



Property Listing Number

Hubbell's Real Estate

157 Main Street
Cooperstown, NY13326

www.hubbellsrealestate.com

JoAnn G. Hubbell, Broker

(607) 547-5740 / Business

(607) 547-6000 / FAX



Location	<input type="text" value="Dobbs Hill Road"/>	Townshi	<input type="text" value="Hartwick"/>	Acres	<input type="text" value="29.3"/>	Price	<input type="text" value="\$139,000"/>
Village/Area	<input type="text" value="Hartwick Seminary"/>	School District	<input type="text" value="Cooperstown"/>			Price per Acre	
Assessed Value	<input type="text" value="\$83,100.00"/>	Deed Ref	<input type="text" value="772,569"/>			<input type="text" value="\$4,744.03"/>	
Total Taxes	<input type="text" value="\$2,000.00"/>	Tax Map #	<input type="text" value="146.00-1-9.11"/>				
Water	<input type="text" value="no"/>	Sewer	<input type="text" value="no"/>				
Other Buildings	<input type="text" value="none"/>						

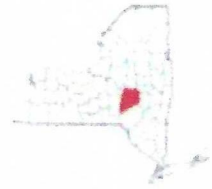
Easement

Remarks

9445

Otsego County, New York

Geographic Information System (GIS)



