

BLUSTEIN, SHAPIRO, FRANK & BARONE LLP

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ALSO ADMITTED IN PA
ALSO ADMITTED IN NJ*
ALSO ADMITTED IN MA**

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1940 - 2022
ARTHUR SHAPIRO
RETIRED
RITA G. RICH
RETIRED

Please Reply to Monticello Office

October 6, 2022

Town of Neversink Planning Board
Town of Neversink Town Hall
275 Main Street, P.O. box 307
Grahamsville, New York 12740

Re: Keriland Inc. w/ Town of Neversink

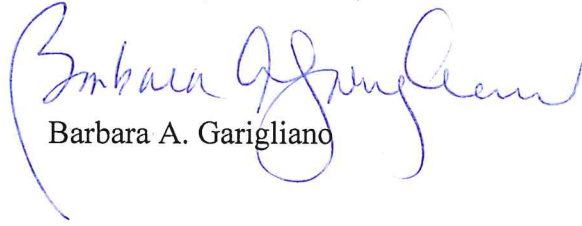
Gentlemen:

This letter accompanies an application by Keriland Inc. to subdivide Neversink Section 8, Block 1, Lot 5 into forty-five (45) lots (including the remainder of the parent parcel and two lots to be owned by a homeowner's association).

Pursuant to the Planning Board's instructions, attached hereto are:

- Two (2) copies of the Application Form
- Twelve (12) copies of a sketch plan (2 sets 24 x 36; 10 sets 11 x 17) consisting of:
 - Subdivision Sketch Plan upon USGS Quadrangle Map;
 - Subdivision in Relation to Entire Tract;
 - Subdivision Sketch Plan;
 - Tentative Layout of the Remaining Tract;
 - Subdivision Sketch Plan Enlarged Illustrative;
 - Subdivision Sketch Plan Enlargement;
 - Soils Plan;
 - Subdivision Sketch Plan North Rendering; and
 - Subdivision Sketch Plan South Rendering
- Owner's Proxy
- Fee computation schedule and required fee
- Narrative from Mark Millsbaugh, P.E. of Sterling Environmental Engineering, P.C.
- Copy of most recent deed to parcel to be subdivided (includes additional land).

Very truly yours,
BLUSTEIN, SHAPIRO, FRANK & BARONE, LLP



Barbara A. Garigliano

BAG/sj

cc: by email only
Jonathan Leitersdorf
A. James Tinson
Nicholas Baran
Robert Gorton
Raymond Del Savio
Sterling Environmental Engineering, P.C./Attn: Mark Millspaugh, P.E.
Creighton Manning Engineering, LLP/Attn: Kenneth Wersted
Continental Placer Inc./Attn: William J. Miller, III
Walter F. Garigliano, Esq.

70329-004v2

APPLICATION FOR REVIEW AND APPROVAL OF SUBDIVISION

To be placed on the Planning Board Agenda, this form must be submitted at least ten (10) days prior to the meeting at which review is being requested.

TITLE (NAME) OF SUBDIVISION

Kerilands

1. OWNER OF RECORD:

Name Keriland Inc.
Address c/o Blustein, Shapiro, Frank & Barone, LLP
449 Broadway, Monticello, New York 12701
Telephone No. (845) 796-1010

2. AGENT FOR OWNER: (Notarized authorization from owner required)

Name See attached.
Address _____
Telephone No. _____

3. SURVEYOR:

Name Packer Associates, Inc., Attn: Gary Packer, P.L.S.
Address 148 Holgate Road
Honesdale, Pennsylvania 18431
Telephone No. (570) 224-4300

4. ENGINEER: (If any)

Name See attached.
Address _____
Telephone No. _____

5. LOCATION OF SUBDIVISION:

Zoning District RC
Street or Road Blue Hill Road
Tax Map No.: Section 8 Block 1 Lot 5

