

ZONING

400 Attachment 5

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

8.26 Acre Parcel To Be Conveyed To MBR Partners LLC

ALL that tract or parcel of land situate near Woodridge in the Town of Fallsburg, County of Sullivan and State of New York, intended to be a portion of the second described parcel of land in a deed from Charles Shapiro, Walter Shapiro and Nancy Mishkin to Charles Shapiro and Walter Shapiro, dated January 13, J 993, 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 3/4-inch diameter iron rod found on the assumed easterly bounds of Glen Wild Road (County Road No. 57) at the southwesterly corner of lands described in a deed to Peter Nathan Klein recorded in Land Records Liber 3243 at Page 679, and running thence from said point of beginning along the southwesterly bounds of said lands of Klein for a portion of the way, running to and along the southwesterly bounds of lands described in a deed to Incorporated Village of Woodridge recorded in Deed Liber 718 at Page 817, running generally along traces of old wire fence, running through a 5/8-inch diameter iron rod found at 377.87 feet, South 45 degrees 55 minutes 54 seconds East 960.36 feet to a point at the most southerly corner of said lands of Incorporated Village of Woodridge on the northwesterly bounds of lands described in a deed to DLA Enterprises LLC recorded as Instrument No. 2010-53510, the last mentioned point being South 28 degrees 36 minutes 30 seconds West 2152.60 feet, as measured along the northwesterly bounds of said lands of DLA Enterprises LLC, from a 5/8-inch diameter iron rod found at the most northerly corner of said lands of DLA Enterprises LLC;

thence running along the northwesterly bounds of said lands of DLA Enterprises LLC, South 28 degrees 36 minutes 30 seconds West 486.51 feet to a point at the most westerly corner of said lands of DLA Enterprises LLC on the bounds of lands described in a deed to Edimonte Dizenzo recorded in Land Records Liber 2444 at Page 160;

thence running along the bounds of said lands of Dizenzo the following three courses and distances:

- (1) North 47 degrees 28 minutes 43 seconds West 570.83 feet, running near traces of old wire fence,
- (2) North 13 degrees 40 minutes 22 seconds East 302.81 feet, running through a 1/2-inch diameter iron rod found at 6.77 feet, to a 1/2-inch diameter iron rod found, and
- (3) North 53 degrees 39 minutes 10 seconds West 172.20 feet, running through a 5/8-inch diameter iron rod found 10.80 feet from the terminus of this course, to a point on the easterly bounds of said Glen Wild Road at the most northerly corner (after highway taking) of said lands of Dizenzo;

thence running along the easterly bounds of said Glen Wild Road, running along the easterly bounds of R.O. W. Parcel No. 57-18-A as designated on R.O.W. Map No. 57-18-A-B for a portion of the way, running to and along the easterly bounds of R.O.W. Parcel No. 57-19 as designated on R.O.W. Map No. 57-19, North 05 degrees 29 minutes 19 seconds East 239.77 feet;

WOODRIDGE CODE

thence running along the assumed easterly bounds of said Glen Wild Road, North 06 degrees 00 minutes 45 seconds East 74.70 feet to the point of beginning, containing 8.26 acres of land.

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

BEARINGS are as the magnetic needle pointed in May of 2012.

PREPARED by Anthony F. Siciliano, Licensed Land Surveyor, on February 22, 2017.