

**MAP, PLAN AND REPORT  
FOR  
ESTABLISHMENT OF  
HOPEWELL WEST WATER DISTRICT  
TOWN OF EAST FISHKILL  
DUTCHESS COUNTY, NEW YORK**

**JUNE 2018**

**PROJECT NO. 13110.537**

**PREPARED BY:**

**DRAFT**

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I. SUMMARY

1.1 Summary

This study represents the Map, Plan and Report for formation of the Hopewell West Water District, located within the Town of East Fishkill.

The history of the development of this Water Plan is discussed in Chapter II. The proposed Water District consists of 141 residential parcels, 1 commercial parcel and the two (2) existing water supply parcels.

This Map, Plan and Report contains the information required by Town Law §203, including the proposed boundaries and general plan for the District, a report of existing and future water demands, source of water, and storage of water. The proposed Water District is described in Chapter III. The water system is currently owned and operated by Hopewell Service Corporation. The proposed system purchase and list of recommended improvements are included in Chapter IV of this report.

Chapter V discusses a proposed benefit assessment formulation, while Chapter VI presents the total annual costs for the Water District, along with the typical user costs, based upon the total capital and operation and maintenance (O&M) costs associated with the District.

For a typical, single family, developed residential dwelling within the proposed Water District, the following cost summary has been projected:

<u>Bond Term</u>	<u>Payment Year</u>	<u>Capital Cost<sup>1</sup></u>		<u>O&amp;M Cost (1<sup>st</sup> Year)</u>	<u>Total Cost</u>
30 yr	First Year	\$700	+	\$202 <sup>3</sup> =	\$902 <sup>2</sup>

The total costs shown in the above table are for the average user. Those using less water than average will pay less and those using more water than average will pay more.

The parcel with the highest assessment is the Smoke Haus and Deli, with total estimated benefit units of 4.0 and a total estimated annual cost of: 4 x \$902 = \$3,608.

<sup>1</sup>Based on a 30 year bond with an assumed interest rate of 2.25%. Detailed cost breakdowns are shown in Appendix C.

<sup>2</sup>O&M costs can be expected to increase over time, with inflation.

<sup>3</sup>Total costs reported for average user.

1.2 Procedure Under Town Law Article 12-A

The following steps are set forth in Town Law Article 12-A for the creation of a Water District by Town Board resolution. Audit & Control approval is required when the projected annual cost for a typical property and/or a typical one or two family house exceeds the threshold as established by the NYS Comptroller for the formation of a water district. The threshold for 2018 is \$904. It is set yearly.

1. The Map, Plan and Report for the proposed formation and operation of the Water District is filed with the office of the Town Clerk.
2. Subsequent to the filing of the Map, Plan and Report with the Town Clerk, the Town Board adopts an order, which specifies the date, time and place of a public hearing. It states that the Map, Plan and Report is available for public inspection at the office of the Town Clerk and any other additional locations. It also recites the boundaries of the proposed District, the extent of proposed improvements, and the maximum amount to be expended.
  - a. Town Clerk publishes the Order in the official newspaper no less than 10 and no more than 20 days before the scheduled hearing date and posts a copy of the Order on the designated notice board at Town Hall.
  - b. Town Clerk forwards a copy of the Order to the NYS Comptroller on or about the date of publication.
3. The Town Board conducts a public hearing.
4. Town Board determines that:
  - a. Notice of the hearing was published and posted as required by law and is otherwise sufficient.
  - b. All the properties in the proposed District are benefited.
  - c. All benefited properties are included in the District.
  - d. It is in the public interest to establish the District.
5. The Town Board passes a resolution, which approves the creation of the District. Such resolution will be subject to a permissive referendum.
6. If this improvement is determined to need the approval of the New York State Department of Audit and Control, submit the above information to the office of the State Comptroller, Department of Audit and Control, seeking permission to form this District.
7. After the expiration of time for the filing of a petition requesting a referendum, and assuming that no such request has been made, the Town Clerk shall file a certification with the County Clerk stating that no such petition has been filed.
8. The final Order of the Town Board is recorded with the County Clerk and filed with Audit and Control.

## II. INTRODUCTION

### 2.1 Background

The existing Worley Homes – Hopewell Services water system has been in operation since the 1950's and has supplied water to the Worley Homes development and parcels along Crest Court in the Town of East Fishkill.