6. HAS THIS PROPERTY BEEN PREVIOUSLY SUBIDIVIDED? YES NO

7. If so, when? _____

8. Is parcel now proposed to be subdivided part of a subdivision created since 1989?
YES NO

9. Name and date of approved subdivision N/A

10. TRACT AND LOT INFORMATION:

a. Total acreage of parcel to be subdivided 1,610

b. Total number of lots in subdivision (include original lot) 45

c. Number of lots over five (5) acres 45
Total acreage of lots over (5) acres _____

d. Number of lots under five (5) acres 0
Total acreage of lots under five (5) acres _____

e. Other property currently owned by subdivider that is adjoining subdivision under review: Size 1,450 acres Tax Map No. 8.-1-3
64.50 acres 2.-1-14

f. Other property previously owned by subdivider that is adjoining subdivision under review: Size N/A Tax Map No. _____

11. Type of Water Supply: Existing None Proposed Individual Wells

12. Type and Size of Sewer System: Existing None
Proposed: On-Site Septic Systems

13. Type of Subdivision: Single Family Multiple _____ Other _____
If other, state in detail type of proposed use _____
With Homeowner's Association owned organic farm and facilities.

14. Roads, Rights-of-Way, or other Accesses Existing or to be constructed within bounds of the Subdivision Internal roads shown on sketch plan

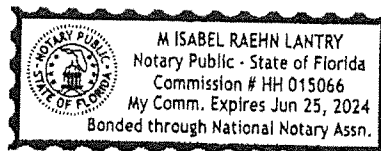
15. Is the property located within an Agricultural District containing a farm operation or on property with boundaries within 500 feet of a farm operation located within an Agricultural District: YES NO
(If YES, an Agricultural Data Statement be submitted)

SIGNATURE: Steven C. Heetland
Owner/Agent (Specify)
Steven C. Heetland

NOTARIZATION:

Sworn to before me this 6th day
of October 2022

M Isabel RaeHN Lantry
Notary Public



Keriland Inc. w/ Town of Neversink
Application for Subdivision

2. AGENT FOR OWNER:

Blustein, Shapiro, Frank & Barone, LLP
449 Broadway
Monticello, New York 12701
(845) 796-1010
Attn: Barbara A. Garigliano, Esq. and Michael Blustein, Esq.

Sterling Environmental Engineering, P.C.
24 Wade Road
Latham, New York 12110
(518) 456-4900
Attn: Mark Millsbaugh, P.E.

Hart Howerton
10 East 40th Street
New York, New York 10016
(212) 683-5631
Attn: A. James Tinson, AIA and Nicholas Baran, PLA

Packer Associates, Inc.
148 Holgate Road
Honesdale, Pennsylvania 18431
(570) 224-4300
Attn: Gary Packer, P.L.S. and Michael Packer, P.L.S.

Walter F. Garigliano, Esq.
449 Broadway
Monticello, New York 12701
(845) 796-1010

4. ENGINEER:

Sterling Environmental Engineering, P.C.
24 Wade Road
Latham, New York 12110
(518) 456-4900
Attn: Mark Millspaugh, P.E.

Creighton Manning Engineering, LLP
2 Winners Circle, Suite 201
Albany, New York 12205
(518) 446-0396
Attn: Christopher Geroux

Continental Placer Inc.
2 Winners Circle
Albany, New York 12205
(518) 458-9203
Attn: William J. Miller, III, Senior Hydrogeologist, Director of Environmental Services

Owner's Proxy

TO: Town of Neversink Planning Board
RE: Owner's Proxy

The undersigned, Steven C. Heetland of Keriland Inc., owner of premises located on Blue Hill Road in the Town of Neversink and shown on the Town of Neversink tax map as Section 8, Block 1, Lot 5 hereby authorize the following to appear as my Agent in all proceedings relating to subdivision of the aforementioned parcel:

Blustein, Shapiro, Frank & Barone, LLP
449 Broadway
Monticello, New York 12701
(845) 796-1010
Attn: Barbara A. Garigliano, Esq. and Michael Blustein, Esq.

Sterling Environmental Engineering, P.C.
24 Wade Road
Latham, New York 12110
(518) 456-4900
Attn: Mark Millspaugh, P.E.

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10 East 40th Street
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Attn: A. James Tinson, AIA and Nicholas Baran, PLA

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(570) 224-4300
Attn: Gary Packer, P.L.S. and Michael Packer, P.L.S.

Walter F. Garigliano, Esq.
449 Broadway
Monticello, New York 12701
(845) 796-1010

Dated: October 6, 2022

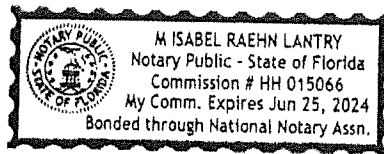
Keriland Inc.

