

Legal Description

The following is intended to more accurately describe a 50' wide right of way described in a deed from Kenneth J. Grey to Brenda J. Masterson, said deed filed in the office of the Dutchess County Clerk as Document 022010 3922 on July 29, 2010, said parcel being in the Town of Dover, Dutchess County, New York:

Beginning at a point on the North line of Lake Ellis Road, said point being the Southeast corner of the herein described parcel and being the Southwest corner of lands now or formerly of Holic; thence along Holic and lands now or formerly of Osborne

N 17° - 40' - 30" E, 222.26 ft. to a point near a steel pin (found); said point being the Southwest corner of lands now or formerly of Lemay; thence along Lemay and lands now or formerly of Berry

N 22° - 14' - 29" E, 197.89 ft. to a point, said point being the Northwest corner of said lands of Berry and the Southwest corner of lands of Wallace; thence along lands of Wallace the following two courses:

N 17° - 06' - 40" E, 133.72 ft. and

N 07° - 49' - 40" E, 162.20 ft. to a point on the Southerly line of lands of the aforementioned Kenneth J. Grey; thence along Grey

N 84° - 28' - 04" W, 50.04 ft. to a point, said point being the Northwest corner of the herein described parcel and being the Northeast corner of lands now or formerly of Yeno; thence along Yeno and lands now or formerly of Annis and now or formerly of Pickering the following four courses:

S 07° - 49' - 40" W, 152.40 ft;

S 17° - 06' - 40" W, 129.66 ft;

S 22° - 14' - 29" W, 199.89 ft. and

S 17° - 40' - 30" W, 206.42 ft. to a point on the Northerly line of Lake Ellis Road;

thence along Lake Ellis Road

S 52° - 41' - 40" E, 53.09 ft. to the point and place of beginning.

Containing 0.81 Acre (35,073 sq. ft.)

Desc 1-50' ROW

Ready for description e/o cul de sac

Legal Description

The following is intended to more accurately describe a 50' easement across lands of Kenneth J. & Patricia A. Grey to lands of Brenda Masterson, including a 15' x 25' area for use as a turn-around, said parcel being currently described in a deed filed in the office of the Dutchess County Clerk as Liber 1979, Page 345, and being in the Town of Dover, Dutchess County, New York:

Beginning at a point on the South line of the lands of Kenneth J. & Patricia A. Grey, said point being N 84° - 43' - 50" W, 80.28 ft. from the Southeast corner of the lands of Grey and also being the Southeast point on a cul-de-sac described in Liber 1979, Page 345; thence through the lands of Grey the following two courses:

N 05° - 15' - 45" W, 107.23 ft. to a point, the Southwest corner of lands now or formerly of Baker, and

N 05° - 52' - 05" E, 235.00 ft. along Baker to a point on the South line of the lands of Brenda Masterson; thence along Masterson N 85° - 22' - 00" W, 65.00 ft. to a point, said point being the Northwest corner of the herein described easement; thence through the lands of Grey the following four courses:

S 05° - 52' - 05" W, 25.01 ft;

S 85° - 22' - 00" E, 15.00 ft;

S 05° - 52' - 05" W, 213.79 ft. and

S 05° - 15' - 45" E, 99.54 ft. to a point, said point being the Southwest point on the cul-de-sac; thence across the easement

S 84° - 28' - 04" E, 50.04 ft. to the point and place of beginning.

Containing 0.40 Acre (17,473 sq. ft.)

Desc 3-Masterson

Description of proposed easement

Legal Description

The following is intended to be an updated description of lands of Kenneth J. Grey and Patricia A. Grey, said parcel being currently described as Parcel "A" in a deed filed in the office of the Dutchess County Clerk as Liber 1436, Page 396, said parcel being in the Town of Dover, Dutchess County, New York: The following more accurately describes this parcel after the deletion of the cul-de-sac:

Beginning at a point on the West line of lands now or formerly of Starr, said point being the Southeast corner of the herein described parcel and the Northeast corner of lands now or formerly of Wallace; thence along Wallace

N 84° - 43' - 50" W, 80.28 ft. to a point on the East line of a 50 ft. right of way - lands of Brenda J. Masterson; thence through the right of way

N 84° - 28' - 04" W, 50.04 ft. to a point, said point being the Northeast corner of lands now or formerly of Yeno; thence along Yeno

N 75° - 13' - 35" W, 135.10 ft. to a point, said point being a corner of lands now or formerly of Leary; thence along Leary

N 08° - 58' - 50" E, 316.93 ft. to a point, said point being the Northwest corner of there herein described parcel and the Southwest corner of lands of Brenda Masterson; thence along Masterson

S 85° - 22' - 00" E, 145.63 ft. to a point, said point being the Northeast corner of the herein described parcel and the Northwest corner of lands now or formerly of Baker; thence along Baker the following two courses:

S 05° - 52' - 05" W, 235.00 ft. and

S 83° - 06' - 05" E, 114.00 ft. to a point on the West line of the aforementioned lands of Starr; thence along Starr

S 13° - 06' - 48" W, 103.16 ft. to the point and place of beginning.

Containing 1.43 Acres (62,239 s.f.)

Desc 2-Grey

Revised description in Grey's deed to include easement

Acknowledgement of Dwy Lane Modification

I am aware of the proposed changes to Dwy Lane (elimination of the cul de sac) and the addition of a 50" easement to extend across the Grey property from the north end of Dwy Lane to the southern border of the Masterson property.

I am in agreement with these modifications.


Brenda J. Masterson

4/12/13
Date

COPY