

21P

1/20

OFFER OF DEDICATION

This Offer of Dedication made this 3rd day of November, 2004, between OL BEACON LLC, a New York Limited Liability Company, having an address at 200 Garden City Plaza, Garden City, New York 11530 (hereinafter "OL BEACON") and the CITY OF BEACON, a municipal corporation organized and existing under the laws of the State of New York having its principal offices located at City Hall, Suite 1, 1 Municipal Plaza, Beacon, New York 12508 (hereinafter the "CITY OF BEACON"),

WHEREAS, OL BEACON is the owner in fee of certain real property located in the City of Beacon, Dutchess County, New York, as shown on a plan of subdivision entitled, "Final Subdivision Plat of Phase 3 of Polo Field Investments", which map is to be filed in the Dutchess County Clerk's Office, and

WHEREAS, application was made for subdivision approval to the Planning Board of the CITY OF BEACON for approval of the subdivision entitled, "Polo Field Investments", located in the City of Beacon, Dutchess County, New York, and

WHEREAS, the CITY OF BEACON Planning Board has heretofore granted the aforesaid subdivision final approval conditioned upon OL BEACON dedicating certain public improvements to the CITY OF BEACON as hereinafter described, and

WHEREAS, the public improvements to be dedicated are shown on a map entitled "Map Showing Proposed Conveyances including Fee Conveyances, Conveyances for Highway Purposes and Conveyances of

FELDMAN-JACOBSON ABSTRACT  
TITLE NO. 04-10-040308  
RF: 201-47

022004 11922 Rec 11/5/04

Easements for various purposes to The City of Beacon, The Town of Fishkill, and Dutchess Junction Fire District from the Polo Field Development", which map is to be filed in the Dutchess County Clerk's Office.

NOW, THEREFORE, OL BEACON does hereby irrevocably offer to dedicate to the CITY OF BEACON the following:

1. All its right, title and interest in and to certain premises shown on the subdivision plan as Riding Ridge Trail, and the following easements, all as more particularly described in Schedule "A" annexed hereto: (a) an easement for drainage and general utility purposes (the "Drainage and General Utility Easement"), (b) two (2) sight line easements over a portion of certain lots within the subdivision (the "Sight Line Easements"), (c) an easement to deposit, store and remove snow (the "Snow Storage Easement"), (d) a water and sewer easement in Fairways Lane, (e) a sewer pumping station at the end of Fairways Lane and (f) a sewer easement to serve Lot 32 (Firehouse Lot).

2. The purpose of the Sight Line Easements is to provide for, keep and maintain clear and unobstructed sight lines and sight distances for traffic safety purposes, including the right to enter upon and inspect, cut, clear, trim, prune, grade, alter and remove all obstructions and impediments in and on the real property described as Sight Line Easements contained in Schedule "A" annexed hereto.

3. OL BEACON hereby covenants that no structures, permanent improvements or any obstructions whatsoever shall be constructed within the easements described in paragraph 1 above,

except approved structures, but nothing shall prevent OL BEACON, its successors and assigns from the full use and enjoyment of said property except as otherwise limited by these easements, provided such use does not interfere with the use for which the easement is irrevocably offered.

4. OL BEACON covenants that it is seized of said premises in fee simple and it has good right to convey the same.

5. At the time of acceptance by the CITY OF BEACON, title to the premises shall be good and marketable and free from all liens and encumbrances except existing rights of public utility companies and the rights of others to use said premises for highway purposes where appropriate, and OL BEACON agrees to furnish at its expense a policy of title insurance in the amount of not less than \$5,000.00.

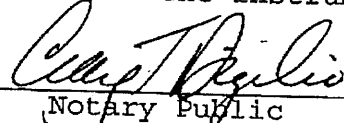
IN WITNESS WHEREOF, OL BEACON has executed this Offer of  
Dedication the day and year first above written.

OL BEACON LLC

By:   
Scott Leyton, Manager

STATE OF NEW YORK )  
 ) ss.:  
COUNTY OF ORANGE )

On the 3<sup>rd</sup> day of November, 2004, before me, the undersigned, a notary public in and for said state, personally appeared SCOTT LEYTON, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

CRAIG T. DIGILIO  
Notary Public, State of New York  
Qualified in Ulster County  
Commission Expires May 31, 2007

Record and Return to:

Gerard Pisanelli, Esq.  
2 Cannon Street  
Poughkeepsie, New York 12601

4596-43938  
10/29/04  
#273913  
Riding Ridge Trail  
& related Easements

File No. 86-246BA  
W.O. No. 12257  
Doc. No. PF07MY9D.doc  
Created: May 24, 1999  
Revised: March 12, 2004  
Printed: March 12, 2004  
Figure No(s.) 2410, 3172, 3301, 3171, 108  
Author: G.J.W.