The existing system has a reported water source consisting of two (2) wells, although only a single well is authorized for use at this time. A newly drilled well reportedly has excessive levels of iron and manganese present, which has prevented it from being placed into operation. The storage facilities reportedly consist of 2 buried 30,000 tanks at the high point of the system along Crest Court, although the latest Dutchess County Department of Health inspection noted that the tanks were only 10,000 gallons in capacity each. The existing distribution system consists of 6" diameter and smaller asbestos cement (A.C.) water main. The water system is not fire rated and there are no individual water meters present.

There are a number of reported issues with the existing water system, which are noted in previous letters and inspections included in Appendix A of this report. According to the Department of Health, the most significant issues are: having only a single well source available; excessive chloride levels as noted in a recent inspection; age, condition and actual capacity of existing storage tanks (tank was reported to be leaking), rusting of the chlorine contact tank, the presence of A.C. pipe with some smaller sized piping present, exposed electrical wire within the treatment facility building, lack of an emergency generator and pressure issues near the storage tanks.

The Town of East Fishkill has continued to note their concerns with the existing water system issues and this has resulted in the Town negotiating with the current owners of the system an option to purchase the existing water system. The existing water system would become a Town Water district, with system improvements being performed to provide a more reliable water supply as part of the formation of the Water District.

As a result of the above information, this Map, Plan and Report will consider the formation of the Hopewell West Town Water District.

### 2.2 Purpose and Scope

The purpose of the Map, Plan and Report is to provide the information required by Town Law and described in Section 1.1 above. It will identify the specific boundaries of the proposed Water District, including a plan and written description based upon tax map information, and also develop both capital and operation and maintenance (O&M) cost estimates for the proposed Water District, in accordance with Town Law.

### III. DESCRIPTION OF THE DISTRICT

#### 3.1 Proposed Water District Boundary

Town Law requires that the Town Board determine what specific area of the Town is “benefited” by a proposed District. The proposed benefited area is indicated on the Hopewell West Water District boundary map, as shown on Drawing 1 of 1, located in the back of this report. A description of the revised area for the proposed Water District, which consists of tax map information, appears in Appendix B of this Map, Plan, and Report. The proposed Water District includes a total of 143 parcels, consisting of 140 residential parcels, 1 commercial parcel and the two (2) water system parcels. The district boundary has been developed based upon the existing customers reportedly being served, along with parcels that may be directly connected along the existing water main.

#### 3.2 Water Source and Supply

##### 3.2.1 Water System Demands

The current estimated average day demands for the existing water system are approximately 28,200 GPD and the estimated maximum day demand for the system is approximately 38,400 GPD. It is not anticipated that there will any significant increase in future demands for the proposed water district.

##### 3.2.2 Adequacy of Existing Systems

The existing water system has a reported water source consisting of two (2) wells, although only a single well is authorized for use at this time. A recently drilled well reportedly has excessive levels of iron and manganese present, which has prevented it from being placed into operation. The storage facilities reportedly consist of 2 buried 30,000 tanks at the high point of the system along Crest court, although the latest Dutchess County Department of Health inspection noted that the tanks were only 10,000 gallons in capacity each. The existing distribution system consists of 6” diameter and smaller asbestos cement (A.C.) water main. The water system is not fire rated and there are no individual water meters present.

As noted in the background section of the report, there are a number of issues with the existing water system. Based upon Recommended Standards for Water Works (Ten States Standards) and Subpart 5-1 of the State Sanitary Code, which are the design standards utilized by the Health Department, the existing Worley Homes Water system does not meet the requirements of having multiple wells in service, providing one day’s worth of storage on an average day basis, or meeting water quality requirements with

respect to chlorides. As the majority of the water system components date back to the 1950's, these components are considered to be at the end of their useful service life.

Based upon the above information, it appears that the existing water system components are not adequate to reliably supply the water system needs for the existing service area in the long term.

### 3.2.3 Individual Water Service and Meters

If the District is established, all benefited parcels will be eligible to connect to the system. The water supply parcels do not require a service connection.

Any these parcels currently not connected or vacant that wish to receive water and do not have an existing service connection will be required to provide the connection from the curb stop to their home or building at their own expense, using materials which meet the specifications of the Town. The District will provide for all connections between the water main and the curb stop for each individual parcel. Although the costs of connection will naturally vary from lot to lot based on site conditions (e.g. distance from road to house, rock excavated, etc) it has been estimated that an average cost to connect might be in the neighborhood of \$2500 for a typical 50 ft. setback from the curb stop to the home or building.

