

# Carney Rhinevault

6 Main Street, Hyde Park, NY 12538

NYS Land Surveyor since 1975 phone 845-229-8225 e-mail [CarneyTatiana@yahoo.com](mailto:CarneyTatiana@yahoo.com)

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## Lot A

All that tract or parcel of land situate at 228 Mahoney Road, Town of Marlborough, County of Ulster, State of New York, bounded and described as follows:

Beginning at the northwest corner of lands herein described, which is also the intersection of Gabriety Road and the line between the Town of Lloyd on the north and the Town of Marlborough on the south. Thence along said town line and stone wall, which is also the south line of lands of Tara Colon & Eric DeCanio as recorded in the Ulster County Clerk's Office in liber 5317 of deeds, page 291 and the south line of lands of David Dubois (liber 5856, page 119) the following five bearings and distances:

- 1) South 46° 24' 25" East, 629.52 feet
- 2) South 45° 22' 00" East, 180.00 feet
- 3) South 49° 09' 30" East, 190.50 feet
- 4) South 48° 00' 45" East, 235.60 feet
- 5) South 48° 50' 00" East, 280.50 feet to a stone wall intersection

Thence along a stone wall, which is a westerly line of other lands of David Dubois (liber 7027, page 123, South 21° 15' 45" West, 288.75 feet and South 19° 34' 00" West, 372.60 feet to a capped rebar set at a stone wall corner. Thence along the northerly line of Parcel B North 62° 12' 13" West, 1,011.55 feet to another capped rebar set and North 62° 12' 13" West, 25.06 feet.

Thence along the center of said Gabriety Road the following eight bearings and distances:

- 1) North 18° 01' 00" East, 74.00 feet
- 2) North 08° 02' 00" East, 75.50 feet
- 3) North 00° 43' 00" East, 106.00 feet
- 4) North 03° 12' 30" West, 102.00 feet
- 5) North 01° 18' 00" West, 154.00 feet
- 6) North 02° 02' 00" East, 280.00 feet
- 7) North 01° 03' 00" East, 115.50 feet
- 8) North 01° 13' 20" West, 262.00 feet to the point of beginning

Containing 22.38 acres.

Excepting and reserving lands to be dedicated to the Town of Marlborough for highway purposes bounded and described as follows:

Beginning at the northwest corner of the above-described Parcel A. Thence along the line between the Town of Lloyd on the north and the Town of Marlborough on the south, South 46° 24' 25" East, 35.24 feet. Thence along the east boundary of Gabriety Road the following eight bearings and distances:

- 1) South 01° 13' 20" East, 237.66 feet

- 2) South 01° 03' 00" West, 116.21 feet
- 3) South 02° 02' 00" West, 279.49 feet
- 4) South 01° 18' 00" East, 152.86 feet
- 5) South 03° 12' 30" East, 102.44 feet
- 6) South 00° 43' 00" West, 108.46 feet
- 7) South 08° 02' 00" West, 79.28 feet
- 8) South 18° 01' 00" West, 77.48 feet to a capped rebar set

Thence along the north line of Parcel B North 62° 12' 13" West, 25.06 feet. Thence along the centerline of said Gabriety Road the following eight bearings and distances:

- 1) North 18° 01' 00" East, 74.00 feet
- 2) North 08° 02' 00" East, 75.50 feet
- 3) North 00° 43' 00" East, 106.00 feet
- 4) North 03° 12' 30" West, 102.00 feet
- 5) North 01° 18' 00" West, 154.00 feet
- 6) North 02° 02' 00" East, 280.00 feet
- 7) North 01° 03' 00" East, 115.50 feet
- 8) North 01° 13' 20" West, 262.00 feet to the point of beginning

Containing 0.67 acre of land.

### **Lot B**

All that tract or parcel of land situate in the Town of Marlborough, Ulster County, New York State bounded and described as follows:

Beginning at a point in the center of Mahoney Road in the westerly line of lands of John DiMeglio as recorded in the Ulster County Clerk's Office in liber 2332 of deeds, page 192.

