

Town of Olive Planning Board Transmittal

Submission date: March 14, 2022

Client Name: OSI with Lynn Lot Line Revisions

Our file # 8570-99

Lot Line Adjustment Application

Letter of Intent

Letter of Agent - Wendy A. & Lawrence R. Lynn

Letter of Agent – Open Space Institute Land Trust, Inc.

Short Form EAF

Copy of Subject deeds:

Deed to Wendy A. & Lawrence R. Lynn

Deed to Open Space Institute Land Trust, Inc.

Stamped & Addressed adjoiner envelopes, 2 Sets attached

10 Sketch maps

1 pdf map forwarded via email

1 pdf copy of complete Application Package forwarded by email

No Check enclosed; the fees to be calculated by the Planning Board

S:\Planning\Town folders\Olive\2022\03 14 2022 PB Transmittal.docx

A NY State Certified Women's Business Enterprise, a US Disadvantaged Business Enterprise
and a NY City Certified Women's Business Enterprise

Member:

National Society of Professional Surveyors -New York State Association of Professional Land Surveyors
American Planning Association-New York Planning Federation
NYS GIS Association

**TOWN OF OLIVE PLANNING BOARD
APPLICATION FOR SUBDIVISION**

P.O. Box 1427
Olivebridge, N.Y. 12461

Date March 14, 2022

Name of Owner Open Space Land Trust, Inc.

Name of Representative Robert K. Anderberg

Address 1350 Broadway, Room 201
New York, NY 10018

Address 1350 Broadway, Room 2901
New York, NY 10018

Phone 212-629-3981

Phone 212-629-3981

Name of Surveyor Brooks & Brooks Land Surveyors, P.C.

Address: 11 Main Street, Highland, NY 12528

Email: pbrooks@bnbpc.biz

Phone: 845-691-7339

Subdivision Name OSI and Wendy & Lawrence Lynn Lot Line Adjustment

Property lies in RC-10, REI, RR-3, V1/2, BH1/2.

Location (Road) Nichols Road at the southerly side High Point Mountain Road Any part in flood hazard area? No Yes

Olive Tax Map # 45.3 Block 1 Lot 25 & 26

Total Area of Property in Acres 203.88 Total Lots 2

A list of names and addresses of abutting land owners is required with the maps. **2 sets of Adjoiner envelopes are attached**

Sketch Plan 3 Maps Required
Preliminary Plan 4 Maps Required
Final Plan 7 Maps Required & Linen

OWNER(S) *Daniel J. Brooks (agent)*
Signature(s)

DATE APPROVED	DATE	Approved by	DATE
Sketch Plan _____	Public Hearing Notice in Paper _____	County Health _____	
Preliminary Plan _____	Public Hearing _____	NYC EPA _____	
Final Plan _____	Other Approved _____	Town Highway Dept. _____	
No. of Lots	Amount per Lot		
_____ X	Application Fee _____ =	_____	
_____ X	Recreation Trust Fund _____ =	_____	
Date Fees Sent to Town Supervisor: _____			
	Application Fee	Trust Fund	

LETTER OF INTENT

TO: Town of Olive Planning Board

RE: Boundary Line Adjustment
Open Space Institute Land Trust, Inc. with Wendy A. & Lawrence R. Lynn

DATE: March 14, 2022

This application involves a boundary line adjustment between lands of Open Space Institute Land Trust, Inc. (OSI) and lands of Wendy A. and Lawrence R. Lynn (Lynn) located on Nichols Road off High Point Mountain Road. Open Space Institute proposes to convey a 3.42 acre parcel of land to Lynn to provide fee access to the end of Nichols Road. Lynn proposes to convey a 29.57 acre parcel of land to OSI which is interior to the existing OSI parcel.

No new lots will be created and no construction is proposed.