**SCHEDULE A**  
prepared for  
**Polo Field Investments**  
(Riding Ridge Trail and related Easements)

**RIDING RIDGE TRAIL** ✓

ALL that certain parcel of land situate in the City of Beacon, County of Dutchess and State of New York that is a portion of the lands shown and designated as Parcel A on that certain "Supplemental Subdivision Plat to Polo Field - Map No. 1 ...," which was filed in the Dutchess County Clerk's office on June 26, 1992 as Filed Map No. 8937A, that is bounded and described as follows.

**BEGINNING** at Point Y, which point occupies coordinate position

N 540,045.68 (y)  
E 598,823.35 (x)

of the New York State Coordinate System, East Zone and is a point on the northerly line of Slocum Road where it is met by the line dividing Lot No. 30 shown on said Filed Map No. 8937A, on the east, from said Parcel A on Filed Map No. 8937A, on the west.

**THENCE** from the said point of beginning westerly along the northerly line of Slocum Road on a curve to the left, the center of which bears S54°32'50"W, the central angle of which is 5°05'41", the radius of which is 1,100.00 feet for 97.81 feet to Point Z, which point occupies coordinate position

N 540,122.73 (y)  
E 598,763.15 (x)

FELDMAN-JACOBSON ABSTRACT  
TITLE NO. \_\_\_\_\_  
RF: \_\_\_\_\_

of the New York State Coordinate System, East Zone and is the point on the northerly line of Slocum Road that is the point of beginning of both the Drainage and General Utility Easement and the Second Sight Line Easement hereinafter described. Thence leaving the said northerly line of Slocum Road and running through the said Parcel A on Filed Map No. 8937A the following, first turning about and on a tangent curve to the left, the center of which bears  $N49^{\circ}27'10''E$ , the central angle of which is  $87^{\circ}27'10''$ , the radius of which is 25.00 feet for 38.16 feet, then

N  $52^{\circ}00'00''$  E 101.11 feet

then on a tangent curve to the left, the central angle of which is  $30^{\circ}30'00''$ , the radius of which is 125.00 feet for 66.54 feet, then

N  $21^{\circ}30'00''$  E 100.00 feet

then on a tangent curve to the right, the central angle of which is  $20^{\circ}30'00''$ , the radius of which is 200.00 feet for 71.56 feet, and then

N  $42^{\circ}00'00''$  E 254.29 feet

to Point AA, which point occupies coordinate position

N 540,576.77 (y)

E 599,160.82 (x)

of the New York State Coordinate System, East Zone and which point is the point of beginning of the Snow Storage and Removal Easement hereinafter described. Thence continuing through said Parcel A on Filed Map No. 8937A, first on a tangent curve to the left, the central angle of which is  $70^{\circ}31'44''$ , the radius of which is 25.00 feet for 30.77 feet, then on a curve reversing to the right, the center of which bears  $N61^{\circ}28'16''E$ , the central angle of which is  $250^{\circ}31'44''$ , the radius of which is 50.00 feet for 218.63 feet, then

S  $42^{\circ}00'00''$  W 325.00 feet

then on a tangent curve to the left, the central angle of which is  $20^{\circ}30'00''$ , the radius of which is 150.00 feet for 53.67 feet, and then

S 21°30'00" W 100.00 feet

to a point. Thence still through Parcel A on Filed Map No. 8937A and continuing along the westerly line of the aforementioned Lot No. 30 on said Filed Map No. 8937A, the following, first on a tangent curve to the right, the central angle of which is 30°30'00", the radius of which is 175.00 feet for 93.16 feet, then

S 52°00'00" W 101.11 feet

and then on a tangent curve to the left, the central angle of which is 87°27'10", the radius of which is 25.00 feet for 38.16 feet to the point or place of beginning, containing 0.938 acres, more or less.

### DRAINAGE & GENERAL UTILITY EASEMENT ✓

**TOGETHER WITH** an easement for drainage and general utility purposes over another portion of the said Parcel A on Filed Map No. 8937A that is bounded and described as follows.

**BEGINNING** at the point on the northerly line of Slocum Road where it is met by the westerly line of the parcel (Riding Ridge Trail) hereinabove described that was hereinabove identified as Point Z.

**THENCE** from the said point of beginning westerly along the said northerly line of Slocum Road, first on the curve to the left, the center of which bears S49°27'10"W, the central angle of which is 3°47'10", the radius of which is 1,100.00 feet for 72.69 feet and then

N 44°20'00" W 100.00 feet

to a point. Thence through Parcel A on said Filed Map No. 8937A, first the following courses:

N 45°40'00" E 20.00 feet

S 44°20'00" E 126.93 feet and

S 63°50'00" E 79.75 feet



to a point on the westerly line of the parcel (Riding Ridge Trail) hereinabove described. Thence southerly along the said westerly line of the parcel (Riding Ridge Trail) hereinabove described, first

S 52°00'00" W 27.00 feet

and then on a tangent curve to the right, the central angle of which is 87°27'10", the radius of which is 25.00 feet for 38.16 feet to the point or place of beginning of this easement.

