

1. THE CURRENT CONDITION OF THE PROPERTY IS VACANT LAND WITHOUT ANY MAPED EASEMENTS OF RECORD. ALL UTILITY EASEMENTS, LOT LINES, AND IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, PARKING AREAS, AND SIDEWALKS INDICATED ON THIS PLAT ARE PROPOSED.
2. THE PROJECT SPONSOR WILL ORIGINATE AND ORGANIZE A NEW YORK STATE NOT FOR PROFIT CORPORATION NAMED "YORKER LANDING AT BECON HOMEOWNERS ASSOCIATION, INC." FOR THE ACQUISITION OF THE HOLDINGS OF THE PROJECT OTHER THAN THE PROPOSED LOTS AND THE SUBSEQUENT CONVEYANCE OF THE SAME TO THE COMMON AREAS.
3. EVERY PERSON OR ENTITY THAT BECOMES AN OWNER OF A FEE OR UNDIVIDED FEE INTEREST IN ANY PROPOSED LOT (INDICATE AS LOT #1 - LOT #6 ON THIS PLAT) SHALL AUTOMATICALLY BE DEEMED TO BE A MEMBER OF THE HOMEOWNERS ASSOCIATION AND IS SUBJECT TO THE COVENANTS OF RECORD AND TO ASSESSMENTS BY THE HOMEOWNERS ASSOCIATION.
4. THE TERM "COMMON AREAS" SHALL REFER TO ALL REAL PROPERTY OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE COMMON USE AND ENJOYMENT OF THE MEMBERS OF THE HOMEOWNERS ASSOCIATION, OTHER THAN THE PROPOSED LOTS (INDICATE AS LOT #1 - LOT #6 ON THIS PLAT) THEMSELVES, AND INCLUDE BUT ARE NOT LIMITED TO LANDSCAPED AREAS, UNIMPROVED AND UNDEVELOPED AREAS, DRIVEWAYS, PARKING AREAS, AND SIDEWALKS.
5. THE PROJECT SPONSOR AND ALL MEMBERS OF THE HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS AND HEIRS SHALL HAVE THE RIGHT TO ACCESS AND EGRESS FROM EACH COMMON AREA, THROUGH THE COMMON AREAS AND THROUGH THE COMMON AREAS TO EACH COMMON AREA, AND SHALL HAVE A RIGHT AND EASEMENT OF USE AND ENJOYMENT IN AND TO ALL COMMON AREAS IN ACCORDANCE WITH THE COVENANTS OF RECORD.
6. THE PROJECT SPONSOR, THE HOMEOWNERS ASSOCIATION, AND ALL MEMBERS OF THE HOMEOWNERS ASSOCIATION AND THEIR GUEST, LICENSEES AND INVITES SHALL HAVE A COMMON SIGHT DISTANCE EASEMENT FOR THE PURPOSE OF PROVIDING UNOBSTRUCTED SIGHT DISTANCE FOR VEHICLES EGRESS FROM THE PROPOSED DRIVEWAY, IN COMMON WITH ONE ANOTHER OVER, UPON, AND ACROSS EACH LOT AND ALL COMMON AREAS IN ACCORDANCE WITH THE COVENANTS OF RECORD.
7. THE PROJECT SPONSOR, THE HOMEOWNERS ASSOCIATION, AND ALL MEMBERS OF THE HOMEOWNERS ASSOCIATION SHALL HAVE A COMMON UTILITY EASEMENT FOR THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND REMOVAL OF UTILITIES, COMMON WITH ONE ANOTHER UNDER, UPON, AND ACROSS ALL LOTS AND COMMON AREAS IN ACCORDANCE WITH THE COVENANTS OF RECORD.
8. THE PROJECT SPONSOR, THE HOMEOWNERS ASSOCIATION, AND ALL MEMBERS OF THE HOMEOWNERS ASSOCIATION SHALL HAVE A COMMON MAINTENANCE EASEMENT FOR THE REASONABLE AND USUAL REPAIR, MAINTENANCE, AND SERVICE OF THE INDIVIDUAL TOWNHOMES, IN COMMON WITH ONE ANOTHER OVER, UPON, AND ACROSS ALL OTHER LOTS OR COMMON AREAS IN ACCORDANCE WITH THE COVENANTS OF RECORD.
9. THE PROJECT SPONSOR AND THE HOMEOWNERS ASSOCIATION SHALL HAVE A GENERAL ACCESS EASEMENT FOR LANDSCAPING, SNOW REMOVAL, GENERAL MAINTENANCE OF LOTS AND EXTENSIONS OF HOMES, OVER, UNDER, UPON, AND ACROSS ALL LOTS IN ACCORDANCE WITH THE COVENANTS OF RECORD.
10. THE PROJECT SPONSOR, INCLUDING ALL LOTS AND COMMON AREAS SHALL BE SUBJECT TO ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, ORDINANCES, REGULATIONS AND TO THE CONVEYANCE OF THE COMMON AREA TO THE HOMEOWNERS ASSOCIATION AND IN ACCORDANCE WITH THE COVENANTS OF RECORD.
11. ALL EASEMENTS AND/OR OTHER RIGHTS GRANTED BY THE PROJECT SPONSOR SHALL BE PERMANENT, RUN WITH THE LAND, AND BE BINDING UPON AND FOR THE BENEFIT OF THE PROJECT SPONSOR, THE HOMEOWNERS ASSOCIATION, AND ALL MEMBERS OF THE HOMEOWNERS ASSOCIATION.

ON THE DAY OF, 2017  
SUBJECT TO ALL CONDITIONS AS STATED THEREIN

DATE \_\_\_\_\_

HIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE XI, SECTION 111.5 OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE XI OF THE DUTCHES COUNTY SANITARY CODE. PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHES COUNTY, APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER SOUGHT NOR GRANTED.

DATE \_\_\_\_\_

FERRY LANDING of BEACON LTD

PRELIMINARY  
NOT FOR FILING

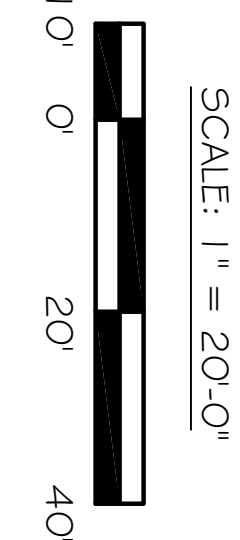
*The location of any subsurface easements, right of ways, encroachments and/or*

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PRELIMINARY PLAT  
FOR  
FERRY LANDING AT BEACON  
BEEKMAN AND FERRY STREET  
BEACON, NY 12508

DRAWING  
1 OF 1