Thence along the center of said Mahoney Road the following fifteen bearings and distances:

- 1) North 12° 32' 00" West, 29.00 feet
- 2) North 02° 09' 00" West, 83.00 feet
- 3) North 06° 31' 00" West, 70.00 feet
- 4) North 17° 35' 00" West, 41.00 feet
- 5) North 36° 05' 00" West, 61.00 feet
- 6) North 47° 37' 00" West, 65.00 feet
- 7) North 51° 02' 00" West, 183.00 feet
- 8) North 53° 00' 00" West, 323.00 feet
- 9) North 51° 14' 00" West, 338.00 feet
- 10) North 46° 00' 55" West, 54.73 feet
- 11) North 32° 22' 30" West, 57.00 feet
- 12) North 16° 12' 00" West, 55.00 feet
- 13) North 08° 00' 00" West, 242.00 feet
- 14) North 09° 42' 00" West, 145.50 feet
- 15) North 18° 32' 10" West, 65.42 feet

Thence along the center of Gabriety Road the following four bearings and distances:

- 1) North 28° 44' 00" East, 127.00 feet
- 2) North 24° 13' 00" East, 255.50 feet
- 3) North 26° 41' 00" East, 231.50 feet
- 4) North 23° 57' 00" East, 91.00 feet

Thence along the southerly line of Parcel A South 62° 12' 13" East, 25.06 feet to a capped rebar set and South 62° 12' 13" East, 1,011.55 feet to another capped rebar set at a stone wall corner.

Thence along a stone wall along the lands of David Dubois (liber 7027, page 123) the following six bearings and distances:

- 1) South 61° 42' 00" East, 131.30 feet
- 2) South 59° 17' 10" East, 108.83 feet
- 3) South 03° 09' 00" East, 66.00 feet
- 4) South 00° 08' 45" West, 84.00 feet
- 5) South 15° 54' 30" West, 32.25 feet
- 6) South 69° 48' 00" East, 160.25 feet to a stone wall corner.

Thence along the west line of lands of David & Jolee Dubois (liber 3456, page 5), lands of Marc & Margarete Cassalina (liber 4500, page 74), and lands of said John DiMeglio the following five bearings and distances:

- 1) South 28° 23' 00" West, 431.00 feet
- 2) South 27° 06' 30" West, 488.50 feet
- 3) South 31° 03' 00" West, 216.50 feet
- 4) South 20° 32' 00" West, 87.00 feet
- 5) South 26° 23' 30" West, 149.68 feet passing through a rebar found in a stone wall to the point of beginning.

Containing 39.40 acres of land.

Excepting and reserving lands to be dedicated to the Town of Marlborough for highway purposes bounded and described as follows:

Beginning at the southeast corner of above-described Parcel B in the center of Mahoney Road. Thence along said center of Mahoney Road the following fifteen bearings and distances:

- 1) North 12° 32' 00" West, 29.00 feet
- 2) North 02° 09' 00" West, 83.00 feet
- 3) North 06° 31' 00" West, 70.00 feet
- 4) North 17° 35' 00" West, 41.00 feet
- 5) North 36° 05' 00" West, 61.00 feet
- 6) North 47° 37' 00" West, 65.00 feet
- 7) North 51° 02' 00" West, 183.00 feet
- 8) North 53° 00' 00" West, 323.00 feet
- 9) North 51° 14' 00" West, 338.00 feet
- 10) North 46° 00' 55" West, 54.73 feet
- 11) North 32° 22' 30" West, 57.00 feet
- 12) North 16° 12' 00" West, 55.00 feet
- 13) North 08° 00' 00" West, 242.00 feet
- 14) North 09° 42' 00" West, 145.50 feet
- 15) North 18° 32' 10" West, 65.42 feet

Thence along the center of Gabriety Road the following four bearings and distances:

- 1) North 28° 44' 00" East, 127.00 feet
- 2) North 24° 13' 00" East, 255.50 feet
- 3) North 26° 41' 00" East, 231.50 feet
- 4) North 23° 57' 00" East, 91.00 feet