**TOGETHER WITH** two Sight Line Easements that are bounded and described as follows.

**SIGHT LINE EASEMENT 1** ✓

**AN EASEMENT** over a portion of Lot No. 30 on said Filed Map No. 8937A that is designated thereon as "Sight Line Easement" and is bounded and described as follows:

**BEGINNING** at Point Y, hereinabove described, the point on the northerly line of Slocum Road where it is met by the line dividing Lot No. 30 shown on said Filed Map No. 8937A, on the east, from said Parcel A on Filed Map No. 8937A, on the west, which point is the point of beginning of the parcel (Riding Ridge Trail) hereinabove described.

**THENCE** from the said point of beginning northwesterly along the last mentioned division line, first on a curve to the right, the center of which bears N54°32'50" the central angle of which is 87°27'10", the radius of which is 25.00 feet for 38.16 feet and then

N 52°00'00" E 40.81 feet

to a point. Thence southerly through said Lot No. 30 on Filed Map No. 8937A

S 10°00'00" W 91.62 feet

to another point on the northerly line of Slocum Road. Thence westerly along the said northerly line of Slocum Road on a non-tangent curve to the left, the center of which bears S56°30'00"W, the central angle of which is 1°57'10", the radius of which is 1,100.00 feet for 37.49 feet to the point or place of beginning of this easement.

### SIGHT LINE EASEMENT 2

AN EASEMENT over a portion of Parcel A on said Filed Map No. 8937A that is bounded and described as follows.

**BEGINNING** at the point on the northerly line of Slocum Road where it is met by the westerly line of the parcel (Riding Ridge Trail) hereinabove described that was hereinabove identified as Point Z.

**THENCE** from the said point of beginning westerly along the northerly line of Slocum Road on a curve to the left, the center of which bears S49°27'10"W, the central angle of which is 1°57'10", the radius of which is 1,100.00 feet for 37.49 feet. Thence through Parcel A on said Filed Map No. 8937A

S 86°00'00" E 91.62 feet

to a point on the westerly line of the parcel (Riding Ridge Trail) hereinabove described. Thence southerly along the westerly line of the parcel (Riding Ridge Trail) hereinabove described, first

S 52°00'00" W 40.81 feet

and then on a tangent curve to the right, the central angle of which is 87°27'10", the radius of which is 25.00 feet for 38.16 feet to the point or place of beginning of this easement.

### SNOW STORAGE EASEMENT

**TOGETHER WITH** an easement to deposit, store and remove snow on and from another portion of the said Parcel A on Filed Map No. 8937A that is bounded and described as follows:

File U:\86-246BA\Word Descriptions\PF07MY9D.doc  
ments

Riding Ridge Trail and related Ease-

**BEGINNING** at the point within said Parcel A and on the line of the lands hereinabove described (Riding Ridge Trail) that was hereinabove identified as Point AA.

**THENCE** from said Point AA, the point of beginning of this easement, through Parcel A on Filed Map No. 8937A, the following, first

N 48°00'00" W 10.00 feet

then on a non-tangent curve to the left, the center of which bears N48°00'00"W, the central angle of which is 70°31'44", the radius of which is 15.00 feet for 18.46 feet, then on a curve reversing to the right, the center of which bears N61°28'16"E, the central angle of which is 250°31'44", the radius of which is 60.00 feet for 262.35 feet and then

S 42°00'00" W 70.71 feet and  
N 48°00'00" W 10.00 feet

to a point on the easterly line of the parcel (Riding Ridge Trail) hereinabove described. Thence northerly, westerly and southerly still through Parcel A on Filed Map No. 8937A and along the line of the parcel (Riding Ridge Trail) hereinabove described the following, first

N 42°00'00" E 70.71 feet

then on a tangent curve to the left, the central angle of which is 250°31'44", the radius of which is 50.00 feet for 218.63 feet, and then on a curve reversing to the right, the center of which bears S61°28'16"W, the central angle of which is 70°31'44", the radius of which is 25.00 feet for 30.77 feet to the point or place of beginning of this easement.

**N.B.** Reference to the New York Coordinate System, East Zone, hereinabove, is to that system designed for the North American Datum of 1927 and was established from data obtained from the New York State Department of Transportation. Specifically, Points T9 and T10 for Highway Corridor Mapping Contract HC6791 were recovered in good condition and accepted.

Users are referred to that certain "Map showing proposed conveyances .... to The City of Beacon, Town of Fishkill and Dutchess Junction Fire District ...," by Badey

& Watson, Surveying and Engineering, PC, dated February 2, 2004 and intended to be filed in the Dutchess County Clerk's office prior to or simultaneously with the recording of the instrument of which this description is a part. Letter references, such as "Point ZZ", are shown on said map and on the closure(s) annexed to this description.