Each parcel will be allotted a single residential size water meter. Included in the cost for the meters is the basic charge for installation of a single water meter for each parcel. The district will install the residential size meters over a roughly 6 month period after the District is formed. There will be no separate charges to an individual homeowner (other than normal water district charges) for installation of this type of water meter, if the homeowner provides access to the contractor during the period of time when the meters are to be installed, and there is an existing, operating shut off valve that will allow the water to be turned off to the house during the meter replacement. If these conditions are not met, then it will be the responsibility of the homeowner, at their sole expense, to install the meter within one (1) year of formation of the District.

#### IV. ACQUISITION CONSIDERATIONS

##### 4.1 System Purchase

As noted in Section 3.2.2 of the Map, Plan and Report, the water system components are generally considered at the end of their useful service life, so the only value associated with the existing water system is the existing land value. The water system consists of two (2) parcels, with total assessed values of \$105,000 for the water supply parcel and \$47,500 for the storage tank parcel, totaling \$152,500. Recent negotiations between the Town and Hopewell Services Corporation have resulted in an option to purchase price agreement of \$100,000. In review of the system purchase, information on an existing easement for the water main crossing between Worley Homes and Crest Court has not been provided by the current owners. As a result, the system purchase amount of \$100,000 shall be held in escrow until the easement is confirmed.

##### 4.2 Recommended Improvements

In order to form the Hopewell West Water District, there are a number of improvements, which should be made for the continued, long-term operation of the water system. The recommended improvements consist of the following items:

###### 4.2.1 Connection to Hopewell Hamlet Water System

Extensions to the existing Hopewell Hamlet water system are being made to supply water to the Hopewell Glen Development. Utilizing the Hopewell Glen water distribution system, it is proposed to install a 3,900' water transmission main connection (10") between Hopewell Glen and Fishkill Plains, as well as a 500' water transmission main connection (8") between Brettview-Fishkill Plains and the Hopewell West Water District, in order to allow potable water to be supplied from the Hopewell Hamlet Water System to Worley Homes. A preliminary report and application were made to the New York State Department of Health (NYSDOH) in 2017, and this project was approved for obtaining subsidized loan rates from the New York State Environmental Facilities Corporation (NYSEFC), subject to final review and approval by NYSDOH/NYSEFC. The Hopewell West Water District will be allocated source and storage capacity from the Hopewell Hamlet Water System, eliminating the need for any on-site source, treatment or storage facilities at Worley Homes. The existing water source, treatment and storage systems will be disconnected and abandoned after completion of the connection to Hopewell Hamlet.

###### 4.2.2 Water Meters

Individual meters will be required for each developed parcel connected in order to encourage water conservation. A standard water meter has been allocated for the 141 district parcels.

#### 4.2.3 Water Distribution System

The recommended distribution improvements consists of the replacement of the portions of the existing water distribution main with reported smaller diameters of 4" or less. It is proposed to replace up to an estimated 3,600 ft of existing 4" diameter or less water main with 8" diameter water main. This would include sections of the water main from the transmission line connection point to portions of Elk Road, Deer Lane, Tiger Road and Fox Road. This work would also include reconnection of existing services to the replacement water main and abandonment of these sections of pipe in place.

Based upon the age of the water distribution system, it may be necessary in the future to replace the remaining 6" diameter water distribution main. This would include an estimated 9,600 ft of the remaining existing 6" water main. The Town will continue to pursue grants for the proposed and future distribution improvements in order to minimize the costs for pipe replacement.

V. ALLOCATION OF COSTS AND BENEFIT ASSESSMENT

5.1 Capital Costs

Article 12-A of Town Law governs the establishment of a Water District by resolution of the Town Board. Before establishing a District, Town Law Section 203 requires the Town Board to determine that the establishment of said District benefits all property within the proposed District and that all property benefited by establishment of the District is included within the proposed limits of the District. After considering all the relevant issues, the Town Board must make a determination that it is in the public interest to establish the District.