Steven C. Heetland
By: Steven C. Heetland

Sworn to before me this
6th day of October, 2022

M Isabel RaeHN Lantry
Notary Public

70329-003v2



Owner's Proxy

TO: Town of Neversink Planning Board
RE: Owner's Proxy

The undersigned, Steven C. Heetland of Keriland Inc., owner of premises located on Blue Hill Road in the Town of Neversink and shown on the Town of Neversink tax map as Section 8, Block 1, Lot 5 hereby authorize the following to appear as my Agent in all proceedings relating to subdivision of the aforementioned parcel:

Blustein, Shapiro, Frank & Barone, LLP
449 Broadway
Monticello, New York 12701
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Attn: Barbara A. Garigliano, Esq. and Michael Blustein, Esq.

Sterling Environmental Engineering, P.C.
24 Wade Road
Latham, New York 12110
(518) 456-4900
Attn: Mark Millspaugh, P.E.

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10 East 40th Street
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148 Holgate Road
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Walter F. Garigliano, Esq.
449 Broadway
Monticello, New York 12701
(845) 796-1010

Dated: October 6, 2022

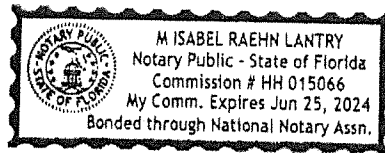
Keriland Inc.

Steven C. Heetland
By: Steven C. Heetland

Sworn to before me this
6th day of October, 2022

M Isabel RaeHN Lantry
Notary Public

70329-003v2





**KERILAND SUBDIVISION
8.-1-5 (1,610 ACRES)
TOWN OF NEVERSINK, SULLIVAN COUNTY**

SKETCH PLAN SUBMITTAL

Introduction:

Keriland, Inc. owns three tracts of land totaling approximately 3,150 acres located north of Blue Hill Road and south of Pole Road in the Town of Neversink, New York which is the subject of a subdivision proposal to create 45 separate tax parcels. Forty-four (44) parcels will be created north of Blue Hill Road as indicated on the Sketch Plan occupying approximately 389 acres. Two (2) of the parcels will be conveyed to a Homeowner's Association with forty-two (42) lots available for residential development. The balance of the parent parcel will be designated as Lot 45. The attached Sketch Plan satisfies the requirements of Section 41-9 of the Town Code.

Sketch Plan:

The proposed subdivision is classified as a Major Subdivision. The Sketch Plan indicates the location of the proposed lots within the entire parent parcel. Existing conditions and land uses are also indicated.

Owner: Keriland, Inc.
5401 S. Kirkman Road, Suite 650
Orlando, FL 32819
(407) 351-6006
Contact: Steven C. Heetland

Planner: Hart Howerton
10 East 40th Street, 39th Floor
New York, New York 10016
(212) 683-5631
Contact: Nicholas Baran

Surveyor: Packer Associates, Inc.
148 Holgate Road
Honesdale, PA 18431
(570) 224-4300
Contact: Michael Packer, PLS

Engineer: Sterling Environmental Engineering, P.C.
24 Wade Road
Latham, New York 12110
(518) 456-4900
Contact: Mark P. Millspaugh, P.E.

"Serving our clients and the environment since 1993"

Description:

The subdivision shall feature amenities for homeowners including an approximately twenty-five (25) acre farm with support buildings and a clubhouse facility, each located on separate lots to be transferred to a Homeowner's Association. A total of forty-four (44) building lots with a five- (5) acre minimum lot size will be situated on either side of proposed new roads on the north side of Blue Hill Road which will be constructed to Town road standards and which will be dedicated to the Town upon completion.

Utilities:

Electric service will be provided by Central Hudson Gas & Electric (CHG&E). Each lot will have a private drinking water well in accordance with New York State Department of Health requirements.

Each parcel will be served with an individual onsite septic system which will be designed in accordance with NYSDOH requirements. Further, as the area to be developed is within the New York City Watershed, approval of the wastewater systems is needed by the New York City Department of Environmental Protection (NYCDEP).