Prepared by

**BADEY & WATSON**

*Surveying & Engineering, P.C.*

U.S. Route 9

Cold Spring, New York 10516

(845)265-9217(V)

(845)265-4428(F)

### CLOSURE OF RIDING RIDGE TRAIL - FIGURE 2410

1271 540045.6842 598823.3517 POINT\_Y  
     S 54-32-50.3 W 1100.0000  
 CC 280 539407.6508 597927.2974 DELTA= 5-05-40.7 L L= 97.8100  
     N 49-27-09.7 E 1100.0000  
 1270 540122.7342 598763.1537 POINT\_Z  
     N 49-27-09.7 E 25.0000  
 CC 1269 540138.9861 598782.1504 DELTA= 87-27-09.7 L L= 38.1584  
     S 38-00-00.0 E 25.0000  
 1268 540119.2858 598797.5420  
     N 52-00-00.0 E 101.1117  
 1251 540181.5364 598877.2191  
     N 38-00-00.0 W 125.0000  
 CC 1245 540280.0377 598800.2614 DELTA= 30-30-00.0 L L= 66.5407  
     S 68-30-00.0 E 125.0000  
 1252 540234.2251 598916.5636  
     N 21-30-00.0 E 100.0000  
 1253 540327.2668 598953.2137  
     S 68-30-00.0 E 200.0000  
 CC 1248 540253.9666 599139.2972 DELTA= 20-30-00.0 R L= 71.5585  
     N 48-00-00.0 W 200.0000  
 1254 540387.7927 598990.6683  
     N 42-00-00.0 E 254.2893  
 1262 540576.7665 599160.8210 POINT\_AA  
     N 48-00-00.0 W 25.0000  
 CC 1263 540593.4948 599142.2424 DELTA= 70-31-43.6 L L= 30.7740  
     N 61-28-16.4 E 25.0000  
 1264 540605.4348 599164.2068  
     N 61-28-16.4 E 50.0000  
 CC 1243 540629.3148 599208.1357 DELTA=250-31-43.6 R L= 218.6276  
     S 48-00-00.0 E 50.0000  
 1267 540595.8582 599245.2929  
     S 42-00-00.0 W 325.0000  
 1260 540354.3362 599027.8255  
     S 48-00-00.0 E 150.0000  
 CC 1248 540253.9666 599139.2972 DELTA= 20-30-00.0 L L= 53.6689  
     N 68-30-00.0 W 150.0000  
 1259 540308.9418 598999.7346

S 21-30-00.0 W 100.0000  
 1258 540215.9000 598963.0845  
 N 68-30-00.0 W 175.0000  
 CC 1245 540280.0377 598800.2614 DELTA= 30-30-00.0 R L= 93.1569  
 S 38-00-00.0 E 175.0000  
 1257 540142.1358 598908.0021  
 S 52-00-00.0 W 101.1117  
 1273 540079.8853 598828.3250  
 S 38-00-00.0 E 25.0000  
 CC 1272 540060.1850 598843.7166 DELTA= 87-27-09.7 L L= 38.1584  
 S 54-32-50.3 W 25.0000  
 1271 540045.6842 598823.3517 POINT\_Y

AREA= 40838.566 SQ.FT.= 0.93752446 ACRES

**CLOSURE DRAINAGE & GENERAL UTILITY EASEMENT  
 FIGURE 3172**

1270 540122.7342 598763.1537 POINT\_Z  
 S 49-27-09.7 W 1100.0000  
 CC 280 539407.6508 597927.2974 DELTA= 3-47-09.7 L L= 72.6863  
 N 45-40-00.0 E 1100.0000  
 279 540176.3655 598714.1123  
 N 44-20-00.0 W 100.0000  
 2292 540247.8941 598644.2292  
 N 45-40-00.0 E 20.0000  
 2293 540261.8707 598658.5349  
 S 44-20-00.0 E 126.9311  
 2294 540171.0787 598747.2383  
 S 63-50-00.0 E 79.7535  
 2295 540135.9087 598818.8183  
 S 52-00-00.0 W 27.0000  
 1268 540119.2858 598797.5420  
 N 38-00-00.0 W 25.0000  
 CC 1269 540138.9861 598782.1504 DELTA= 87-27-09.7 R L= 38.1584  
 S 49-27-09.7 W 25.0000  
 1270 540122.7342 598763.1537 POINT\_Z

