

ZONING

400 Attachment 4

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

27.39 Acre Parcel to be Annexed Into the Village of Woodridge

ALL that tract or parcel of land situate in the Town of Fallsburg, County of Sullivan and State of New York, intended to be a portion of the first described parcel of land in a deed from Charles Shapiro, Walter Shapiro and Nancy Miskin to Charles Shapiro and Walter Shapiro, dated January 13, 1993, recorded in the Sullivan County Clerk's Office in Land Records Liber 1644 at Page 679, more particularly bound and described as follows:

BEGINNING at a point along the westerly bounds of Glen Wild Road (County Road No. 57) and running thence from said point of beginning North 51 degrees 29 minutes 38.83 seconds West 704.37 feet to a point in a stone wall at the southeasterly bounds of Lot No. 102 as designated on a map entitled "Property Acquired from J. & S. Yonkers for Home Developments, Inc.," prepared by Alexander Schrier, Professional Engineer & Land Surveyor, dated March 1946, filed in the Sullivan County Clerk's Office April 30, 1946, in Sullivan County Map Book No. 7 at Pages 69-71;

thence running along the southeasterly bounds of said Lot 102 for a portion of the way running to and along the southeasterly bounds of Lot 103 as designated on said Home Developments filed map for portions of the way, running along the southeasterly bounds of said lands described in deeds to Michael Vatch and Sharl Vatch record as Instrument No. 2012-4581 for portions of the way, running near sections of stone row and stonewall for portions of the way, South 30 degrees 16 minutes 45 seconds West 141.88 feet to a point on the southeasterly bounds of said Lot 103 and the southeasterly bounds of said lands of Vatch;

thence running along the southeasterly bounds of said Lot 103 for a portion of the way, running to and along the southeasterly bounds of Lots 104 through 107 as designated on said Home Developments filed map for portions of the way, running along the southeasterly bounds of said lands of Vatch for a portion of the way, running to and along the southeasterly bounds of lands described in deeds to Mordechai Isahakis and Susan Isahakis recorded in Land Records Liber 2880 at Page 141, Mendel Huss recorded in Land Records Liber 3078 at Page 182 and Steve Zakhemim recorded in Land Records Liber 3151 at Page 622 for portions of the way, running through a 5/8 inch diameter iron rod found at 16.60 feet and generally along a stonewall, South 30 degrees 46 minutes 45 seconds West 585.40 feet to a point in the last mentioned stonewall on the southeasterly bounds of said lands of Zakheim.

thence running along the southeasterly bounds of said lands of Zakheim, running generally along said stonewall for most of the way, South 31 degrees 50 minutes 45 seconds West 203.20 feet and South 29 degrees 56 minutes 45 seconds West 320.61 feet to a point at the most southerly corner of said lands of Zakheim on the northeasterly bounds of lands described in a deed to Skwere Mosdos Inc. recorded as Instrument No. 2012-5796.

thence running along the bounds of said lands of Skwere Mosdos Inc., South 47 degrees 28 minutes 43 seconds East 776.10 feet, North 07 degrees 04 minutes 17 seconds East 200.00 feet and South 54

WOODRIDGE CODE

degrees 52 minutes 43 seconds East 560.14 feet to a point on the assumed westerly bounds of said Glen Wild Road on the northeasterly bounds of said lands of Skwere Mosdos Inc.;

thence running along the westerly bounds of said Glen Wild Road the following four courses and distances:

1. North 05 degrees 25 minutes 57 seconds East 95.56 feet, running along the assumed bounds, running through a 5/8-inch diameter capped iron rod found at 4.30 feet,
2. North 05 degrees 24 minutes 28 seconds East 1025.38 feet, running along the westly bounds of R.O.W. Parcel No. 57-18-B as designated on R.O.W. Map No. 57-18-A-B,
3. North 08 degrees 14 minutes 56 seconds East 114.24 feet, running along the westerly bounds of R.O.W. Parcel No. 57-18-B as designated on R.O.W. Map No. 57-18-A-B,
4. North 12 degrees 38 minutes 17 seconds East 58.06 feet, running along the assumed bounds;

To the point of beginning, containing 27.39 acres of lands.

SUBJECT to two easements for County Road No. 57 designated as Easement Parcel E-57-18-A and E57-18-B on Easement Map No. E-57-18-A-B.

SUBJECT to any rights others may have to a 0.009 acre parcel quitclaimed to Skwere Mosdoes, Inc., being the second described parcel in Deed Liber 1166 at Page 318.

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

Bearings are as the magnetic needle point in May 2012.

Prepared by Michael G. Rielly, PE of Rielly Engineering DPC on March 16, 2018, and based on a "Survey Map of a 36.86 Acre Parcel of Land to be Conveyed to MBR Partners LLC" and legal descriptions dated February 22, 2017, as prepared by Anthony F. Siciliano LS PC.