The entire 389 acre area to be developed is within the New York City Watershed. Accordingly, all ground disturbance activity will be subject to the requirements of a Stormwater Pollution Prevention Plan (SWPPP) approved by the NYCDEP and NYSDEC.

DEED OF CORRECTION

Small NYSDT U. Form 940-200 - Sample and Use Deed with Correction of the Grantor's Name - Individual or Corporation. (Not a deed)
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 29th day of August, nineteen hundred and eighty-eight BETWEEN KERILAND INC., a New York corporation, 124 East Colonial Drive, Orlando, Florida 32802,

LIBER 1362 PAGE 692

party of the first part, and KERILAND INC., a New York corporation, c/o Schnader, Harrison, Segal & Lewis, 330 Madison Avenue, New York, New York 10017,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Sullivan, State of New York, as described on Exhibit "A" attached hereto, together with any and all other property currently owned by the party of the first part being within the County of Sullivan, State of New York.

This deed is to correct the address of KERILAND INC., a New York corporation set forth in a certain deed between Grenada, N.Y. (Grantor) and Keriland, Inc. (Grantee) dated March 31, 1988, and recorded on May 17, 1988, in the Sullivan County Clerk's Office in Liber 1344, page 433.

RECEIVED

\$ EXEMPT

DEC 14 1988

REAL ESTATE
TRANSFER TAX
SULLIVAN COUNTY

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

KERILAND INC., a New York corporation

By: Allan D. Goodridge
Allan D. Goodridge, Secretary

EXHIBIT "A"

ALL that tract, piece or parcel of land, situate in the Town of Neversink, County of Sullivan and State of New York, bounded and described as follows:

BEGINNING at a point in the center of Willowemoc Road which is a common corner between lands of the State of New York, the lands being described herein and the lands formerly of Freeman and now or formerly of Kessler and Dahl; running thence (1) along the last mentioned lands South $48^{\circ} 18' 54''$ East 201.52 feet to a common corner of the lands being described herein and the lands now or formerly of Kessler and Dahl; thence (2) along the said last mentioned lands the following two courses and distances:

- a) North $46^{\circ} 11' 28''$ East 145 feet and
- b) North $48^{\circ} 18' 54''$ West 202.61 feet to lands of the

State of New York and Willowemoc Road; thence (3) along said last mentioned lands North $52^{\circ} 03' 00''$ East 423.72 feet to lands now or formerly of Krum; thence (4) along last mentioned lands South $48^{\circ} 46' 01''$ East 2624.80 feet to lands formerly of Blue Ridge Hunting Club, Inc., thence (5) along said lands formerly of Blue Ridge Hunting Club, Inc. North $42^{\circ} 20' 43''$ East 459.36 feet to a pile of stones, thence (6) along said lands of Krum and lands now or formerly of Baker North $42^{\circ} 24' 12''$ East 1422.03 feet to a pile of stones; thence (7) still along said lands of Baker North $41^{\circ} 25' 33''$ East 328.48 feet to a pile of stones at a corner;

DEPT 1362 PAGE 684

thence (8) still along said lands of Baker North 47° 07' 36" West 2402.16 feet to a pile of rocks on the Old Pole Road in the line of lands of the State of New York; thence (9) along the said road and said lands of the State of New York the following six courses and distances:

- a) North 61° 43' 00" East 495.80 feet;
- b) North 56° 03' 00" East 231.00 feet;
- c) North 66° 03' 00" East 330.00 feet;
- d) North 80° 03' 00" East 297.66 feet;
- e) North 65° 03' 00" East 438.24 feet and
- f) South 84° 42' 00" East 104.94 feet to a corner; thence

(10) still along lands of the State of New York South 47° 19' 56" East 407.88 feet to a point in the Center of Willowemoc Road;

thence (11) along the same the following courses and distances:

- a) North 70° 58' 28" West 189.36 feet;
- b) North 86° 31' 12" West 148.27 feet;
- c) South 81° 20' 21" West 348.18 feet to the Northwesterly

corner of lands now or formerly of Casson; thence (12) along said last mentioned lands the following course and distances:

- a) South 47° 49' 56" East 1699.50 feet and
- b) North 41° 36' 24" East 441.54 feet to a point thence

(13) 41° 33' 39" East 1010.45 feet to a pile of stones in the Old Pole Road and lands of the State of New York; thence (14) along

the same the following courses and distances:

- a) South 79° 53' 22" East 449.17 feet;
- b) South 73° 41' 00" East 434.00 feet;
- c) South 70° 05' 00" East 198.00 feet;
- d) South 75° 50' 00" East 66.00 feet;
- e) South 88° 05' 00" East 170.94 feet;
- f) South 81° 20' 00" East 97.68 feet;
- g) South 73° 25' 00" East 114.18 feet;
- h) South 60° 15' 00" East 198.00 feet;
- i) South 56° 20' 00" East 165.00 feet;
- j) South 69° 05' 00" East 85.80 feet;
- k) South 85° 15' 00" East 112.86 feet;
- l) South 62° 05' 00" East 221.10 feet to the county line



Michael Packer, PLS
Packer Associates, Inc.
148 Holgate Road
Honesdale, Pa. 18431

WER1362 PAGE 685

Phone - (570) 224-4300
Fax - (570) 224-6534

of the County of Ulster; thence (15) along the same South 47° 27' 37" East 798.33 feet to an iron pipe; thence (16) South 67° 51' 03" West 86.60 feet; thence (17) South 49° 17' 34" East 889.08 feet to a pile of stones in the Northwest corner of lands now or formerly of Round Pond Club, Inc. thence (18) along lands of said Club South 28° 20' 03" West 1678.96 feet to a pile of stones and a wire fence and a common corner between said last mentioned lands the lands herein being described and lands now or formerly of Demy; thence (19) Along the said last mentioned lands the following courses and distances:

- a) South 42° 56' 07" West 1108.80 feet;
- b) South 19° 54' 38" West 1026.50 feet;
- c) South 42° 56' 07" West 660.00 feet; to the northerly

line of lands now or formerly of Jackson; thence (20) along the same North 50° 20' 57" West 1318.07 feet to a corner; thence (21) still along the same 42° 32' 22" West 511.96 feet to a point; thence (22) South 2° 06' 08" West 200 feet to a point; thence (23) South 53° 21' 13" East 2117.40 feet to the center of Blue Hill Road; thence (24) along the same the following courses and distances:

- a) South 27° 53' 45" West 259.73 feet to a point; thence
- b) South 17° 12' 34" West 408.88 feet to a point; thence
- c) South 27° 18' 33" West 66.81 feet to a point; thence
- d) South 38° 45' 43" West 37.61 feet to a point; thence
- e) South 43° 38' 11" West 65.08 feet to a point; thence
- f) South 60° 22' 10" West 33.94 feet to a point; thence
- g) South 60° 22' 10" West 66.00 feet to a point; thence
- h) South 59° 03' 52" West 96.19 feet to a point; thence
- i) South 29° 13' 27" West 70.56 feet to a point; thence
- j) South 13° 47' 15" West 76.53 feet to a point; thence
- k) South 3° 24' 51" West 165.72 feet to a point; thence
- l) South 2° 28' 29" West 307.10 feet to a point; thence
- m) South 24° 24' 44" West 180.01 feet to a point; thence

LIBER 1362 PAGE 680

- n) South 28° 43' 40" West 177.28 feet to a point; thence
- o) South 49° 49' 01" West 209.35 feet to a point; thence
- p) South 49° 35' 24" West 311.26 feet to a point; thence
- q) South 52° 06' 02" West 98.96 feet to a point; thence
- r) South 57° 50' 02" West 505.23 feet to a point; thence
- s) South 61° 15' 12" West 359.01 feet to a point; thence
- t) South 53° 07' 48" West 200.00 feet to a point; thence
- u) South 43° 39' 02" West 326.41 feet to a point; thence
- v) South 46° 07' 38" West 407.89 feet to a point; thence
- w) South 37° 26' 03" West 174.01 feet to a point; thence
- x) South 27° 28' 50" West 83.13 feet to lands now or

formerly of Ohnemus and thence; (25) along lands now or formerly of Ohnemus the following courses and distances:

- a) North 67° 56' 25" West 389.64 feet to a point; thence
- b) South 19° 04' 46" West 355.02 feet to a point; thence
- c) South 19° 19' 15" West 325.94 feet to a point; thence
- d) South 54° 32' 23" East 463.60 feet to Blue Hill Road

thence (26) along the Center of Blue Hill Road the following courses and distances:

- a) South 16° 32' 49" West 154.92 feet to a point; thence
- b) South 24° 45' 45" West 310.25 feet to a point; thence
- c) South 33° 56' 48" West 569.64 feet to a point; thence
- d) South 11° 28' 18" East 911.79 feet to lands now or

formerly of Schoenberg; thence (27) along lands now or formerly of Schoenberg, the following courses and distances:

- a) North 54° 03' 58" West 2,080 feet to a point; thence
- b) North 10° 26' 36" West 500 feet to a stone heap;
thence
- c) North 53° 29' 41" West 1735.30 feet to a stone heap;
thence
- d) South 9° 09' 50" West 1665.06 feet to a stone heap;
thence
- e) North 79° 48' 28" West 1304.74 feet to a stone heap;
thence
- f) South 13° 37' 52" West 989.98 feet to lands now or

formerly of Big Bend Corp. thence (28) along lands now or formerly of Big Bend Corp. North 78° 06' 12" West 1339.80 feet to the Center of Hunter Road; thence (29) along the same the following courses and distances:

- a) North 35° 40' 04" West 562.53 feet to a point; thence
- b) North 56° 08' 56" West 98.74 feet to a point; thence
- c) North 73° 44' 23" West 125 feet to a point; thence
- d) North 54° 14' 46" West 462.09 feet to a point; thence
- e) North 59° 03' 01" West 111.44 feet to lands now or

formerly of Trevorah; thence (30) along lands now or formerly of Trevorah, the following courses and distances:

- a) North 28° 46' 36" East 700 feet to a point; thence
- b) North 60° 42' 06" West 499.41 feet to a point; thence
- c) North 57° 29' 43" West 200.05 feet to a stone heap; thence
- d) South 28° 46' 36" West 725.33 feet to Hunter Road and

thence; (31) crossing Hunter Road South 36° 00' 19" West 943.80 feet to a point; thence (32) North 53° 59' 41" West 1596.37 feet to lands now or formerly of Tucci; thence (33) along lands now or formerly of Tucci, the following courses and distances:

- a) North 58° 53' 16" East 185.18 feet to a point; thence
- b) North 19° 32' 29" West 260 feet to a point; thence
- c) North 55° 05' 13" West 100 feet to a point; thence
- d) South 29° 10' 48" West 303 feet to the northerly

side of Hunter Road; thence (34) along the northerly side of Hunter Road North 51° 28' 56" West 147.44 feet to lands now or formerly of Schnall and thence (35) along lands now or formerly of Schnall the following courses and distances:

- a) North 23° 00' East 389.40 feet to a point; thence
- b) North 33° 30' 00" East 551.10 feet to a point; thence
- c) North 23° 00' 00" East 825 feet to a point; thence
- d) North 57° 30' East 508.20 feet to a point thence
- e) South 55° 56' 13" East 504.13 feet to a point; thence
- f) North 38° 05' 36" East 522.06 feet to a point; thence
- g) North 49° 00' 37" West 3342.31 feet to a point; thence
- h) South 40° 10' 35" West 2185.33 feet to a point; thence
- i) North 47° 28' 06" West 1108.80 feet to a point; thence
- j) South 36° 43' West 239 feet to the center of Hunter

Road; thence (36) along the center of Hunter Road the following courses and distances:

NEEP 1362 FILE 698

- a) North 70° 08' 08" West 472.88 feet to a point; thence
- b) North 76° 28' 15" West 95.92 feet to a point; thence
- c) South 64° 00' 02" West 186.15 feet to a point; thence
- d) South 65° 37' 12" West 141.79 feet to a point; thence
- e) South 69° 38' 43" West 45.97 feet to a point; thence
- f) North 52° 11' 24" West 26.21 feet to a point; thence
- g) North 50° 51' 11" West 80.64 feet to a point; thence
- h) North 26° 04' 16" West 108.99 feet to a point; thence
- i) North 12° 26' 40" West 210.35 feet to a point; thence
- j) North 26° 19' 39" West 256.89 feet to lands now or

formerly of Kuttner; thence (37) along lands now or formerly of Kuttner, the following courses and distances:

- a) North 36° 29' 04" East 469.69 feet to a point; thence
- b) North 36° 43' East 198.04 feet to a point; thence
- c) North 26° 34' West 165 feet to a point; thence
- d) North 48° 04' West 567.60 feet to a point; thence
- e) North 64° 04' 00" West 792 feet to a point; thence
- f) North 46° 19' 00" West 198 feet to a point; thence
- g) North 25° 44' 27" West 1248.21 feet to a point; thence
- h) South 62° 48' 26" West 462 feet to lands now or

formerly of Turner, thence (38) along lands now or formerly of Turner North 25 degrees 58' 25" West 950.40 feet to lands now or formerly of Haddon; thence (39) along lands now or formerly of Haddon, North 11 degrees 39' 19" West 933.30 feet to the center of Willowemoc Creek; thence (40) along the same, the following courses and distances:

- a) North 48° 47' 22" East 112.55 feet to a point; thence
- b) North 70° 54' 19" East 34.33 feet to a point; thence
- c) North 81° 57' 12" East 50.44 feet to a point; thence
- d) North 89° 22' 41" East 118.85 feet to a point; thence
- e) North 83° 23' 27" East 202.79 feet to lands now or

formerly of Willowemoc Campsites; thence (41) along lands now or formerly of Willowemoc Campsites, South 25 degrees 04' 09" East 775 feet to the center of Willowemoc Road; thence (42) still along the same the following courses and distances:

- a) North 66° 38' 30" East 93.67 feet to a point; thence
- b) North 66° 18' 25" East 381.78 feet to a point; thence
- c) North 73° 31' 07" East 430.87 feet to a point; thence
- d) North 82 degrees 26' 42" East 175.93 feet to lands now

or formerly of Stewart and thence (45) along lands now or formerly of Stewart, South 25 degrees 04' 09" East 1311.30 feet; thence (44) South 79 degrees 34' 56" East 280.50 feet; thence (45) North 24 degrees 45' 43" West 950.04 feet; thence (46) South 87 degrees 38' 19" East 258.09 feet; thence (47) North 50 degrees 02' 39" East 303.19 feet; thence (48) South 70 degrees 23' 41" East 392.82 West to a monument; thence (49) North 63 degrees 43' 12" East 261.27 feet to a monument; thence (50) South 25 degrees 04' 09" East 1171.93 feet; thence (51) North 88 degrees 42' 34" East 466.65 feet; thence (52) South 25 degrees 04' 09" East 462.00 feet; thence (53) North 64 degrees 55' 51" East 442.20 feet; thence (54) North 70 degrees 54' 03" East 1231.38 feet to a point in the center of Willowenoc Road; thence (55) along the same the following courses and distances:

- a) North 79 degrees 38' 15" East 177.90 feet,
- b) South 84 degrees 30' 59" East 125.57 feet,
- c) South 79 degrees 39' 30" East 139.26 feet,
- d) North 82 degrees 06' 01" East 211.00 feet,
- e) North 71 degrees 44' 53" East 98.98 feet,
- f) North 85 degrees 17' 32" East 85.29 feet,
- g) North 90 degrees 00' 00" East 78.00 feet,
- h) South 82 degrees 56' 52" East 97.74 feet,
- i) South 90 degrees 00' 00" East 180.00 feet,
- j) North 82 degrees 05' 34" East 181.75 feet,
- k) North 79 degrees 41' 42" East 167.71 feet,
- l) North 74 degrees 50' 19" East 160.59 feet,
- m) North 79 degrees 42' 48" East 47.43 feet; thence (56)

North 21 degrees 41' 03" West 841.30 feet; thence (57) North 64

DEEDS 1362 PAGE 690

degrees 22' 29" East 2881.56 feet; thence (58) South 24' 59' 18"
East 1337.98 feet to a point in the center of said Willowemoc
Road; thence (59) along the same the following course and
distances:

- a) South 82' 57' 00" East 198.00 feet
- b) North 75' 03' 00" East 697.86 feet to a corner of lands

now or formerly of Seeno; thence (60) along the said last
mentioned lands the following courses and distances:

- a) South 25' 30' 53" East 394.98 feet,
- b) North 70' 02' 10" East 620.40 feet,
- c) North 25' 30' 53" West 396.78 feet to a point in the

center of Willowemoc Road; thence (61) along the same the
following courses and distances:

- a) North 67' 52' 30" East 66.48 feet,
- b) North 51' 33' 00" East 330.00 feet and
- c) North 41' 33' 00" East 308.89 feet to the point or

place of beginning.