AREA= 4936.548 SQ.FT.= 0.11332755 ACRES

**CLOSURE SIGHT LINE EASEMENT 1 - FIGURE 3301**

1271 540045.6842 598823.3517 POINT\_Y  
   N 54-32-50.3 E    25.0000  
 CC 1272 540060.1850 598843.7166 DELTA= 87-27-09.7 R L=  38.1584  
   N 38-00-00.0 W    25.0000  
 1273 540079.8853 598828.3250  
   N 52-00-00.0 E    40.8068  
 100 540105.0085 598860.4813  
   S 10-00-00.0 W    91.6189  
 160 540014.7815 598844.5718  
   S 56-30-00.0 W   1100.0000  
 CC 280 539407.6508 597927.2974 DELTA= 1-57-09.7 L L=  37.4888  
   N 54-32-50.3 E   1100.0000  
 1271 540045.6842 598823.3517 POINT\_Y

AREA=  1851.349 SQ.FT.=  0.04250112 ACRES

**CLOSURE SIGHT LINE EASEMENT 2 - FIGURE 3171**

1270 540122.7342 598763.1537 POINT\_Z  
   S 49-27-09.7 W   1100.0000  
 CC 280 539407.6508 597927.2974 DELTA= 1-57-09.7 L L=  37.4888  
   N 47-30-00.0 E   1100.0000  
 54 540150.8000 598738.3025  
   S 86-00-00.0 E    91.6189  
 53 540144.4090 598829.6982  
   S 52-00-00.0 W    40.8068  
 1268 540119.2858 598797.5420  
   N 38-00-00.0 W    25.0000  
 CC 1269 540138.9861 598782.1504 DELTA= 87-27-09.7 R L=  38.1584  
   S 49-27-09.7 W    25.0000  
 1270 540122.7342 598763.1537 POINT\_Z

AREA=  1851.349 SQ.FT.=  0.04250113 ACRES

CLOSURE SNOW STORAGE EASEMENT - FIGURE 0108

1262 540576.7665 599160.8210 POINT\_AA  
 N 48-00-00.0 W 10.0000  
 1776 540583.4578 599153.3896  
 N 48-00-00.0 W 15.0000  
 CC 1263 540593.4948 599142.2424 DELTA= 70-31-43.6 L L= 18.4644  
 N 61-28-16.4 E 15.0000  
 1777 540600.6588 599155.4211  
 N 61-28-16.4 E 60.0000  
 CC 1243 540629.3148 599208.1357 DELTA=250-31-43.6 R L= 262.3531  
 S 48-00-00.0 E 60.0000  
 1782 540589.1669 599252.7244  
 S 42-00-00.0 W 70.7107  
 1783 540536.6187 599205.4097  
 N 48-00-00.0 W 10.0000  
 1775 540543.3100 599197.9783  
 N 42-00-00.0 E 70.7107  
 1267 540595.8582 599245.2929  
 N 48-00-00.0 W 50.0000  
 CC 1243 540629.3148 599208.1357 DELTA=250-31-43.6 L L= 218.6276  
 S 61-28-16.4 W 50.0000  
 1264 540605.4348 599164.2068  
 S 61-28-16.4 W 25.0000  
 CC 1263 540593.4948 599142.2424 DELTA= 70-31-43.6 R L= 30.7740  
 S 48-00-00.0 E 25.0000  
 1262 540576.7665 599160.8210 POINT\_AA

AREA= 3358.202 SQ.FT.= 0.07709372 ACRES



File No. 86-246BA  
W.O. No. 12257  
Doc. No. PF09MY9D.lwp  
Created: May 24, 1999  
Revised: March 5, 2004  
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Figure No(s.) 2312, 3231, 3314  
Author: G.J.W.

**SCHEDULE A**  
prepared for  
**Polo Field Investments**  
**(Water and Sewer Easements)**  
**(To be conveyed to The City of Beacon)**

**WATER & SEWER EASEMENT IN FAIRWAYS LANE**

AN EASEMENT for the installation, re-installation, repair and maintenance of sanitary sewers and related fixtures and equipment and water distribution mains, service lines and related fixtures and equipment in and under that certain parcel of land situate in the Town of Fishkill, County of Dutchess and State of New York that is a portion of the lands shown and designated as Parcel B on that certain "Subdivision Plat prepared for Polo Field - Map No. 1 ...," which was filed in the Dutchess County Clerk's office on February 1, 1990 as Map No. 8937 that is bounded and described as follows.

**BEGINNING** at Point BB which point occupies coordinate position

N 540,528.48 (y)  
E 598,316.83 (x)

of the New York State Coordinate System, East Zone and is the point on the westerly line of Slocum Road where it is met by the line dividing Lot No. 22 shown on said Filed Map No. 8937, on the north, from said Parcel B on Filed Map No. 8937, on the south.