Thence along the south boundary of Parcel A South 62° 12' 13" East, 25.06 feet to a capped rebar set. Thence along the east boundary of said Gabriety Road the following four bearings and distances:

- 1) South 23° 57' 00" West, 92.89 feet
- 2) South 26° 41' 00" West, 231.56 feet
- 3) South 24° 13' 00" West, 255.95 feet
- 4) South 28° 44' 00" West, 117.05 feet

Thence along the northerly boundary of Mahoney Road the following fourteen bearings and distances:

- 1) South 18° 32' 10" East, 56.41 feet
- 2) South 09° 42' 00" East, 147.80 feet
- 3) South 08° 00' 00" East, 240.58 feet
- 4) South 16° 12' 00" East, 49.66 feet
- 5) South 32° 22' 30" East, 50.56 feet
- 6) South 46° 00' 55" East, 50.60 feet
- 7) South 51° 14' 00" East, 336.48 feet
- 8) South 53° 00' 00" East, 323.04 feet
- 9) South 51° 02' 00" East, 184.17 feet
- 10) South 47° 37' 00" East, 68.27 feet
- 11) South 36° 05' 00" East, 67.60 feet

12) South  $17^{\circ} 35' 00''$  East, 47.49 feet

13) South  $06^{\circ} 31' 00''$  East, 73.38 feet

14) South  $02^{\circ} 09' 00''$  East, 76.12 feet to a rebar found

Thence along the westerly line of lands of John DiMeglio (liber 2332, page 192) South  $26^{\circ} 23' 30''$  West, 41.38 feet to the point of beginning.

Containing 1.43 acres of land.

### **Lot C**

All that tract or parcel of land situate on Mahoney Road, Town of Marlborough, Ulster County, New York State, bounded and described as follows:

Beginning at the centerline intersection of Mahoney Road and Gabriety Road. Thence along the center said Mahoney Road the following five bearings and distances:

- 1) South 18° 32' 10" East, 65.42 feet
- 2) South 09° 42' 00" East, 145.50 feet
- 3) South 08° 00' 00" East, 242.00 feet
- 4) South 16° 12' 00" East, 55.00 feet
- 5) South 32° 22' 30" East, 57.00 feet

Thence along the northerly line of lands of Allstate Apple Exc. Inc. as recorded in liber 1240 of deeds, page 599 in the Ulster County Clerk's Office North 48° 42' 00" West, 50.00 feet to a capped rebar set, North 48° 42' 00" West, 23.29 feet, and North 48° 42' 00" West 290.71 feet to another capped rebar set. Thence along the easterly line of lands of John & Olena Stockdale (liber 6346, page 119) North 25° 55' 00" East 290.00 feet to another rebar set and North 25° 55' 00" East, 49.86 feet to the point of beginning.

Containing 1.28 acres of land.

Excepting and reserving lands to be dedicated to the Town of Marlborough for highway purposes bounded and described as follows:

Beginning at the centerline intersection of Mahoney Road and Gabriety Road. Thence along the center of Mahoney Road the following five bearings and distances:

- 1) South 18° 32' 10" East, 65.42 feet
- 2) South 09° 42' 00" East, 145.50 feet
- 3) South 08° 00' 00" East, 242.00 feet
- 4) South 16° 12' 00" East, 55.00 feet
- 5) South 32° 22' 30" East, 57.00 feet

Thence along the north line of lands of said Allstate Apple Exc. Inc. North 48° 42' 00" West, 73.29 feet. Thence along the southwest boundary of said Mahoney Road the following four bearings and distances:

- 1) North 16° 12' 00" West, 49.62 feet
- 2) North 08° 00' 00" West, 243.44 feet
- 3) North 09° 42' 00" West, 143.34 feet
- 4) North 18° 32' 10" West, 39.65 feet

Thence along the east line of said lands of Stockdale North 25° 55' 00" East, 33.56 feet to the point of beginning.

Containing 0.28 acres of land.