As permitted by Town Law Section 203, the capital costs of the proposed District are to be borne entirely by the lands that will be benefited by the establishment of the District. The Town Board will assess each separate lot or parcel of land within the District in proportion as nearly as possible to the benefit which each separate lot or parcel of land will derive from the establishment of the District. The Town Board shall apportion and assess upon, levy and collect from each lot or parcel of land deemed benefited a charge in just proportion to the amount of benefit that the establishment of the District confers upon the lot or parcel of land. For the present, it is proposed that capital costs be assessed as benefit charges. Future capital costs may be assessed as benefit charges. However, in the future, it is possible that some or all of the capital costs may also be collected in the form of water rents in accordance with Town Law § 198(3)(d).

Properties may lawfully be considered "benefited" even though they are not presently physically connected to the water system. The mere availability of the water line is considered a benefit. The Town Board has the responsibility of determining the relative degree of the benefit among the various properties, whether actually connected or not. "If the Town Board does its figuring well, those who benefit most will pay the most and those who benefit only a little will pay only a little." (29 Op. St. Compt. 24 (#73-139))

5.2 Operation and Maintenance

Operation and Maintenance costs will also be charged on a benefit basis. The cost of operation and maintenance must be assessed by the same method as is used for the cost of establishing the District (Town Law Section 203) (1967 Opn. St. Compt. 934). In accordance with Town Law Section 203, some or all operation and maintenance costs may be raised by the collection of user fees in the form of water rents as the Town Board deems appropriate. Water rents are properly charged only to the properties that are

actually connected to the system.

### 5.3 Annual Assessment Roll and Public Hearing

In accordance with Town Law Section 203, the Town Board must annually prepare detailed written estimates setting forth the anticipated revenues and expenditures for the District. This is necessary in order to determine the amount of money required to meet the expense of paying both capital costs and operation and maintenance of the water system for each fiscal year commencing the first day of January.

After preparation of the annual estimate, the Town Board prepares an annual assessment roll setting forth a description of the lots or parcels of land, the name(s) of the owner of each lot or parcel of land, and the amount to be assessed against each lot or parcel of land in proportion to the benefit derived. A public hearing is then scheduled and conducted to entertain comments or objections regarding the assessment roll. The Town Board must adopt the assessment roll, or make amendments and conduct another public hearing before adoption. Once adopted, the assessment roll is filed with the Town Clerk. The amounts contained in the assessment roll are then levied against the lots and parcels of land in the District and collected in the same manner as a tax.

### 5.4 Benefit Formula

A benefit assessment can be made through various types of benefit formulas. The formula to be applied in any given case is set by the Town Board. The formula should fit the individual case, and the equities of a given situation. The State Comptroller does not become directly involved in reviewing the fairness of the benefit assessment formula. An Article 78 proceeding is available to challenge the fairness of the benefit formula.

As part of the yearly assessment process, the Town Board has the authority to adjust the benefit formula from time to time. Perhaps the benefit to a parcel has changed (e.g. if a parcel is vacant one year and is then improved the next; 1976 Opn. St. Compt. 440). Thus, over the years, as costs and/or benefits change, the Town has the flexibility to modify the benefit formula. It could increase the amount based on benefit unit and decrease the amount based on rent, or vice-versa.

All water users in the proposed District will be metered. Adjustments in benefit charges may be made based upon actual usage. Additionally water rents may be adjusted from time to time. At the public hearing on the Map, Plan and Report, the Board will receive comments on all issues relating to benefit assessment formulas, including potential use of water rents, the share of costs to be paid by vacant properties, etc.

The benefit formula and assessment developed for the previous Brettview and Fishkill Plains Water Districts will be applied for this District. All of the benefit assessment formulas have been developed relative to a "benefit unit". One (1) benefit unit is the equivalent of the benefit provided to one (1) residential parcel developed with a one-family house.

Within the District, the vast majority of parcels are single family residential parcels and would be assessed a base charge of one (1) benefit unit each, whether the house is actually connected to the water system or not. These lots could connect to the system at any time. Lots not connected to the system will not be charged any Operation and Maintenance costs.

There is a single commercial parcel, Smoke Haus and Deli, with an estimated demand of approximately 1,000 GPD. This parcel would be assessed 4 benefit units.

The two (2) water system parcels are not assessed any benefit units.

The Benefit Unit Formula appears in Table 5-1 of this report.

## VI. PROJECT COSTS AND USER COSTS

Cost information for the proposed Water District is presented in this section based upon the updated information developed in this Map, Plan, and Report.