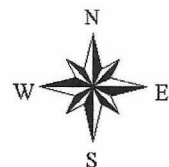
Date Printed: 9/8/2023

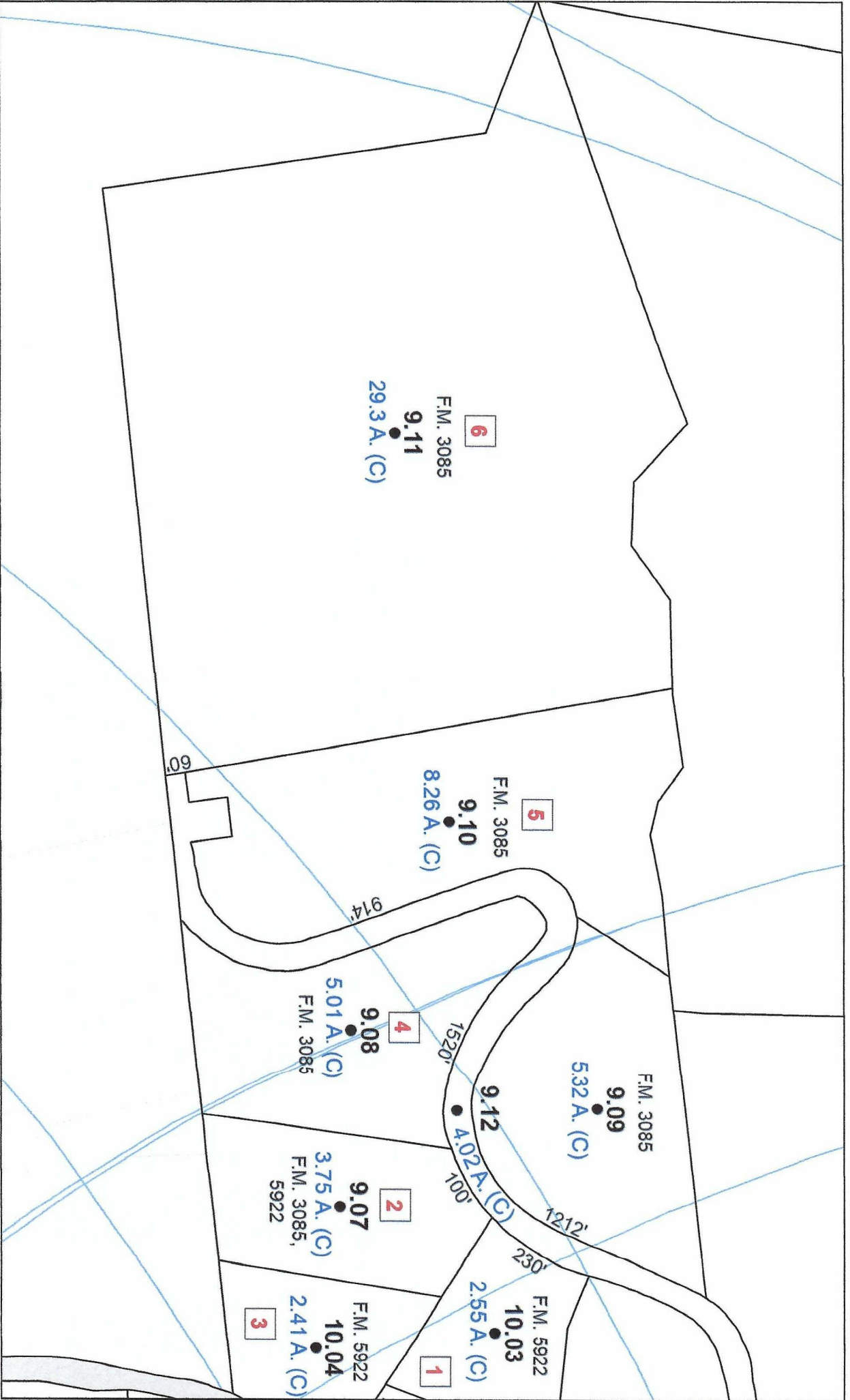


MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. Otsego County, NY and its mapping contractors assume no legal responsibility for the information contained herein.

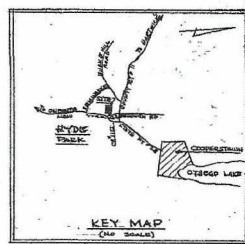
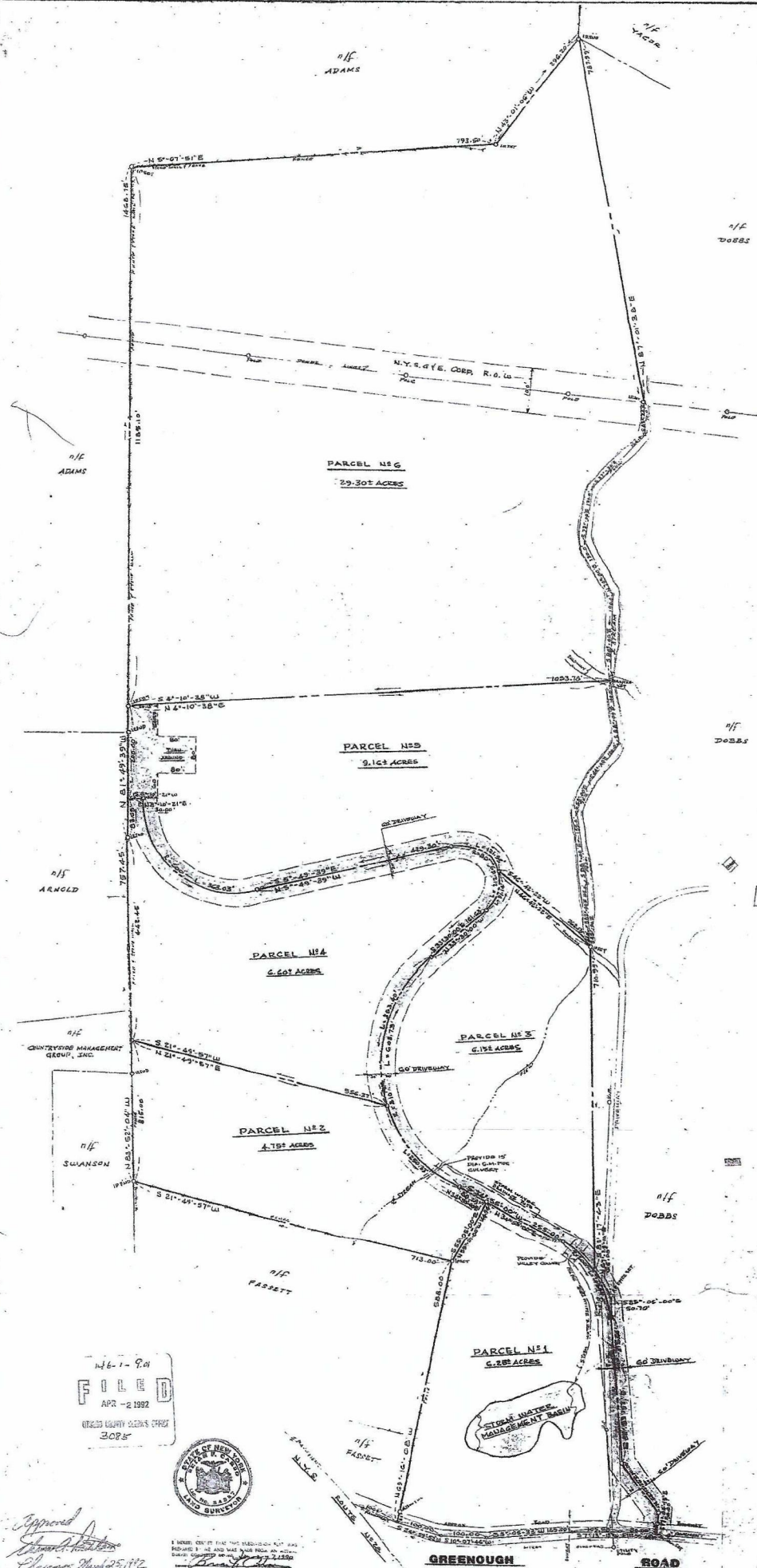
Approximate Scale: 1 inch = 400 feet





