

LBD14091-01-4

1 HEREIN DESCRIBED AND BEING 25 FEET FROM A CAPPED IRON PIN SET; RUNNING
2 THENCE ALONG SAID LOT 1 THE FOLLOWING TWO COURSES:
3 S 43 DEGREES 40' 46" W 188.26 FEET PASSING THROUGH SAID IRON PIN SET
4 TO A CAPPED IRON PIN SET;
5 S 58 DEGREES 54' 56" W 552.56 FEET TO A CAPPED IRON PIN SET ON THE
6 EASTERLY BOUNDS OF LANDS OF MAHONEY; RUNNING THENCE ALONG SAID LANDS OF
7 MAHONEY
8 N 12 DEGREES 56' 54" E 363.49 FEET TO A CAPPED IRON PIN AT THE SOUTH-
9 WESTERLY CORNER OF LOT 3; RUNNING THENCE ALONG SAID LOT 3
10 N 56 DEGREES 19' 59" E 618.90 FEET PASSING THROUGH A CAPPED IRON PIN
11 SET TO A POINT IN THE CENTERLINE OF THE AFOREMENTIONED TWISS ROAD;
12 RUNNING THENCE ALONG SAID CENTERLINE OF TWISS ROAD THE FOLLOWING THREE
13 COURSES:
14 S 00 DEGREES 11' 59" W 158.11 FEET;
15 S 05 DEGREES 56' 23" E 80.08 FEET;
16 S 01 DEGREES 34' 02" W 38.15 FEET TO THE POINT AND PLACE OF BEGINNING.
17 CONTAINING 4.020 ACRES OF LAND.

18
19 PARCEL B
20 ALL THAT PIECE OF PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWN
21 OF FORT ANN, COUNTY OF WASHINGTON AND STATE OF NEW YORK, BEING BOUNDED
22 AND DESCRIBED AS FOLLOWS:
23 BEGINNING AT A POINT IN THE CENTER OF TWISS ROAD APPROXIMATELY 290
24 FEET NORTH OF THE INTERSECTION OF SAID TWISS ROAD WITH HADLOCK POND
25 ROAD, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 2 AND THE SOUTH-
26 EASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND BEING 25 FEET FROM A
27 CAPPED IRON PIN SET; RUNNING THENCE ALONG SAID LOT 2
28 S 56 DEGREES 19' 59" W 618.90' PASSING THROUGH SAID IRON PIN SET TO A
29 CAPPED IRON PIN AT THE SOUTHWESTERLY CORNER OF LANDS OF GANNON; RUNNING
30 THENCE ALONG SAID LANDS OF GANNON THE FOLLOWING TWO COURSES:
31 N 12 DEGREES 56' 54" E 420.12' TO A CAPPED IRON PIN AT THE END OF A
32 STONE WALL;
33 N 54 DEGREES 46' 56" W 100.00' ALONG SAID STONE WALL TO A CAPPED IRON
34 PIN SET AT THE SOUTHEASTERLY CORNER OF LOT 4; RUNNING THENCE ALONG SAID
35 LOT 4 THE FOLLOWING TWO COURSES:
36 N 74 DEGREES 54' 06" E 127.80' TO A CAPPED IRON PIN SET;
37 N 24 DEGREES 37' 08" E 308.95' PASSING THROUGH A CAPPED IRON PIN SET
38 TO A POINT IN THE CENTERLINE OF THE AFOREMENTIONED TWISS ROAD; RUNNING
39 THENCE ALONG SAID CENTERLINE OF TWISS ROAD THE FOLLOWING SIX COURSES:
40 S 50 DEGREES 17' 57" E 143.95';
41 S 48 DEGREES 34' 58" E 90.83';
42 S 38 DEGREES 10' 37" E 78.55';
43 S 17 DEGREES 44' 41" E 56.30';
44 S 03 DEGREES 54' 28" E 92.35';
45 S 00 DEGREES 11' 59" W 78.58' TO THE POINT AND PLACE OF BEGINNING.
CONTAINING 4.700 ACRES OF LAND.