Capital cost estimates have been projected based upon the size and the cost of the required water supply system improvements. Operation and Maintenance Costs (O&M) are based upon current estimates to operate the Hopewell Hamlet Water Systems. Based upon the total Capital and O&M costs, the typical costs per user can be estimated. The cost estimate details are shown in Appendix C of this report, as developed by the Town Engineer.

### 6.1 Capital Costs

The total capital costs for the proposed Water District represents the sum of the purchase price, fair share contribution or buy-in costs, preparation of this Map, Plan and Report, and the recommended improvements developed in Section IV of this report. The purchase price of \$100,000 was agreed to by the Owners and the Town of East Fishkill. The total estimated capital costs for the proposed improvements, including contingencies, professional fees and administrative costs will be approximately \$2,137,553.

### 6.2 Operation and Maintenance Costs

As it is proposed for Worley Homes to receive water from the Hopewell Hamlet Water system, the same water rates would apply for Worley Homes as are currently in place for the Hopewell Hamlet water system.

### 6.3 Typical User Costs

This Map, Plan and Report proposed that the District will be established on a benefit basis. It is proposed that all costs for this Water District be raised on a benefit basis, i.e. in proportion as nearly as possible to the benefit which each lot or parcel will derive therefrom.

In this report, the capital costs have been proposed to be assessed as benefit assessments, while the O&M costs will be collected based upon water rents. The total estimated capital costs will be applied to all benefitted users with the proposed Water District.

The total estimated capital costs of \$2,137,553 are assumed to be bonded using level debt for a term of thirty (30) years with an assumed subsidized interest rate of two point two five percent (2.25 %), based upon the project qualifying for low interest loans under the New York State Revolving Loan Fund (SRF).

Based on the twenty (30) year bond term analysis, the capital cost per benefit unit has been estimated at approximately \$700/year using level debt. This value represents the annual capital cost for a typical, residential, developed user.

The estimated annual Operation and Maintenance (O&M) costs will only be applied to users which are connected within the proposed Water District. The O&M costs will be based on water rents, as described in Section V (5.2) of this report and will be assessed based upon the amount of water used by each customer. The first year operation and maintenance (O&M) costs per typical customer has been estimated to be approximately \$202 per year.

A summary of the total cost for a typical, single family residential dwelling unit, are as follows:

<u>Bond Term</u>	<u>Payment Year</u>	<u>Capital Cost</u>		<u>O&amp;M Cost (1<sup>st</sup> Year)</u>	<u>Total Cost</u>
30 yr	First Year	\$700	+	\$202 =	\$902

The total costs shown in the above table are for the average user. Those using less water than average will pay less and those using more water than average will pay more.

The parcel with the highest assessment is the Smoke Haus and Deli, with total estimated benefit units of 4.0 and a total estimated annual cost of: 4 x \$902 = \$3,608.

TABLE 5-1

Benefit Unit Summary

DESCRIPTION	BENEFIT UNITS
<u>Residential Parcels</u>	
Base Assessment – Single Family Residence	1.0
Base Assessment – Duplex Residence	2.0
Base Assessment – Multi-Family or Apartments	1.0 per dwelling unit
Base Assessment – Vacant Residential Parcel	0.8
Additional Assessments for Residential Zoned Parcels:	
0-4.99 Acres:	0.0
5.00 – 9.99 Acres:	0.5
10.00 – 14.99 Acres:	1.0
15.00 – 24.99 Acres:	2.0
25.00 – 34.99 Acres:	3.0
35.00 – 49.99 Acres:	4.0
<u>Commercial/Industrial Parcels</u>	
Base Assessment – Commercial Improved Parcel	Est. Flow/250, min 1.0
Base Assessment – Industrial Improved Parcel	Est. Flow/250, min 1.0
Base Assessment – Vacant Commercial/Industrial Parcel	1.0
Additional Assessment – Commercial /Industrial Parcels (T.A. – Total acreage, 40% developable, 0.8 Vacant Factor)	$(T.A. - 1) * 0.4 * 0.8$

Note: Additional assessment for commercial industrial parcels will apply to commercial or industrial zoned parcels of 2.00 acres or greater. Commercial and industrial parcels will be assessed either by the total estimated flow, or by the sum of the minimum assessment of 1.0 and the additional assessment based upon acreage, whichever is greater.

