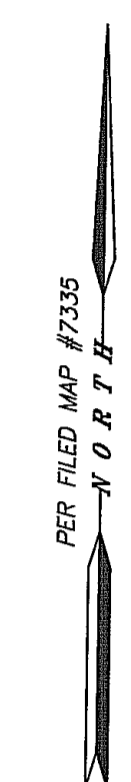
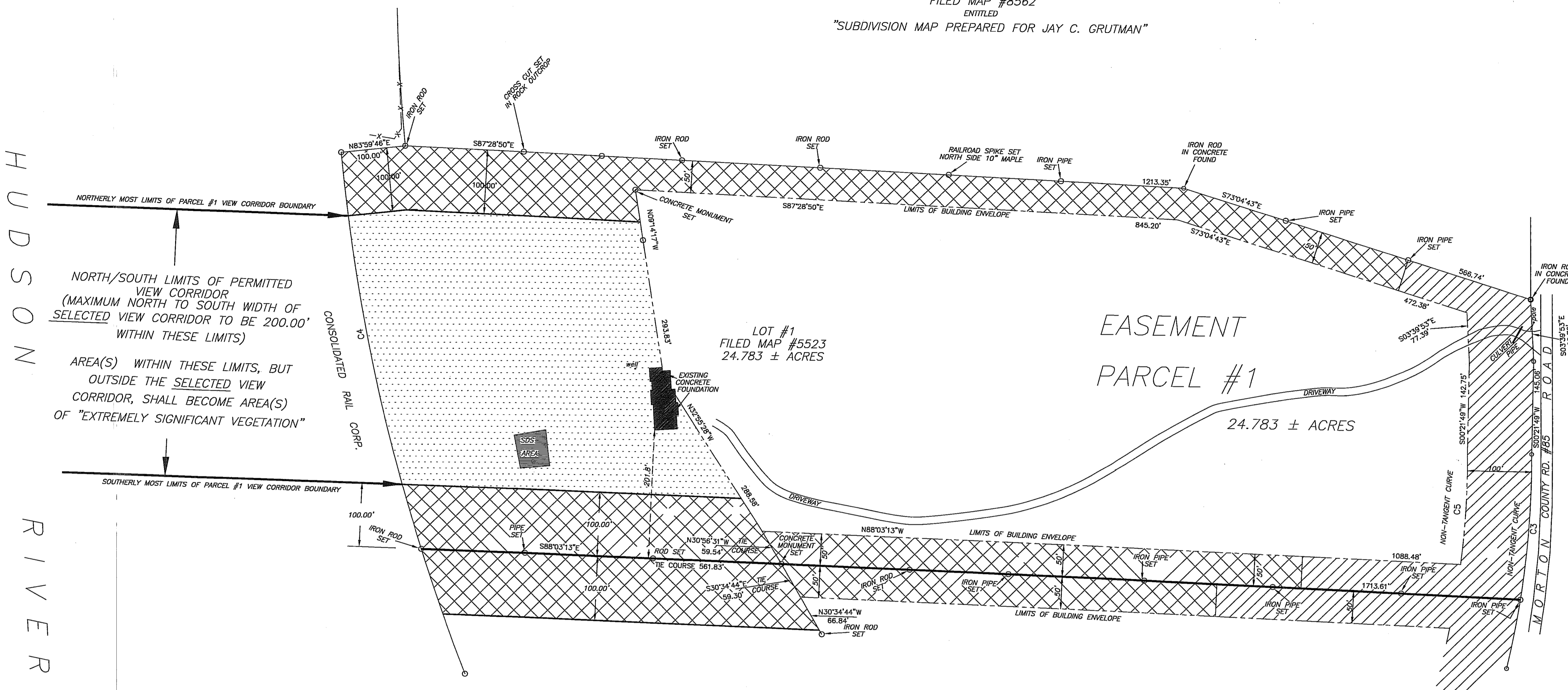


LOT #6C
FILED MAP #8562
ENTITLED
"SUBDIVISION MAP PREPARED FOR JAY C. GRUTMAN"

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C3	08°19'31"	1407.70	229.11	228.86	S03°39'54"W
C4	12°01'16"	3025.00	634.67	633.51	N12°00'52"W
C5	07°39'51"	1307.70	174.93	174.80	S02°46'40"W



HUDSON RIVER

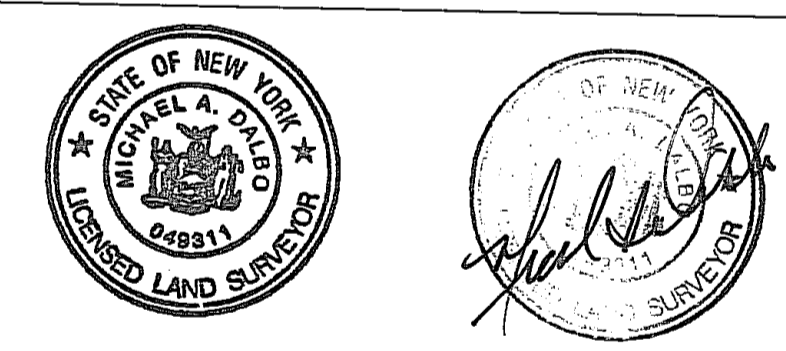
NORTHERLY MOST LIMITS OF PARCEL #1 VIEW CORRIDOR BOUNDARY

NORTH/SOUTH LIMITS OF PERMITTED VIEW CORRIDOR (MAXIMUM NORTH TO SOUTH WIDTH OF SELECTED VIEW CORRIDOR TO BE 200.00' WITHIN THESE LIMITS)

