

Appendix A
LANDS TO BE IN THE “NEW HAMLET
MFZ”

DESCRIPTION PREPARED FOR,
BLUESTONE REALTY, LLC, SITUATE,
NEW YORK STATE HIGHWAY ROUTE
U.S. 9W TOWN OF ESOPUS, ULSTER
COUNTY, NEW YORK.

ALL that certain plot, piece or parcel of land, with the improvements erected thereon, situate, lying and being in the Town of Esopus, County of Ulster and the State of New York bounded and described as follows:

BEGINNING at a point on the easterly bounds New York State Highway Route U.S. 9W as defined in deed Liber 1237 at Page 727, said point being the southwesterly comer of lands now or formerly of Raymond Navara, L.3224 ~ P.110 and being the northwesterly comer of the herein described parcel of land;

1) THENCE from the said point of beginning and following the southerly bounds of the said lands of Navara, the following (2) two courses and distances: South 82 degrees 03 minutes 00 seconds East, 242.61 feet to a point;

2) THENCE South 00 degrees 58 minutes 00 seconds East, 6,00 feet to a found pipe at the northwesterly comer of other lands of Navara, L.3423 ~ P.139;

3) THENCE following the westerly bounds of the said lands of Navara, the westerly bounds of lands now or formerly of Randy and Sandra Dunham, L.2959 ~ P.312; and the westerly bounds of lands now or formerly of Fresh Start Homes, Inc., L.2018 ~ P.283, the following (2) two courses and distances: passing through a found pipe on line at the northwesterly comer of the said lands of Dunham at a distance of 300.00 feet, South 03 degrees 20 minutes 00 seconds West, a total distance of 350.00 feet to a found pipe at the northwesterly comer of the said lands of Fresh Start Homes, Inc., L.2018; , P.283;

4) THENCE South 05 degrees 48 minutes 00 seconds West, 100.00 feet to a found pipe on the northerly bounds of Hudson View Terrace a private road and right of way;

5) THENCE along the northerly side of said Hudson View Terrace, North 85 degrees 12 minutes 00 seconds West, 109.70 feet to a point at the southeasterly comer of lands now or formerly of Neftali and Sibbie Lemus, L.3286 ~ P.26;

6) THENCE following the bounds of the said lands of Lemus, the following (2) two courses and distances: North 05 degrees 31 minutes 00 seconds East, 140.00 feet to a point;

7) THENCE North 83 degrees 47 minutes 40 seconds West, 150.00 feet to a point on the easterly side of New York State Highway Route U.S. 9W;

8) THENCE along the easterly side of New York State Route U.S. 9W, North 06 degrees 11 minutes 00 seconds East, 325.60 feet to the point and place of beginning.

CONTAINING 2.203 Acres or less.

ALL bearings in reference to magnetic north.

SUBJECT to utility grants and easements of record, if any.

SUBJECT to a right of way 50.00 feet wide which shall also be reserved by the Grantor, along the northerly and easterly bounds of the above described parcel of land being bounded and described as follows:

BEGINNING at a point on the easterly side of New York State Route U.S. 9W, said point being the northwesterly comer of the above described parcel of land;

1) THENCE following the northerly and easterly bounds of the above described parcel the following (4) four courses and distances: South 82 degrees 03 minutes 00 seconds East, 242.61 feet to a point;

2) THENCE South 00 degrees 58 minutes 00 seconds East, 6.00 feet to a found pipe;

3) THENCE South 03 degrees 20 minutes 00 seconds West, 350.00 feet to a found pipe;

4) THENCE South 05 degrees 48 minutes 00 seconds West, 100.00 feet to a found pipe on the northerly side of Hudson View Terrace a private road and right of way.

5) THENCE following the northerly bounds of Hudson View Terrace, North 85 degrees 12 minutes 00 seconds West, 50.00 feet to a point;

- 6) **THENCE** through the above described parcel of land the following (3) three courses and distances: North 05 degrees 48 minutes 00 seconds East, 97.02 feet to a point;

- 7) **THENCE** North 03 degrees 20 minutes 00 seconds East, 311.53 feet to a point;

- 8) **THENCE** North 82 degrees 03 minutes 00 seconds West, 195.27 feet to a point on the eastely Side of New York State Route U.S. 9W;

- 9) **THENCE** along the easterly side of New York State Route U.S. 9W, North 06 degrees 11 minutes 00 seconds East, 50.02 feet to the point and place of beginning.

"BEING the same premises as conveyed by Angelina R. Sorbello and Frank Sorbello to Richard and Herman Berg by deed dated December 18, 1969 and recorded in the Ulster County Clerk' s on December 18, 1969 in Liber 1237 of deeds at Page 727.