**THENCE** from the said point of beginning southerly along the westerly line of Slocum Road, first on a curve to the left, the center of which bears N62°16'54"E, the central angle of which is 16°36'54", the radius of which is 285.00 feet for 82.65 feet and then

S 44°20'00" E 10.52 feet

to a point. Thence leaving the said westerly line of Slocum Road and running through the said Parcel B on Filed Map No. 8937 the following, first turning about and on a tangent curve to the left, the central angle of which is  $82^{\circ}40'00''$ , the radius of which is 25.00 feet for 36.07 feet, then

S  $53^{\circ}00'00''$  W 18.88 feet

then on a tangent curve to the right, the central angle of which is  $50^{\circ}00'00''$ , the radius of which is 175.00 feet for 152.72 feet, then

N  $77^{\circ}00'00''$  W 100.00 feet

then on a tangent curve to the left, the central angle of which is  $31^{\circ}20'00''$ , the radius of which is 125.00 feet for 68.36 feet, then

S  $71^{\circ}40'00''$  W 101.08 feet

then on a tangent curve to the right, the central angle of which is  $9^{\circ}20'00''$ , the radius of which is 550.00 feet for 89.59 feet, then

S  $81^{\circ}00'00''$  W 85.03 feet

then on a tangent curve to the left, the central angle of which is  $70^{\circ}31'44''$ , the radius of which is 25.00 feet for 30.77 feet, and then on a curve reversing to the right, the center of which bears  $N79^{\circ}31'44''W$ , the central angle of which is  $239^{\circ}31'44''$ , the radius of which is 50.00 feet for 209.03 feet to Point HH, which point occupies coordinate position

N 540403.77 (y)

E 597661.22 (x)

of the New York State Coordinate System, East Zone and is the point of beginning of the Sanitary Sewer Pumping Station Easement hereinafter described. Thence still through said Parcel B on Filed Map No. 8937 and continuing along the southerly line of Lot No. 22 on said Filed Map No. 8937 the following, first on the same curve to the right, the center of which now bears  $S20^{\circ}00'00''E$ , the central angle of which is  $11^{\circ}00'00''$ , the radius of which is 50.00 feet for 9.60 feet, then

N 81°00'00" E 155.74 feet

then on a tangent curve to the left, the central angle of which is 9°20'00", the radius of which is 500.00 feet for 81.45 feet, then

N 71°40'00" E 101.08 feet

then on a tangent curve to the right, the central angle of which is 31°20'00", the radius of which is 175.00 feet for 95.70 feet, then

S 77°00'00" E 100.00 feet

then on a tangent curve to the left, the central angle of which is 50°00'00", the radius of which is 125.00 feet for 109.08 feet, then

N 53°00'00" E 19.06 feet

and then on a tangent curve to the left, the central angle of which is 80°43'05", the radius of which is 25.00 feet for 35.22 feet to the point or place of beginning of this easement.

**SEWER PUMPING STATION EASEMENT AT THE END OF FAIRWAYS LANE**

**TOGETHER WITH ANOTHER EASEMENT** for the installation, re-installation, repair and maintenance of a sanitary sewer pump station and related fixtures and equipment on, in and under that certain parcel of land situate in the Town of Fishkill, County of Dutchess and State of New York that is also a portion of the lands shown and designated as Parcel B on that certain "Subdivision Plat prepared for Polo Field - Map No. 1 ...," which was filed in the Dutchess County Clerk's office on February 1, 1990 as Filed Map No. 8937 that is bounded and described as follows.

**BEGINNING** at the point within said Parcel B and on the northerly line of the first easement hereinabove described that was hereinabove identified as Point HH.

**THENCE** from the point of beginning of this easement, through Parcel B on Filed Map No. 8937, the following courses

N 20°00'00" W 135.00 feet  
N 70°00'00" E 30.00 feet  
S 20°00'00" E 95.00 feet  
N 70°00'00" E 15.00 feet and  
S 20°00'00" E 47.81 feet

to another point on the northerly line of the first easement hereinabove described. Thence westerly along the northerly line of the first easement hereinabove described, first

S 81°00'00" W 36.12 feet

and then on a tangent curve to the left, the central angle of which is 11°00'00", the radius of which is 50.00 feet for 9.60 feet to the point or place of beginning of this easement.

**SEWER EASEMENT TO SERVE LOT 32 (FIREHOUSE LOT)**

AN EASEMENT for the installation, re-installation, repair and maintenance of sanitary sewers and related fixtures and equipment in and under that certain parcel of land situate in the Town of Fishkill, County of Dutchess and State of New York that is a portion of the lands shown and designated as Parcel B on that certain "Sub-division Plat prepared for Polo Field - Map No. 1 ...," which was filed in the Dutchess County Clerk's office on February 1, 1990 as Map No. 8937 that is bounded and described as follows.