The existing acreages and resulting acreages are:

Open Space Institute Land Trust, Inc. SBL 45.3-1-26:
Currently 150.78 acres being increased to 176.92 acres

Wendy A. & Lawrence R. Lynn SBL 45.3-1-25:
Currently 53.10 acres being decreased to 26.96 acres

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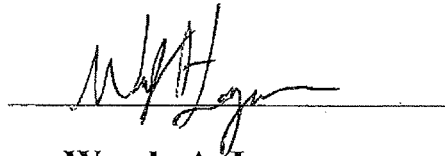
A NY State Certified Women's Business Enterprise, a US Disadvantaged Business Enterprise
and a NY City Certified Women's Business Enterprise
Member:
National Society of Professional Surveyors -New York State Association of Professional Land Surveyors
American Planning Association-New York Planning Federation
NYS GIS Association

LETTER OF AGENT

I, , am the owner of property located on Nichols Road in the Town of Olive having a Tax
Map Designation of Section 45.3, Block 1, Lot 25.

I hereby authorize the firm of Brooks & Brooks Land Surveyors, P.C., to act as my agent to represent my
interest in applying to the Town of Planning Board for this Boundary Line Adjustment application.

Signature:



Print name

Wendy A. Lynn

Date:

1/25/22

Signature:



Print name

Lawrence R. Lynn

Date:

1/25/22

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A NY State Certified Women's Business Enterprise, a US Disadvantaged Business Enterprise
and a NY City Certified Women's Business Enterprise

Member:

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American Planning Association-New York Planning Federation
NYS GIS Association

LETTER OF AGENT

I, Robert K. Anderberg am Senior Vice President and General Counsel of Open Space Institute Land Trust, Inc.

I am an authorized representee of said Land Trust. The Open Space Institute Land Trust owns property located on Nichols Road in the Town of Olive having a Tax Map Designation of Section 45.3, Block 1, Lot 26.

I hereby authorize the firm of Brooks & Brooks Land Surveyors, P.C., to act as our agent to represent Open Space Institute's interest in applying to the Town of Planning Board for this Boundary Line Adjustment application.

Signature: Robert K. Anderberg

Date: January 31, 2022

Print name

Robert K. Anderberg, VP
Open Space Institute, Inc.

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Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Lot Line Adjustment Between Lands of Open Space Institute and Lands of Wendy A. & Lawrence R. Lynn			
Project Location (describe, and attach a location map): 22 Nichols Road off High Point Mountain Road			
Brief Description of Proposed Action: Boundary line adjustment between lands of Open Space Institute Land Trust, Inc. (OSI) and lands of Wendy A. and Lawrence R. Lynn (Lynn) located on Nichols Road off High Point Mountain Road. Open Space Institute proposes to convey a 3.42 acre parcel of land to Lynn to provide fee access to the end of Nichols Road. Lynn proposes to convey a 29.57 acre parcel of land to OSI which is interior to the existing OSI parcel. No new lots will be created and no construction is proposed. Lands of Open Space Institute Land Trust, Inc. SBL 45.3-1-26: Currently 150.78 acres being increased to 176.92 acres Lands of Wendy A. & Lawrence R. Lynn SBL 45.3-1-25: Currently 53.10 acres being decreased to 26.96 acres			
Name of Applicant or Sponsor: Brooks & Brooks Land Surveyors, P.C.		Telephone: 845-691-7339 E-Mail: pbrooks@bnbpc.biz	
Address: 11 Main Street			
City/PO: Highland		State: New York	Zip Code: 12528
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		203.88 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		203.88 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ Not applicable - no new construction proposed	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Existing individual well	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Existing sanitary disposal system	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ In accordance with Army Corps of Engineers mapping, the pond on Lot 1 is eligible for regulation as a Federal Wetland			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Timber Rattlesnake	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Brooks & Brooks Land Surveyors, P.C.</u> Date: <u>March 14, 2022</u> Signature: <u><i>D. Brooks</i></u> Title: <u>Land Surveyor/Agent</u>		