# APPENDIX A

## **APPENDIX B**

ALL those certain parcels of land situated in the Town of East Fishkill, County of Dutchess, State of New York and more particularly described as follows:

As per the Dutchess County Tax Rolls (Revised 2017), the parcels in the Town of East Fishkill listed on the page below:

6357-01-450505	6357-03-441485	6357-03-476483	6357-04-509364	6357-04-543437
6357-01-463515	6357-03-443475	6357-03-477456	6357-04-514462	6357-04-544333
6357-01-471520	6357-03-443498	6357-03-478360	6357-04-514493	6357-04-544428
6357-01-477525	6357-03-444467	6357-03-479389	6357-04-515337	6357-04-547419
6357-01-478504	6357-03-446458	6357-03-479442	6357-04-516470	6357-04-549411
6357-01-483510	6357-03-448449	6357-03-480411	6357-04-518321	6357-04-551403
6357-01-485529	6357-03-450440	6357-03-481434	6357-04-519478	6357-04-552312
6357-01-491534	6357-03-452432	6357-03-482351	6357-04-520308*	6357-04-552395
6357-01-493517	6357-03-453423	6357-03-483427	6357-04-521380	6357-04-553332
6357-01-497510	6357-03-455415	6357-03-484381	6357-04-522487	6357-04-553386
6357-01-497539	6357-03-456406	6357-03-487344	6357-04-522497	6357-04-554379
6357-02-503503	6357-03-458399	6357-03-488375	6357-04-524371	6357-04-555371
6357-02-504542	6357-03-459391	6357-03-488401	6357-04-525353	6357-04-556362
6357-02-510527	6357-03-459480	6357-03-488411	6357-04-525363	6357-04-557355
6357-02-511547	6357-03-461368	6357-03-491393	6357-04-528336	6357-04-558346
6357-02-514521	6357-03-461383	6357-03-492498	6357-04-532303*	6357-04-562331
6357-02-518513	6357-03-462467	6357-03-494368	6357-04-532352	6357-04-591430
6357-02-518551	6357-03-463458	6357-03-495340	6357-04-536369	6357-04-600400
6357-02-520532	6357-03-465493	6357-03-495386	6357-04-536376	6357-04-601318*
6357-02-524555	6357-03-466450	6357-03-497465	6357-04-536385	6357-04-601340
6357-02-527521	6357-03-467441	6357-03-498332	6357-04-538362	6357-04-602420
6357-02-528537	6357-03-469432	6357-03-498360	6357-04-539303*	6357-04-603361
6357-02-531560	6357-03-470369	6357-03-498473	6357-04-540455	6357-04-604385
6357-02-535542	6357-03-470425	6357-04-501315*	6357-04-540464	6357-04-617325
6357-02-538508	6357-03-472407	6357-04-501480	6357-04-540472	6357-04-623342
6357-02-538526	6357-03-473498	6357-04-502380	6357-04-541351	6357-04-623421
6357-04-591430	6357-03-475398	6357-04-505372	6357-04-541446	6357-04-629363
	6357-03-475471	6357-04-506488	6357-04-541488	6357-04-510428
		6357-04-508354		6357-04-634380
				6357-04-637396
				6357-04-641412

6357-02-531560	6357-03-470425	6357-04-501315	6357-04-540464	6357-0
6357-02-531560	6357-03-470425	6357-04-501315	6357-04-540464	6357-0
6357-02-535542	6357-03-472407	6357-04-501480	6357-04-540472	6357-0
6357-02-535542	6357-03-472407	6357-04-501480	6357-04-540472	6357-0
6357-04-641412	6357-03-473498	6357-04-502380	6357-04-541351	6357-0
6357-04-641412	6357-03-473498	6357-04-502380	6357-04-541351	6357-0
6357-02-538508	6357-03-475398	6357-04-505372	6357-04-541446	6357-0
6357-02-538508	6357-03-475398	6357-04-505372	6357-04-541446	6357-0
*Parcels Subject to field verification	6357-03-475471	6357-04-506488	6357-04-541488	6357-0
6357-02-538526	6357-03-475471	6357-04-506488	6357-04-541488	6357-0
And the portions of Elk Road, Fox Road, Tiger Road, Deer Run, Oxen Lane, Cow Path,				
Beaver Lane, and Crest Court abutting said parcels				

## **APPENDIX C**