#9445

3085



NOTES:

1. PROPERTY REFERS TO OTSEGO COUNTY ZONING MAP.
2. PARCEL 156 IS PART OF LOT 20.
3. PRELIMINARY ENGINEERING TO THIS MAP IS SUBJECT TO THE OBTAINING OF NECESSARY PERMITS FROM THE STATE AND LOCAL AGENCIES.
4. ALL DRIVEWAYS SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE STATE AND LOCAL AGENCIES.
5. ACCESS FROM SUBDIVISION DRIVEWAY TO PARCELS 152, 153, 154, 155 AND 156 SHALL BE PROVIDED BY OWNER OF PARCEL 151.

- DEED RESTRICTIONS**
1. Parcels to be used for one single family residential dwelling architecturally conforming to homes existing in the interior. Construction area, no unconventional or eccentric designs of modifications, no retail or repair shops, manufacturing, junk yards, trailers, camping trailers, mobile or mobile like homes. Construction must be completed within 18 months from issuance of building permit.
 2. Forest practices and/or agricultural use of land prohibited.
 3. Right-of-way for common use of driveway with the right to maintain or improve driveway and water drainage system associated with it.
 4. All housing will be set back 150 feet from lands actively used for agriculture and 100 feet from center line of 60 foot shared drive.
 5. All construction on Lot 5 shall be restricted to the southern one-half of the lot.
 6. No future subdivision of Lots 1 - 5. No future subdivision of Lot 6 except to separate wooded western one-half from eastern one-half.
 7. The western one-half of Lot 6 shall remain forested with trees removed only when necessary for road building, marketing of nature trees and cutting of dead and poorly shaped or diseased trees. All open forested land appearance shall be maintained with no dwelling units permitted.

146-1-9.01
FILE
APR - 2 1992
OTSEGO COUNTY CLERK'S OFFICE
3085



Approved
[Signature]
Chairman March 25, 1992

I HEREBY CERTIFY THAT THIS RECORDING WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE COPY IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDING.
RECORDED BY: [Signature]
DATE: APR 2 1992

GREENOUGH ROAD

VILLAGE VIEW SUBDIVISION
SUBDIVISION OF
LOUIS J. AND JEAN L. DOBBS
SUBDIVISION
P.D. FEURBACH INC.
SUBDIVISION

TRACT OF 156.00 ACRES
TOWNSHIP OF GREENOUGH
COUNTY OF OTSEGO
STATE OF NEW YORK

RECORDED IN THE OFFICE OF THE CLERK OF OTSEGO COUNTY, NEW YORK, IN BOOK 146-1, PAGE 9.01
DATE OF RECORDING: APR 2 1992

NOTES:

- 1 SURVEY REFERS TO OTSEGO COUNTY TAX MAP: 125.00 - 1 - PART OF LOT 6
- 2 SURVEY REFERS TO DEED LIBER 648, PAGE 1023 (IN PART)
- 3 BEARINGS REFERENCED TO FILED MAP NO 2791.
- 4 STORM WATER MANAGEMENT BASIN AND TRENCHES DRAINAGE PATHS TO BE PRESERVED. NO CONSTRUCTION TO BE PERFORMED WITHIN 10 FEET OF DESIGNATED AREAS. ACCESS FROM SUBDIVISION DRIVEWAY TO GRANTED BY OWNER OF PARCEL NE1.