PRINT FORM

Ulster County
Nina Postupack
County Clerk
Kingston, NY 12401



60 2006 00029016

Instrument Number: 2006- 00029016

As

D01 - Deed

Recorded On: November 22, 2006

Parties: DEHATE DELBERT E

To

LYNN WENDY A

Billable Pages: 5

Recorded By: WOODSTOCK

Num Of Pages: 5

Comment:

**** Examined and Charged as Follows: ****

D01 - Deed	40.00	RP5217-75	75.00	Tax Affidavit TP 584	5.00
Recording Charge:	120.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	2,200.00	550,000.00	2061	Basic	0.00
OLIVE				Additional	0.00
				Special Additional Transfer	0.00
					2,200.00
Tax Charge:	2,200.00				

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Ulster County,

File Information:

Document Number: 2006- 00029016

Receipt Number: 485692

Recorded Date/Time: November 22, 2006 02:34:11P WOODSTOCK NY 12498

Book-Vol/Pg: Bk-D VI-4340 Pg-330

Cashier / Station: rsec / Cashier Workstation 2

Record and Return To:

JEFFREY SIEGEL

PO BOX 219

WOODSTOCK NY 12498



Nina Postupack

Nina Postupack Ulster County Clerk

5.
574800

*Bargain & Sale Deed
With Covenant Against Grantor's Acts*

THIS INDENTURE, made the 3rd day of November, 2006,

BETWEEN DELBERT E. DEHATE and CAROL W. DEHATE, 1911 North Sherry Drive, Atlantic Beach, FL 32233, party of the first part, and

WENDY A. LYNN and LAWRENCE R. LYNN, residing at 276 River Road, Grandview, NY 10960, party of the second part, *as husband and wife*

WITNESSETH, that the party of the first part, in consideration of One Dollar (\$1.00), lawful money of the United States, and other good and 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 thereon erected, situate in the

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same premises described in a deed from Jack S. Moorman and Lilot S. Moorman dated November 11, 1998 and recorded in the Ulster County Clerk's Office on November 16, 1998 in Liber 2856 of Deeds at page 61.

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 estates and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises hereto 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

CHECKED

ENTERED

MARKOFF

[Signature]
[Signature]

Woodstock

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.

(RS)

Carol W. DeHate
Delbert E. DeHate

Carol W DeHate
Delbert E. DeHate

STATE OF NEW YORK
COUNTY OF Ulster ss:

On November 3, 2006 before me,
The undersigned, personally appeared

Delbert E. DeHate and Carol W. DeHate

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Valerie L Wack
Notary Public

VALERIE L. WACKS, ESQ.
Notary Public, State of New York
No. 02WA6068779
Qualified in Ulster County
Commission Expires January 14, 2010

Section: 45.3
Block: 1
Lot: 25
Town of: Olive
County of: Ulster
State of: New York

454-U-602
Return by Mail to:

Jeffrey Siegel, Esq.
PO Box 219
Woodstock, NY 12498

SCHEDULE A

All that certain lot or parcel of land, with buildings and appurtenances, situate, lying and being in the Town of Olive, County of Ulster and State of New York, being more particularly bounded and described as follows:

Beginning at a point in the center of a roadway leading from the herein described premises in a easterly direction to the town road commonly known as Nichols Road, said point being opposite an iron rod driven in the ground on the northeasterly side of said road; thence from said point of beginning running the following three (3) courses and distances along the center of said roadway;

