CERTAIN PERMIT ISSUANCE CRITERIA OF THE ENDANGERED SPECIES ACT AND THE REGULATIONS PROMULGATED THERE TO. THERE SHALL BE NO ACTIVITY INCONSISTENT WITH THE TERMS OF THE CONSERVATION EASEMENT, INCLUDING ANY CONSTRUCTION, GRADING, FILLING, EXCAVATING, CLEARING OR OTHER REGULATED ACTIVITY AS DEFINED BY ARTICLE 11 OF THE ENVIRONMENTAL CONSERVATION LAW ON THIS PROPERTY AT ANY TIME WITHOUT HAVING FIRST SECURED THE NECESSARY PERMISSION AND PERMIT REQUIRED PURSUANT TO THE ABOVE NOTED ARTICLE 11. THIS RESTRICTION SHALL BIND THE GRANTORS, THEIR SUCCESSORS AND ASSIGNS AND SHALL BE EXPRESSLY SET FORTH IN ALL SUBSEQUENT DEEDS TO THIS PROPERTY.



OWNER & APPLICANT:
ROSENBERG LAND DEVELOPMENT, LLC
162 NORTH MAIN ST., SUITE 5
FLORIDA, NY 10921



ZONING INFORMATION: PLANNED ADULT COMMUNITY (PAC) - VILLAGE CODE SECTION 119-15.G
ADDRESS: 162 NORTH MAIN STREET, SUITE 5, FLORIDA, NEW YORK 10921

CRITERIA	REQUIRED	PROPOSED/PROVIDED
LOT AREA MIN.:	20 ACRES	95.773± ACRES
LOT WIDTH MIN.:	N/A	N/A
LOT DEPTH MIN.:	N/A	N/A
FRONT YARD MIN.:	25 FT.	25 FT.
REAR YARD MIN.:	20 FT.	20 FT.
SIDE YARD MIN. (ONE/BOTH):	10 FT. / 20 FT.	10 FT. / 20 FT.
LIVABLE FLOOR AREA PER DWELLING UNIT:	1,000 SQ. FT.	N/A
BUILDING HEIGHT MAX.:	2-1/2 STORIES / 35 FT.	2-1/2 STORIES / 35 FT.

CERTIFICATION:

I HEREBY CERTIFY TO:
ROSENBERG LAND DEVELOPMENT, LLC
THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY DONE ON NOVEMBER 6 & 20, 2006.
BY: THOMAS J. BARRY P.L.S.
N.Y.S. LICENSE #050421

INTERIOR LOT SURVEY CERTIFICATION:

I HEREBY CERTIFY THAT THE INTERIOR LOT LINE CALCULATIONS WERE DONE BY LANC & TULLY ENGINEERING AND SURVEYING, P.C. AND ARE BASED ON A PERIMETER BOUNDARY SURVEY PERFORMED BY EUSTANCE & HOROWITZ, P.C.
BY: RODNEY C. KNOWLTON, L.S.
NEW YORK STATE LICENSE NO. 50276

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.
P.O. Box 667, Rt. 207
Goshen, N.Y. 10924
(845) 294-3700

DATE: OCTOBER 16, 2012
REVISION: NOVEMBER 30, 2012
JANUARY 13, 2013

OVERALL LOT CONSOLIDATION AND SUBDIVISION PLAN PREPARED FOR
GLENMERE PRESERVE
VILLAGE OF FLORIDA
ORANGE COUNTY, NEW YORK

Drawn By: CDD
Checked By: [blank]
Scale: 1" = 200'
Tax Map No.: 113-4-2.12, 2.22, 7.2, 16
Drawing No.: 1 OF 3

COPIES FROM THE ORIGINAL OF THIS DOCUMENT NOT MARKED WITH AN ORIGINAL OF THE PROFESSIONAL ENGINEER'S AND/OR LAND SURVEYOR'S STAMP OR EMBOSSED SEAL SHALL NOT BE CONSIDERED VALID, TRUE COPIES.
UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.