46
47 PARCEL C
48 ALL THAT PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWN
49 OF FORT ANN, COUNTY OF WASHINGTON AND STATE OF NEW YORK, BEING BOUNDED
50 AND DESCRIBED AS FOLLOWS:
51 BEGINNING AT A POINT IN THE CENTER OF TWISS ROAD APPROXIMATELY 560
52 FEET EAST OF THE INTERSECTION OF SAID TWISS ROAD WITH BUTTERMILK FALLS
53 ROAD, SAID POINT BEING THE NORTHERLY CORNER OF LOT 3 AND THE EASTERLY
54 CORNER OF THE PARCEL HEREIN DESCRIBED AND BEING 25 FEET FROM A CAPPED
IRON PIN SET; RUNNING THENCE ALONG SAID LOT 3 THE FOLLOWING TWO COURSES:

1 S 24 DEGREES 37' 08" W 308.95' PASSING THROUGH SAID IRON PIN SET TO A
2 CAPPED IRON PIN SET;
3 S 74 DEGREES 54' 06" W 127.80' TO A CAPPED IRON PIN SET ON THE NORTH-
4 ERLY BOUNDS OF LANDS OF GANNON; RUNNING THENCE ALONG SAID LANDS OF
5 GANNON AND THENCE LANDS OF MAHONEY THE FOLLOWING THREE COURSES:
6 N 54 DEGREES 48' 56" W 75.19' TO A CAPPED IRON PIN SET;
7 N 51 DEGREES 51' 16" W 281.11' TO AN IRON PIPE AT THE END OF A STONE
8 WALL;
9 N 10 DEGREES 29' 14" E 429.70' ALONG SAID STONE WALL AND AN EXTENSION
10 THEREOF TO A POINT IN THE CENTERLINE OF THE AFOREMENTIONED TWISS ROAD
11 NEAR ITS INTERSECTION WITH BUTTERMILK FALLS ROAD; RUNNING THENCE ALONG
12 THE CENTERLINE OF TWISS ROAD THE FOLLOWING FOUR COURSES:
13 S 63 DEGREES 04' 54" E 147.27';
14 S 56 DEGREES 31' 04" E 135.66';
15 S 53 DEGREES 26' 03" E 77.33';
16 S 47 DEGREES 24' 35" E 203.53' TO THE POINT AND PLACE OF BEGINNING.
17 CONTAINING 4.730 ACRES OF LAND.

18 PARCEL D

19 ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN
20 THE TOWN OF FORT ANN, COUNTY OF WASHINGTON AND STATE OF NEW YORK
21 COMMENCING AT A POINT IN THE CENTER OF AN EIGHTEEN FOOT WIDE MACADAM
22 SURFACED ROADWAY KNOWN AS THE HADLOCK POND ROAD AND BEING THE NORTHWES-
23 TERLY CORNER OF THOSE PREMISES DESCRIBED IN A DEED FROM JOHN R. FERGUSON
24 AND JOANNE M. FERGUSON TO ROBERT H. QUINLAN AND GLORIA M. QUINLAN
25 DATED SEPTEMBER 15, 1994 AND RECORDED IN THE WASHINGTON COUNTY CLERK'S
26 OFFICE ON OCTOBER 3, 1994 IN BOOK 719 OF DEEDS AT PAGE 221 AND FROM SAID
27 POINT OR PLACE OF BEGINNING ON A COURSE OF NORTH 69 DEGREES 58 MINUTES
28 00 SECONDS EAST TO A POINT ON THE HIGH WATER MARK OF BISHOP BROOK AND
29 BEING THE NORTHEASTERLY CORNER OF THOSE PREMISES OF THE SAID QUINLAN;
30 THENCE IN A GENERALLY NORTHERLY DIRECTION AND ALONG THE HIGH WATER MARK
31 OF BISHOP BROOK AS IT WINDS AND TURNS TO THE NORTHERLY BOUNDARY LINE OF
32 LANDS FORMERLY OF HADLOCK REALTY CORPORATION; THENCE SOUTH 81 DEGREES 35
33 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY LINE TO A POINT BEING THE
34 NORTHEASTERLY CORNER OF A LOT OF LAND HERETOFORE CONVEYED TO LAWRENCE
35 WOOD AND ELIZABETH WOOD BY DEED DATED MAY 26, 1964 AND RECORDED IN WASH-
36 INGTON COUNTY CLERK'S OFFICE JUNE 2, 1964 IN BOOK 393 OF DEEDS AT PAGE
37 255, RUNNING THENCE SOUTH 33 DEGREES WEST ALONG THE EASTERLY LINE OF THE
38 LANDS SO CONVEYED TO SAID LAWRENCE WOOD AND ELIZABETH WOOD TO THE CENTER
39 OF SAID HADLOCK POND ROAD, THENCE ALONG THE CENTER LINE OF HADLOCK ROAD
40 IN A SOUTHERLY DIRECTION TO THE POINT OR PLACE OF BEGINNING.