- (1) N 27 degrees 29 minutes 21 seconds W for a distance of 36.67 feet;
- (2) N 44 degrees 07 minutes 21 seconds W for a distance of 6.29 feet;
- (3) N 20 degrees 49 minutes 21 seconds W for a distance of 5.54 feet to a point; thence S 74 degrees 25 minutes 16 seconds W along the bounds of lands of Sibyl Golden and passing over a found iron rod on line for a distance of 925.88 feet to a point marked by a found iron rod in a pile of stones by a large maple tree at the end of a stone row; thence N 17 degrees 51 minutes 52 seconds W along lands of said Golden for a distance of 458.27 feet to a point marked by a found stone on end in a pile of stones on a large rock at the end of a stone row; thence N 77 degrees 26 minutes 23 seconds W partially along a stone row and along lands of said Golden for a distance of 273.86 feet to a point marked by a found iron rod; thence N 16 degrees 58 minutes W along lands of said Golden for a distance of 117.68 feet to a point marked by a found iron rod; thence S 80 degrees 30 minutes 35 seconds W along lands of said Golden for a distance of 658.09 feet to a point marked by a found stone on end in a pile of stones on a ledge; thence S 02 degrees 23 minutes 58 seconds W along lands of said Golden for a distance of 1073.81 feet to a point marked by a found marked oak tree with stones around the base; thence S 71 degrees 45 minutes 21 seconds W along the bounds of lands of said Golden for a distance of 682.15 feet to a point marked by a found marked oak tree with stones around the base against the mountain; thence N 01 degrees 24 minutes 03 seconds E along lands of said Golden for a distance of 1495.17 feet to a point marked by a found marked oak tree with stones around the base on a ledge on the bounds of lands of Peter Dechar; thence N 75 degrees 57 minutes 18 seconds E along the bounds of lands of said Dechar for a distance of 766.45 feet to a point marked by a found pile of stones at the foot of a ledge; thence N 75 degrees 46 minutes 44 seconds E along lands of said Dechar for

of Gregory De Sanna; thence S 01 degrees 54 minutes 13 seconds W along the bounds of said De Sanna for a distance of 310.97 feet to a point marked by a found pile of stones; thence N 74 degrees 42 minutes 24 seconds E along the bounds of lands of said De Sanna for a distance of 1232.43 feet to a point marked by found iron rod in a pile of stones, being the the northwesterly corner of lands of Patricia Barco; thence S 19 degrees 23 minutes 47 seconds E along the bounds of lands of said Braco for a distance of 735.18 feet to a point marked by a found iron rod on the bounds of lands of Vladimir Zbinovsky; thence N 84 degrees 45 minutes 21 seconds W along lands of said Zbinovsky for a distance of 104.94 feet to a point marked by a found iron rod; thence S 71 degrees 23 minutes 31 seconds W along lands of said Zbinovsky for a distance of 57.99 feet to a point marked by an iron rod driven in the ground; thence S 23 degrees 50 minutes 39 seconds W along lands of said Zbinovsky and passing over an iron rod set on line for a distance of 203.65 feet to the point and place of beginning.

Containing 53.432 acres of land.

Bearings are with reference to magnetic north.

Also granting a right of way 50.00 feet in width, to be used in common with others, said right of way runs 50.00 feet northerly from and parallel to the southerly line of lands of the aforementioned Vladimir Zbinovsky as described in a deed recorded in the Ulster County Clerk's Office in Book of Deeds, liber 1274 at page 314 and runs in an easterly direction from the above described premises to the town road commonly known as Nichols Road.

Subject to any rights of way or easements as the same may appear of record.

The above described premises being the same as conveyed Robert Von Maluski, Ray E. Knippen, Derek W. Povey and Robert J. Fournier to Jack S. and Lilot S. Moorman by deed dated July 13, 1968 and recorded in the Ulster County Clerk's Office in Book of Deeds, liber 1215 at page 10 and the remaining lands conveyed Robert Von Maluski, Ray E. Knippen, Derek W. Povey and Robert J. Fournier to Jack S. and Lilot S. Moorman by deed dated July 13, 1968 and recorded in the Ulster County Clerk's Office in Book of Deeds, liber 1215 at page 12.

The above description was prepared from a survey made by Bruce A. La Monda, L.L.S. in 1998.



