

LBD10180-03-9

1 THENCE S 69°54'20" E a distance of 249.32' to a point.
2 THENCE N 18°20'40" E a distance of 345.80' to a point.
3 THENCE N 70°03'03" W a distance of 122.01' to a point.
4 THENCE N 19°56'57" E a distance of 40.00' to a point, being N
5 32°50'21" W a distance of 25.82' from the center of the 0.55' diameter
6 steel casing of the United Water production well.
7 THENCE S 70°03'03" E a distance of 40.00' to a point.
8 THENCE S 19°56'57" W a distance of 20.00' to a point.
9 THENCE S 70°03'03" E a distance of 101.46' to a point.
10 THENCE S 18°20'40" W a distance of 385.87' to a point, being N 53°22'
11 W a distance of 33.3' from the center of the west end of the concrete
12 deck of the bridge on River Street over the Wappanening Creek.
13 THENCE N 69°54'20" W a distance of 813.90' to the POINT OF BEGINNING.

PARCEL B

15 COMMENCING at a point in River Street which is 11' northwesterly of
16 the intersection of the centerline of River Street with centerline of
17 Cady Street.

18 THENCE N 18°56'22" E a distance of 20.00' to a point.
19 THENCE S 69°54'20" E a distance of 528.37' to a point.
20 THENCE N 20°15'02" E a distance of 4.56' to a point.
21 THENCE S 69°54'20" E a distance of 2.11' to the TRUE POINT OF BEGIN-
22 NING.

23 THENCE N 33°56'00" E a distance of 381.28' to a point.
24 THENCE S 69°54'20" E a distance of 39.34' to a point.
25 THENCE S 19°56'57" W a distance of 10.00' to a point.
26 THENCE N 69°54'20" W a distance of 31.53' to a point.
27 THENCE S 33°56'00" W a distance of 371.01' to a point.
28 THENCE N 69°54'20" W a distance of 10.29' to the TRUE POINT OF BEGIN-
29 NING.

30 TOGETHER with a 20' wide temporary construction easement over the
31 above described parcel.

32 S 4. The authorization contained in section one of this act shall take
33 effect only upon the condition that the village of Nichols shall include
34 in the terms of the easement conveyed to United Water Owego-Nichols Inc.
35 for public water supply, a restriction prohibiting the construction or
36 maintenance of any building, structure or fixture upon the surface of
37 any of the lands described in section three of this act, except upon
38 that portion thereof described as follows:

39 BEGINNING at a point in River Street which is 11' northwesterly of the
40 intersection of the centerline of River Street with centerline of Cady
41 Street.

42 THENCE S 69°54'20" E, a distance of 813.90' to a point.
43 THENCE N 18°20'40" E, a distance of 385.87' to a point.
44 THENCE N 70°03'03" W, a distance of 101.46' to a point, to the TRUE
45 POINT OF BEGINNING.
46 THENCE S 19°56'57" W, a distance of 20.00' to a point.
47 THENCE N 70°03'03" W, a distance of 40.00' to a point.
48 THENCE N 19°56'57" E, a distance of 40.00' to a point.
49 THENCE S 70°03'03" E, a distance of 40.00' to a point.
50 THENCE S 19°56'57" W, a distance of 20.00' to the TRUE POINT OF BEGIN-
51 NING.

52 Furthermore, such easement by its terms shall provide for the forfei-
53 ture thereof to the village of Nichols upon any violation of such
54 restriction.

1 S 5. The property to be dedicated for park and recreational purposes
2 pursuant to section two of this act are more particularly bound and
3 described as follows:

4 ALL THAT TRACT OR PARCEL OF LAND, situated in the Village of Nichols,
5 County of Tioga and State of New York, bounded and described as follows:

6 COMMENCING at an iron pin set located in the northeast corner of lands
7 new or formerly of Tioga Opportunities Program, Inc.; thence running
8 along the easterly boundary line of said Tioga Opportunities Program,
9 Inc., S 09° 20' 34" W, a distance of 121.00 feet, to a set iron pin;
10 thence, continuing along the same course, S 09° 20' 34" W, a distance of
11 approximately 90.00 feet, more or less, to a point in the northerly
12 property line of lands now or formerly of Jasieionis (Liber 266, Page
13 81); thence running S 76° 03' 06" E, a distance of 48.22 feet, more or
14 less, to a point, said point being the northeast corner of lands now or
15 formerly of the said Jasieionis; thence running N 80° 55' 21" E, a
16 distance of 197.6 feet to a point; thence running in a northeasterly
17 direction, a distance of 155.04 feet, to a point located in the souther-
18 ly boundary line of lands now or formerly of the Village of Nichols;
19 thence running N 76° 35' 53" W, a distance of 346.98 feet, more or less,
20 to the point and place of beginning.

21 SUBJECT to a permanent easement held by the State of New York, rela-
22 tive to a Flood Control Project (Map No. 61, Parcel No. 77, Book 288 at
23 Page 235), beginning at a point in the south bounds of lands now or
24 formerly of the Village of Nichols, recorded in the Tioga County Clerk's
25 Office, said point being located S 76° 35' 53" E, a distance of 57 feet
26 from an iron pin at the southeast corner of said Village property;
27 thence S 76° 35' 53" E, a distance of 18.00 feet, to an iron set in the
28 south line of said Village of Nichols; thence, through the property now
29 or formerly of Ronsvalle, recorded in Book 432 of Deeds at Page 123 in
30 the Tioga County Clerk's Office, S 09° 20' 34" E, a distance of 121.00
31 feet, to an iron set; thence, continuing through the property of said
32 Ronsvalle, N 77° 01' 15" W, a distance of 18.08 feet, to a point; thence
33 N 09° 21' 15" E, a distance of 120.26 feet, to the point or place of
34 beginning; containing 0.05 acre of land, more or less.

35 BEING and intended to be a portion of the lands conveyed to Patricia
36 H. Ronsvalle by warranty deed of Irving H. and Katherine H. Hall, which
37 deed was dated December 24, 1986 and recorded December 29, 1986 in the
38 Tioga County Clerk's Office in Book 432 of Deeds at Page 123. The said
39 Irving H. Hall died January 1, 1990, thereby terminating the life inter-
40 est he held in the above described premises.

41 S 6. In the event that the parklands to be dedicated by the village of
42 Nichols pursuant to this act are not equal to or greater than the fair
43 market value of the parkland to be discontinued, the village of Nichols
44 shall dedicate the difference of the fair market value of the lands to
45 be alienated and the lands to be dedicated for the acquisition of addi-
46 tional parklands and/or for capital improvements to existing park and
47 recreational facilities.

48 S 7. The discontinuance and conveyance of parkland authorized by the
49 provisions of this act shall not occur until the village of Nichols has
50 complied with any federal requirements pertaining to the alienation or
51 conversion of parklands, including satisfying the secretary of interior
52 that the alienation or conversion complies with all conditions which the
53 secretary of interior deems necessary to assure the substitution of
54 other lands shall be equivalent in fair market and recreational useful-
55 ness to the lands being alienated or converted.

56 S 8. This act shall take effect immediately.