DEED RESTRICTIONS

- 1. Premises to be used for one single family residential dwelling architecturally conforming to homes existing in the Index - Cooperstown area. No unconventional or eccentric designs or modifications. No retail or repair shops, manufacturing, junk yards, trailers, camping trailers, mobile or double wide homes. Construction must be completed within 18 months from issuance of building permit.
- 2. Forest practices and/or agricultural use of land permitted.
- 3. Rights-of-way for common use of driveway with the right to maintain or improve driveway and water drainage system associated with it.
- 4. All housing will be set back 150 feet from lands actively used for agriculture and 100 feet from center line of 60 foot shared drive.
- 5. All construction on Lot 5 shall be restricted to the southern one-half of the lot.
- 6. No future subdivision of Lots 1 - 5. No future subdivision of lot 6 except to separate wooded western one-half from eastern one-half.
- 7. The western one-half of Lot 6 shall remain forested with trees removed only when necessary for road building, marketing of mature trees and culling of dead and poorly shaped or spaced trees. In all cases a forested appearance shall be maintained with no dwelling units permitted.

36 V.S.A. § 241, Chapter 2 of the Laws of 1989, § 2 OF THE N.Y.S. EDUCATION LAW

VILLAGE VIEW SUBDIVISION		
BELONGING TO		
LOUIS J AND JEAN M. DOBBS		
RESIDENCE		
R. W. FELLNER		
10 BOYD ST COOPERSTOWN, N.Y. 13326		
GREENGLASS ROAD		
TOWN OF HARTWICK,	OTSEGO COUNTY,	NEW YORK
BRIAN F CARSO		SCALE
REGISTERED LAND SURVEYOR		1" = 100'
<i>Brian F. Carso</i> 3/20/92		DATE:
COPIES		MAY 1991


NOTES:

- 1 SURVEY REFERS TO OTSEGO COUNTY TAX MAP: 145.00-1 - PART OF LOTS 21
- 2- SURVEY REFERS TO DEED LIBER 648, PAGE 1023 (IN PART)
- 3 BEARINGS REFERENCED TO FILED MAP NO 2791.
- 4 STORM WATER MANAGEMENT BASIN AND TOWN WATER DRAINAGE PATH THESE ARE RESERVED. NO CONSTRUCTION TO BE PERFORMED WITHIN 10 FEET OF DESIGNATED AREAS. ACCESS FROM SUBDIVISION DRIVEWAY TO GRANTED BY OWNER OF PARCEL NE1.

DEED RESTRICTIONS

- 1. Premises to be used for one single family residential dwelling architecturally conforming to homes existing in the Index - Cooperstown area. No unconventional or eccentric designs or modifications. No retail or repair shops, manufacturing, junk yards, trailers, camping trailers, mobile or double wide homes. Construction must be completed within 18 months from issuance of building permit.
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REVISIONS MUST COMPLY WITH SEC. 1209, § 1209.2 OF THE N.Y.S. EDUCATION LAW

VILLAGE VIEW SUBDIVISION	
BELONGING TO	
LOUIS J. AND JEAN M. DOBBS	
SUBDIVIDER	
R. W. FELLNER	
NO. 504 OF COOPERSTOWN, N.Y. 13326	
GREENGLASS ROAD	
TOWN OF HARTWICK,	OTSEGO COUNTY,
NEW YORK	NEW YORK
BRIAN F. CARSCO	SCALE
REGISTERED LAND SURVEYOR	1" = 100'
	DATE:
DOBBS	MAY 14 - 1981