4715-1-25
ULSTER COUNTY – STATE OF NEW YORK
NINA POSTUPACK, COUNTY CLERK
244 FAIR STREET, KINGSTON, NEW YORK 12401

COUNTY CLERK'S RECORDING PAGE

*****THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH*****



BOOK/PAGE: 6520 / 115
 INSTRUMENT #: 2019-15598

Receipt#: 20191742937
 Clerk: SMM
 Rec Date: 11/20/2019 12:03:45 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 9
 Rec'd Frm: RMF ABSTRACT CORP

Party1: GOLDEN SIBYL R BY EXS
 Party2: OPEN SPACE INSTITUTE LAND TRUST
 INC
 Town: OLIVE

Recording:

Cover Page	5.00
Recording Fee	50.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 205.00

Transfer Tax
 Transfer Tax - State 3000.00

Sub Total: 3000.00

Total: 3205.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 1962
 Transfer Tax
 Consideration: 750000.00

Transfer Tax - State 3000.00

Total: 3000.00

Record and Return To:

RMF ABSTRACT CORP
 19 SUNCLIFF DR
 TARRYTOWN NY 10591

WARNING***

*** Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316-a (5) & 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.

Nina Postupack
 Nina Postupack
 Ulster County Clerk

7
40

THIS INDENTURE, made the 06 day of November, 2019,

BETWEEN PAMELA P. GOLDEN, residing at 11850 E. Mesquite Grove Court, Tucson, AZ 85749, STEVEN H. GOLDEN, residing at 13 Robandy Road, Andover, MA 01810, and CHRISTIE VAN KEHRBERG, residing at 31-62 29th Street, Long Island City, New York, NY 11106, AS CO-EXECUTORS OF THE ESTATE OF SIBYL R. GOLDEN, party of the first part, and

OPEN SPACE INSTITUTE LAND TRUST, INC. with an address of 1350 Broadway, Suite 201, New York, New York 10018, party of the second part,

WITNESSETH, that the party of the first part to whom Letters Testamentary were issued by the Surrogate's Court of the State of New York for the County of New York on October 13, 2017, in consideration of Seven Hundred and Fifty Thousand Dollars and No/100 (\$750,000.00), lawful money of the United States, and other good and valuable consideration, paid by the parties of the second part, does hereby grant and release unto the parties of the second part, the heirs or successors and assigns of the parties of the second part forever,

ALL THAT PIECE OR PARCEL OF LAND situate, lying and being in the Town of Olive, County of Ulster and State of New York being bounded and described as follows:

SEE SCHEDULE "A" ANNEXED HERETO.

BEING A PORTION OF THE PREMISES described in a deed from William T. Golden to Sybil Rebecca Golden, dated August 6, 1989 and recorded 03/22/1989 in Liber 1952 page 107 in the Ulster County Clerk's Office and described in a deed from Sybil R. Golden and Helene L. Kaplan, as executors for the Estate of William T. Golden to Sybil R. Golden, dated 12/21/2009 and recorded 04/08/2010 in Liber 4915 page 159 in the Ulster County Clerk's Office.

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

STATE OF ARIZONA)
COUNTY OF Pima) ss:

On NOVEMBER 12, 2019 before me, the undersigned, a notary public in and for said State, personally appeared **PAMELA P. GOLDEN**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that (s)he/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument and that such individual made such appearance before the undersigned in the City/Town of Tucson State of Arizona.

[Signature]
Notary Public



Omri Childs
Notary Public
Pima County, Arizona
My Comm. Expires 03-28-2020

STATE OF New York)
COUNTY OF Ulster) ss:

On NOVEMBER 20, 2019 before me, the undersigned, a notary public in and for said State, personally appeared **STEVEN H. GOLDEN**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that (s)he/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument and that such individual made such appearance before the undersigned in the City/Town of Kingspa, State of New York.