AREA(S) WITHIN THESE LIMITS, BUT OUTSIDE THE SELECTED VIEW CORRIDOR, SHALL BECOME AREA(S) OF "EXTREMELY SIGNIFICANT VEGETATION"

SOUTHERLY MOST LIMITS OF PARCEL #1 VIEW CORRIDOR BOUNDARY

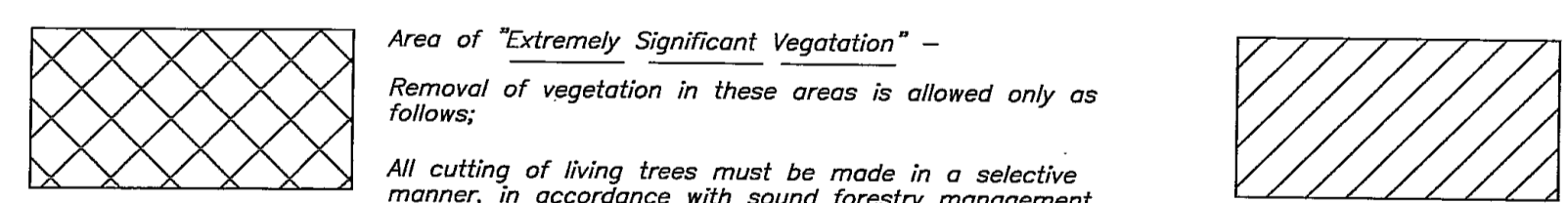
Survey Information & Mapping
Prepared by:
MICHAEL A. DALBO
LAND SURVEYOR, P.C.
10 CRUM ELBOW ROAD
HYDE PARK, N.Y. 12538
(914) 229-9383
FILE: 3219LOT1.DWG



VEGETATIVE MANAGEMENT KEY:

** The limits of the various "Areas" shall be memorialized as shown on this Conservation Easement Map.
** The following verbiage is only a summary of vegetative management and is to be used in conjunction with the Conservation Easement instrument:

- Area of Possible "View Corridor"**
Each Easement Parcel may have one (1) View Corridor, within its respective "Limits of View Corridor Boundary", for the purpose of providing a view of the Hudson River. Each selected View Corridor may have a maximum continuous north-to-south width of two hundred feet (200') within these limits. Clear cutting of living trees is permitted in the selected View Corridor, provided a specific plan therefore has been approved by the Grantee. Area(s) within the "Limits of View Corridor Boundary", but outside the selected View Corridor, shall become area(s) of "Extremely Significant Vegetation".
- Area of "Building Envelope"**
Except for trees which are part of any screening required to be maintained under the Conservation Easement, trees within the Building Envelopes may be freely cut and removed. Approval shall be required from the Grantee prior to the construction or placement of any "Dwelling House" or "Accessory Building".



Area of "Extremely Significant Vegetation" -
Removal of vegetation in these areas is allowed only as follows:
All cutting of living trees must be made in a selective manner, in accordance with sound forestry management principles, to sustain and renew growth of trees, with no clear cutting. All such cutting, whether for personal use on an Easement Parcel, for commercial purposes or for any other purpose, shall not be permitted except upon written approval by the Grantee of a Logging Plan, the Grantee's consent to which shall not be unreasonably withheld so long as the applicant shall also demonstrate, by way of cross sectional views or other clear evidence, that the cutting proposed will not significantly affect the sylvan character of the Property and will not increase the visibility of any improvements on the Property, as the Property is viewed from viewpoints to the south by travelers on the Hudson River.
Notwithstanding the foregoing restriction, the cutting of living trees is permitted, upon prior approval by the Grantee, for the following limited purposes:
(a) the construction of new four foot (4') wide pedestrian/equestrian trails so long as no tree larger than two inches (2") at the butt end shall be removed; and (b) the re-establishment of trails on the approximate eight foot (8') wide pedestrian/equestrian trail beds, existing at the date of this instrument, so long as only those trees within the original trail bed shall be removed.
The removal of trees and limbs which are fallen, dead, diseased or dangerous is permitted without prior approval from the Grantee.

Area of "Significant Vegetation" -
Removal of vegetation in these areas is allowed only as follows:
All cutting of living trees must be made in a selective manner, in accordance with sound forestry management principles, to sustain and renew growth of trees, with no clear cutting. All such cutting for personal use on an Easement Parcel may be commenced without prior approval by the Grantee. All such cutting for commercial purposes, shall not be permitted except upon written approval by the Grantee of a Logging Plan.
Notwithstanding the foregoing restriction the cutting of living trees is permitted for the following limited purposes: (a) clear cutting, as limited herein, shall be permitted, upon approval by the Grantee, for the construction or placement of permitted "accessory improvements"; (b) the construction of new four foot (4') wide pedestrian/equestrian trails, without prior approval from the Grantee, so long as no tree larger than 2 inches (2") at the butt end shall be removed; and (c) the re-establishment of trails on the approximate eight foot (8') wide pedestrian/equestrian trail beds, existing at the date of this instrument, without prior approval from the Grantee, so long as only those trees within the original trail bed shall be removed.
The removal of trees and limbs which are fallen, dead, diseased or dangerous is permitted without prior approval from the Grantee.

UPDATED SURVEY OF LOT #1
STURGEON POINT
CONSERVATION EASEMENT MAP
OF CONSERVATION EASEMENT
GRANTED BY THEODORA S. BUDNIK
TO DUTCHESS LAND CONSERVANCY, INC.

TOWN OF RHINEBECK
SCALE: 1" = 100'
DUTCHESS COUNTY N.Y.
DECEMBER 12, 1997

REVISED DECEMBER 15, 1998
REVISED 11-22-01 SHOW FOUNDATION, DRIVE, WELL, SDS AREA - LOT #1