

ZONING

400 Attachment 3

Village of Woodridge Schedule A [Added 10-1-2018 by L.L. No. 2-2018]

1.00 Acre Proposed Village of Woodridge Annexation Parcel: Lands of Green Maple Estates LLC

ALL that tract or parcel of land situate in the Town of Fallsburg, County of Sullivan and State of New York, intended to be the same premises as described in a deed from Shloime Weiss to Green Maple Estates LLC, dated July 7, 2017, recorded in the Sullivan County Clerk's Office as Instrument No. 2017-5062, more particularly bound and described as follows:

BEGINNING at a point on the approximate northwesterly bounds of Dairyland Road (County Road No. 158) at the most easterly corner of lands described in a deed to Green Maple Estates LLC recorded as Instrument No. 2015-118, said point being North 57 degrees 14 minutes 18 seconds West 1.84 feet from a 5/8-inch diameter iron rod found, and running thence from said point of beginning along the bounds of said lands of Green Maple Estates LLC described in Instrument No. 2015-118, being the existing Village of Woodridge Line, North 57 degrees 14 minutes 18 seconds West 334.53 feet to a 5/8-inch diameter iron rod found at a corner of said lands described in Instrument No. 2015-118 on the southeasterly bounds of lands described in a deed to 70 Maple Estates LLC recorded as Instrument No. 2014-5947, the last mentioned iron rod being North 34 degrees 21 minutes 42 seconds East 26.00 feet, as measured along the southeasterly bounds of said lands of 70 Maple Estates LLC, from the most southerly corner of said lands of 70 Maple Estates LLC;

thence running along the southeasterly bounds of said lands of 70 Maple Estates LLC, North 34 degrees 21 minutes 42 seconds East 127.42 feet, running through a 1/2-inch diameter iron rod found 3.62 feet from the terminus of this course, to a point in a stonewall at the most easterly corner of said lands of 70 Maple Estates LLC on the southwesterly bounds of lands described in a deed to Woodridge Maple Estates, LLC recorded as Instrument No. 2017-452, the last mentioned point being South 56 degrees 48 minutes 46 seconds East 185.76 feet, as measured along the southwesterly bounds of said lands of Woodridge Maple Estates, LLC and generally along said stonewall for most of this course, from a railroad spike found flush with the ground on the southeasterly bounds of Maple Avenue South (Town Road No. 16) at the most westerly corner of said lands of Woodridge Maple Estates, LLC;

thence running along the southwesterly bounds of said lands of Woodridge Maple Estates, LLC and generally along said stonewall, South 56 degrees 48 minutes 46 seconds East 236.16 feet to a point in said stonewall at the most southerly corner of said lands of Woodridge Maple Estates, LLC at the most westerly corner of lands of A. N. G. Realty Corp. (See Deed Liber 658, Page 264);

thence running along the southwesterly bounds of said lands of A. N. G. Realty Corp., running generally along or near said stonewall for a portion of the way, crossing a small creek, South 55 degrees 40 minutes 28 seconds East 64.85 feet and South 62 degrees 28 minutes 44 seconds East 58.99 feet to a point on the approximate northwesterly bounds of said Dairyland Road at the most southerly corner of said lands of A. N. G. Realty Corp., the last mentioned point being North 62 degrees 28 minutes 44 seconds West 0.68 feet from a square concrete highway monument found;

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thence running along the approximate northwesterly bounds of said Dairyland Road, being the approximate northwesterly bounds of R.O.W. Parcel No. 158-2-A(R1) as designated on R.O.W. Map No. 158-2-A(R1) on file in the Sullivan County Department of Public Works, South 45 degrees 18 minutes 16 seconds West 132.39 feet to the point of beginning, containing 1.00 acre of land.

SUBJECT to highway use/dedication of record and all easements of record.

BEARINGS are as the magnetic needle pointed in September of 2015.

PREPARED by Anthony F. Siciliano, Licensed Land Surveyor, on April 5, 2018.