TOGETHER WITH:

DEED 1362 JUL 691

ALL THAT TRACT, PIECE OR PARCEL OF LAND situate in the Town of Heversink, County of Sullivan, and State of New York, being part of Lots 185 and 186 in Great Lot Five of the Hardenburgh Patent, bounded and described as follows:

BEGINNING at a point in the center of the Claryville-Willowemoc Road said point being 25 feet generally northerly of an iron pipe driven in the ground, said point also being the generally northeasterly corner of premises now or formerly of Baker, and running thence S 48° -23'-16" E 2334.97 feet to an iron pipe driven in the ground on the line of lands now owned by Nehold, Inc.; thence along the line of Nehold, Inc. S 42° -24'-12" W 1222.32 feet to a pile of stones with a 12 inch beech marked: "496"; thence along Nehold, Inc. S 42° -20'-43" W 459.36 feet to a common corner of Nehold, Inc.; thence N 48° -46'-01" W 2624.80 feet to the center of said Claryville-Willowemoc Road; thence N 52° -03'-00" E 73.60 feet to center of a culvert; thence S 46° -22'-51" E 110.00 feet along the bounds of lands of Rinkey Dink; thence continuing along the land of Rinkey Dink N 52° -34'-08" E 123.00 feet; thence likewise continuing along the lands of Rinkey Dink N 40° -06'-00" W 110.00 feet to the center of said road; thence along said road the following course and distances: (1) N 52° -03'-00" E 10.79 feet; (2) N 59° -21'-38" E 105.11 feet; (3) N 63° -03'-38" E 102.64 feet; (4) N 66° -26'-18" E 72.55 feet; (5) N 63° -44'-59" E 81.39

1362 PAGE 692

feet; (6) N 60° -17'-03" E 46.30 feet; (7) N 53° -01'-20" E
141.31 feet; (8) N 52° -45'-54" E 156.09 feet; (9) N 50° -55'-26"
E 255.00 feet; (10) N 52° -49'-26" E 155.00 feet; (11) N 31°
-43'-34" E 164.85 feet; (12) N 45° -49'-19" E 164.66 feet; and
(13) N 51° -26'-11" E 81.68 feet to the point or place of
beginning, containing 94.10 acres of land as surveyed by Robert
Jost & Associates, New City, New York, Licensed Surveyor, License
#23037, November 7, 1972.

STATE OF NEW YORK, COUNTY OF

§§:

On the _____ day of _____ 19____, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF *New York* §§:

On the *29th* day of August, 1988, before me personally came *Allan D. Goodridge*, to me known, who, being by me duly sworn, did depose and say that he resides at No. 336 Central Park West, New York, New York 10025; that he is the Secretary of KERILAND INC.

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation; and that he signed his name thereto by like order.

Bernice Sticher
Notary Public

BERNICE STICHER
Notary Public, State of New York
No. 432603
Qualified in New York County
Commission Expires September 30, 1989

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. _____

KERILAND INC.
TO
KERILAND INC.

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by
**CHICAGO TITLE
INSURANCE COMPANY**

STATE OF NEW YORK, COUNTY OF

§§:

On the _____ day of _____ 19____, before me personally came

LIBER 1962 PAGE 693

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

§§:

On the _____ day of _____ 19____, before me personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. _____

that he knows _____

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

SECTION

BLOCK

LOT

COUNTY OR TOWN

Recorded at Request of
CHICAGO TITLE INSURANCE COMPANY

Return by Mail to

Schnader, Harrison, Segal & Lewis
1600 Market Street, Suite 3600
Philadelphia, Pennsylvania 19103
Attention: Laura Gitlin, Esquire
Zip No. _____

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

REC'D SEC 14 PM 1:50
SULLIVAN COUNTY CLERK

STATE OF NEW YORK
SULLIVAN COUNTY

RECORDED ON THE _____ DAY
OF _____ 1988 AT _____
O'CLOCK IN THE _____
OF _____ AT PAGE _____
AND EXAMINED

CLERK