**BEGINNING** at Point KK, which point occupies coordinate position

N 540,023.38 (y)  
E 598,777.82 (x)

of the New York State Coordinate System, East Zone and is the point on the southerly line of Slocum Road that is distant northwesterly along the said southerly line of Slocum Road the following, first

N 16°10'00" E 228.24 feet

then on a tangent curve to the left, the central angle of which is 42°50'00", the radius of which is 190.00 feet for 142.04 feet, then

File U:\86-246BA\Word Descriptions\PF09MY9D.doc  
Water and Sewer Easements to be conveyed to the City of Beacon

N 26°40'00" W 130.12 feet

and then on a tangent curve to the left, the central angle of which is 9°14'08", the radius of which is 1,050.00 feet for 169.25 feet

from Point M, which point occupies coordinate position

N 539,405.22 (y)

E 598,873.16 (x)

of the New York State Coordinate System, East Zone and is the point where the said southerly line of Slocum Road meets the westerly line of Route 9D, as shown on said Filed Map No. 8937.

**THENCE** from the said point of beginning, through Parcel B on said Filed Map No. 8937, the following courses:

S 24°00'00" W 111.39 feet

S 04°00'00" E 190.68 feet

S 34°00'00" W 390.75 feet and

S 42°10'00" E 139.56 feet

to a point on the westerly line of that portion of said Parcel B which is proposed to be conveyed to the Dutchess Junction Fire District. Thence still through said Parcel B and along the westerly line of the said parcel proposed to be conveyed to the Dutchess Junction Fire District

S 35°00'00" W 30.77 feet

to a point. Thence still through said Parcel B, but no longer along the westerly line of the said parcel proposed to be conveyed to the Dutchess Junction Fire District, the following courses:

N 42°10'00" W 169.90 feet

N 34°00'00" E 403.93 feet

N 04°00'00" W 187.83 feet and

N 24°00'00" E 135.61 feet

to another point on the southerly line of Slocum Road. Thence easterly along the southerly line of Slocum Road on a non-tangent curve to the right, the center of which bears  $S52^{\circ}13'23''W$ , the central angle of which is  $1^{\circ}52'29''$ , the radius of which is 1,050.00 feet for 34.36 feet to the point or place of beginning of this easement.

**N.B.** Reference to the New York Coordinate System, East Zone, hereinabove, is to that system designed for the North American Datum of 1927 and was established from data obtained from the New York State Department of Transportation. Specifically, Points T9 and T10 for Highway Corridor Mapping Contract HC6791 were recovered in good condition and accepted.

Users are referred to that certain "Map showing proposed conveyances .... to The City of Beacon, Town of Fishkill and Dutchess Junction Fire District ...," by Badey & Watson, Surveying and Engineering, PC, dated February 2, 2004 and intended to be filed in the Dutchess County Clerk's office prior to or simultaneously with the recording of the instrument of which this description is a part. Letter references, such as "Point ZZ", are shown on said map and on the closure(s) annexed to this description.

Prepared by  
**BADEY & WATSON**  
*Surveying & Engineering, P.C.*  
U.S. Route 9  
Cold Spring, New York 10516  
(845)265-9217(V)  
(845)265-4428(F)

### CLOSURE SEWER EASEMENT IN FAIRWAYS LANE - FIGURE 2312

457 540528.4790 598316.8330 POINT\_BB  
                                   N 62-16-54.4 E   285.0000  
 CC 277 540661.0392 598569.1281 DELTA= 16-36-54.4 L L= 82.6468  
                                   S 45-40-00.0 W   285.0000  
 294 540461.8722 598365.2715  
                                   S 44-20-00.8 E   10.5171  
 440 540454.3495 598372.6212 POINT\_CC  
                                   S 45-40-00.2 W   25.0000  
 CC 441 540436.8787 598354.7390 DELTA= 82-39-59.6 L L= 36.0700  
                                   N 36-59-59.4 W   25.0000  
 442 540456.8446 598339.6937  
                                   S 52-59-59.9 W   18.8782  
 443 540445.4834 598324.6169  
                                   N 37-00-00.0 W   175.0000  
 CC 431 540585.2446 598219.2993 DELTA= 50-00-00.1 R L= 152.7163  
                                   S 13-00-00.1 W   175.0000  
 444 540414.7299 598179.9328  
                                   N 77-00-00.0 W   100.0000  
 445 540437.2250 598082.4958  
                                   S 12-59-59.9 W   125.0000  
 CC 434 540315.4287 598054.3770 DELTA= 31-19-59.9 L L= 68.3587  
                                   N 18-20-00.0 W   125.0000  
 446 540434.0840 598015.0589  
                                   S 71-40-00.0 W   101.0837  
 448 540402.2887 597919.1059  
                                   N 18-20-00.0 W   550.0000  
 CC 264 540924.3721 597746.1062 DELTA= 9-20-00.0 R L= 89.5936  
                                   S 9-00-00.0 E   550.0000  
 436 540381.1435 597832.1452  
                                   S 81-00-00.0 W   85.0268  
 1014 540367.8424 597748.1652  
                                   S 9-00-00.0 E   25.0000  
 CC 458 540343.1502 597752.0761 DELTA= 70-31-43.6 L L= 30.7740  
                                   N 79-31-43.6 W   25.0000  
 447 540347.6937 597727.4924  
                                   N 79-31-43.6 W   50.0000  
 CC 437 540356.7808 597678.3251 DELTA=239-31-43.7 R L= 209.0283