41 PARCEL E

42 ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWN OF FORT ANN, WASH-
43 INGTON COUNTY, NEW YORK, LOCATED ON THE EASTERLY SIDE OF A TOWN HIGHWAY
44 AT THE NORTHEASTERLY END OF HADLOCK POND, AND WHICH SAID PARCEL IS
45 BOUNDED AND DESCRIBED AS FOLLOWS:
46 BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE EASTERLY EDGE
47 OF THE TRAVELED PORTION OF SAID HIGHWAY WITH A LINE CONNECTING THE
48 NORTHERLY END OF THE EASTERLY AND WESTERLY ABUTMENT OF A BRIDGE CROSSING
49 SAID ROADWAY, UNDER WHICH FLOWS A STREAM ENTERING INTO HADLOCK POND;
50 RUNNING THENCE FROM THE PLACE OF BEGINNING, IN A NORTHERLY DIRECTION,
51 ALONG THE EASTERLY EDGE OF SAID TRAVELED PORTION OF SAID ROADWAY, FOR A
52 DISTANCE OF APPROXIMATELY 283 FEET; THENCE IN AN EASTERLY DIRECTION, ON
53 A LINE WHICH IS PARALLEL TO AND 3 FEET DISTANT, SOUTHERLY, AT RIGHT
54 ANGLES FROM THE CENTER OF TWO PINE TREES, THE FIRST OF WHICH IS LOCATED

1 JUST WEST OF THE ABOVE MENTIONED ROADWAY, THE SECOND BEING LOCATED NEAR
2 THE SHORE OF HADLOCK POND, FOR A DISTANCE OF APPROXIMATELY 80 FEET TO
3 THE CENTER OF THE AFOREMENTIONED STREAM; THENCE SOUTHERLY AND SOUTHWES-
4 TERLY, ALONG THE CENTER LINE OF SAID STREAM, FOR A DISTANCE OF APPROXI-
5 MATELY 480 FEET, MORE OR LESS, TO THE EASTERLY FACE OF SAID BRIDGE ABUT-
6 MENT; THENCE NORTHERLY, ALONG THE EASTERLY FACE OF SAID ABUTMENT TO THE
7 NORTHEAST CORNER OF SAID ABUTMENT; THENCE IN A WESTERLY DIRECTION, ALONG
8 THE NORTHERLY FACE OF SAID ABUTMENT AND CONTINUING IN THE SAME LINE TO
9 THE POINT OF BEGINNING WHICH IS THE EASTERLY EDGE OF THE TRAVELED
10 PORTION OF SAID ROADWAY.

11 S 2. This act shall take effect immediately.