N 19-59-59.9 W 50.0000  
 466 540403.7654 597661.2241 POINT\_HH  
 S 19-59-59.9 E 50.0000  
 CC 437 540356.7808 597678.3251 DELTA= 10-59-59.9 R L= 9.5993  
 N 9-00-00.0 W 50.0000  
 490 540406.1652 597670.5034  
 N 81-00-00.0 E 155.7375  
 449 540430.5279 597824.3235  
 N 9-00-00.0 W 500.0000  
 CC 264 540924.3721 597746.1062 DELTA= 9-20-00.0 L L= 81.4488  
 S 18-20-00.0 E 500.0000  
 450 540449.7508 597903.3787  
 N 71-40-00.0 E 101.0837  
 465 540481.5462 597999.3316 POINT\_II  
 S 18-20-00.0 E 175.0000  
 CC 434 540315.4287 598054.3770 DELTA= 31-20-00.0 R L= 95.7022  
 N 13-00-00.0 E 175.0000  
 452 540485.9435 598093.7434  
 S 77-00-00.0 E 100.0000  
 453 540463.4484 598191.1804  
 N 13-00-00.1 E 124.9999  
 CC 431 540585.2446 598219.2993 DELTA= 50-00-00.1 L L= 109.0831  
 S 37-00-00.1 E 125.0000  
 454 540485.4152 598294.5262  
 N 52-59-59.5 E 19.0588  
 455 540496.8851 598309.7472  
 N 37-00-00.1 W 25.0000  
 CC 456 540516.8510 598294.7018 DELTA= 80-43-04.6 L L= 35.2199  
 N 62-16-55.3 E 25.0000  
 457 540528.4790 598316.8330 POINT\_BB

AREA= 40943.009 SQ.FT.= 0.93992215 ACRES



**CLOSURE SEWER PUMPING STATION EASEMENT - FIGURE 3231**

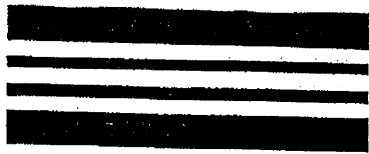
466 540403.7654 597661.2241 POINT\_HH  
 N 20-00-00.0 W 135.0000  
 1078 540530.6239 597615.0514  
 N 70-00-00.0 E 30.0000  
 1079 540540.8845 597643.2422  
 S 20-00-00.0 E 95.0000  
 57 540451.6137 597675.7341  
 N 70-00-00.0 E 15.0000  
 58 540456.7441 597689.8295  
 S 20-00-00.0 E 47.8113  
 59 540411.8161 597706.1819  
 S 81-00-00.0 W 36.1233  
 490 540406.1652 597670.5034  
 S 9-00-00.0 E 50.0000  
 CC 437 540356.7808 597678.3251 DELTA= 10-59-59.9 L L= 9.5993  
 N 19-59-59.9 W 50.0000  
 466 540403.7654 597661.2241 POINT\_HH

AREA= 4807.690 SQ.FT.= 0.11036938 ACRES

**CLOSURE SEWER EASEMENT TO SERVICE LOT 32 -FIREHOUSE LOT  
FIGURE 3314**

1592 540023.3752 598777.8169 POINT\_KK  
 S 24-00-00.0 W 111.3910  
 1593 539921.6145 598732.5101  
 S 4-00-00.0 E 190.6787  
 1594 539731.4003 598745.8111  
 S 34-00-00.0 W 390.7463  
 1595 539407.4570 598527.3086  
 S 42-10-00.0 E 139.5608  
 1596 539304.0151 598620.9943  
 S 35-00-00.0 W 30.7686  
 1587 539278.8110 598603.3462 POINT\_MM  
 N 42-10-00.0 W 169.9040  
 1588 539404.7430 598489.2915  
 N 34-00-00.0 E 403.9253  
 1589 539739.6123 598715.1636  
 N 4-00-00.0 W 187.8287  
 1590 539926.9834 598702.0614  
 N 24-00-00.0 E 135.6101  
 1591 540050.8694 598757.2190  
 S 52-13-23.0 W 1050.0000  
 CC 280 539407.6508 597927.2974 DELTA= 1-52-28.9 R L= 34.3556  
 N 54-05-51.9 E 1050.0000  
 1592 540023.3752 598777.8169 POINT\_KK

AREA= 25947.891 SQ.FT.= 0.59568162 ACRES



DUTCHESS COUNTY CLERK RECORDING PAGE

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GRANTEE: BEACON CITY

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TAX  
DISTRICT: CITY OF BEACON

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*Colette M. Lafuente*

COLETTE M. LAFUENTE  
County Clerk