[Signature]
Notary Public

PAUL T. KELLAR
Notary Public, State of New York
Qualified in Ulster County
Commission Expires January 31, 2022

STATE OF NEW YORK)
COUNTY OF Queen) ss:

On NOVEMBER 06, 2019 before me, the undersigned, a notary public in and for said State, personally appeared **CHRISTIE VAN KEHRBERG**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that (s)he/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]
Notary Public

VITOR B PROENCA
Notary Public - State of New York
NO. 01PR6204829
Qualified in Queens County
My Commission Expires 4/17/21

11/14/2019

DESCRIPTIVE BOUNDARY
OF LANDS OF THE
THE ESTATE OF SIBYL R. GOLDEN

ALL THAT PIECE OR PARCEL OF LAND SITUATE lying and being in the Town of Olive, County of Ulster and State of New York being bounded and described as follows:

Section 45.3, Block 1, Lot 26

BEGINNING at the intersection of the Town Highway known as Nichols Road with the westerly line of lands now or formerly of Eugene Peter Smit and Laura Lee Atkinson-Hope as described in Liber 5938 of deeds at page 103, near the westerly bounds of the Town Highway known as High Point Mountain Road;

thence from said point of beginning along said lands of Smit and Atkinson-Hope, in part along a stonewall South $11^{\circ}45'15''$ East 407.06 feet to a found stone on end in a pile of stones, the northwesterly corner of other lands of The Estate of Sibyl R. Golden as described in Liber 4915 of deeds at page 159;

thence along said lands of The Estate of Sibyl R. Golden South $07^{\circ}07'39''$ East 525.07 feet to a northeasterly corner of lands of the State of New York as described in Liber 412 of deeds at page 231, marked by a found Bathey Survey marker with an aluminum cap stamped West & Brooks in a pile of stones;

thence along said lands of the State of New York the following seven courses and distances:

1. South $58^{\circ}51'23''$ West 824.50 feet to a found stone on end in a pile of stones,
2. South $60^{\circ}29'40''$ West 467.58 feet to the northeasterly end of a stonewall,
3. along said wall South $54^{\circ}54'21''$ West 103.27 feet to the southwesterly end of a stone wall,
4. South $58^{\circ}17'13''$ West 731.07 feet to the northeasterly end of a stonewall,
5. along said wall South $57^{\circ}01'03''$ West 127.27 feet to the southwesterly end of a stone wall
6. South $59^{\circ}44'51''$ West 504.51 feet to a found stone on end in a pile of stones set "at base of Mountain" and
7. South $38^{\circ}15'01''$ West 2,183.36 feet to a set 8 inch spike in a found pile of stones on a steep slope in the Easterly line of other lands of the State of New York as described in liber 579 of deeds at page 48;

thence along said lands of The State of New York North $12^{\circ}28'43''$ West 3,241.84 feet to a found stone on end in a 4' diameter pile of stones in the southerly line of lands now or formerly of Peter Dechar as described in Liber 2198 of deeds at page 64;

thence along said lands North $60^{\circ}23'53''$ East 472.99 feet to a found pile of stones marking the northwesterly corner of lands now or formerly of Lawrence R. and Wendy A. Lynn as described in Liber 4340 of deeds at page 330;

thence along said lands the following eight courses and distances:

1. South $12^{\circ}25'37''$ East 1,490.42 feet to a found pile of stones,
2. North $58^{\circ}07'36''$ East 682.19 feet to a set Mag Nail in stump remains with rocks painted red at the base of a fallen tree,
3. North $11^{\circ}30'32''$ West 1,073.82 feet to a set Mag Nail in downed tree on a found stone on end in a pile of stones over a ledge,
4. North $66^{\circ}34'41''$ East 659.80 feet to a found pile of stones with a disturbed $\frac{1}{2}$ inch diameter rebar,
5. South $30^{\circ}16'26''$ East 117.91 feet to a found $\frac{1}{2}$ inch diameter rebar in a pile of stones,

6. North 88°40'42" East 273.85 feet to a found stone on end in a pile of stones on a boulder at the east end of a stone wall,
7. South 31°41'36" East 458.00 feet to a found ½ inch diameter rebar in a pile of stones at the southwest end of a stone wall and
8. North 60°33'25" East 939.70 feet to a point in the center of the driveway leading southwesterly from the Town Road known as Nichols Road to the above referenced lands now or formerly of Lawrence R. and Wendy A. Lynn in the southwesterly bounds of other lands of lands now or formerly of Lawrence R. and Wendy A. Lynn as described in Liber 5820 of deeds at page 307;

thence along said lands of Lynn described in Liber 5820 of deeds at page 307 along the center of said driveway the following thirteen courses and distances:

1. South 53°28'52" East 4.05 feet;
2. South 45°08'58" East 23.06 feet
3. South 38°01'34" East 73.14 feet
4. South 56°19'08" East 56.29 feet
5. North 84°22'24" East 54.11 feet
6. North 52°41'05" East 40.28 feet
7. North 39°56'06" East 84.17 feet
8. North 50°33'09" East 42.75 feet
9. North 66°20'38" East 35.44 feet
10. North 79°46'51" East 140.85 feet
11. North 79°57'14" East 127.31 feet
12. North 81°52'20" East 55.25 feet and
13. being in part along said lands of Lynn and in part along lands now or formerly of Theron and Davida Gray as described in Liber 1400 of deeds at page 466 North 65°27'55" East 41.09 feet

thence continuing along said lands of Gray, along the center of said driveway, the following two courses and distances:

1. North 62°06'05" East 53.18 feet and
2. North 57°22'45" East 47.95 feet to the end of the town maintained highway known as Nichols Road;

thence in part along said lands of Theron and Davida Gray and in part along lands now or formerly of Joan Gray as described in Liber 1963 of deeds at page 35 along the center of said Town Road the following two courses and distances:

1. North 51°18'25" East 280.85 feet and
2. North 54°29'12" East 235.29 feet to the point and place of beginning.

CONTAINING (150.73) NAD 1983/2011-12A Grid Acres and One hundred fifty and seventy-eight hundredths (150.78) Horizontal Ground Level Acres of land.

BEARINGS are with reference to Grid North, New York State Plane Coordinate System, Eastern Zone, based on the HARN system. Distances are Grid distances and may be converted to horizontal ground distances by dividing grid distances by a scale factor of 0.9998475668.

SUBJECT to overhead utility line easements as they now exist.

SUBJECT to all legally enforceable covenants, easements, restrictions, conditions and agreements of record.

SUBJECT to any right, title and interest the public and the Town of Olive may have in and to that portion of Nichols Road that may be used for road purposes.

SUBJECT TO AND TOGETHER WITH any rights for a right of way over the abovementioned private driveway that the of Estate of Sybil R. Golden and Lawrence R. and Wendy A. Lynn may have.

SUBJECT TO certain rights and privileges to use water from a spring and to use the present pipeline extending from said spring to the dwelling - no pipeline found - as granted by Helga Nelson to Henry H. Pardeman, by deed recorded in Deed Book 646 at Page 163 (Tax Map 45.4-2-1).

BEING a portion of the premises described in deed dated August 6, 1989 from William T. Golden to Sibyl R. Golden filed September 22, 1989 in Liber 1952 of deeds at page 107.

ALL THAT PIECE OR PARCEL OF LAND SITUATE lying and being in the Town of Olive, County of Ulster and State of New York being designated as Lot 1 on a map entitled "Final map of minor subdivision of lands of the Estate of Sibyl R. Golden" prepared by Brooks & Brooks Land Surveyors, P.C. last dated May 24, 2019 and filed in the Office of the Clerk of Ulster County on September 27, 2019 as map number 19-212 being bounded and described as follows:

Portion of Section 45.4, Block 2, Lot 2,

BEGINNING at the intersection of the Town Highway known as Highpoint Mountain Road with the southeasterly line of lands now or formerly of Eugene Peter Smit and Laura Lee Atkinson-Hope as described in Liber 5938 of deeds at page 103, and runs thence along the center of said road the following eight courses and distances:

1. South 62°46'26" East 90.25 feet
2. South 73°29'05" East 72.34 feet
3. South 81°07'17" East 238.98 feet
4. South 79°21'32" East 161.17 feet
5. South 74°34'52" East 103.12 feet
6. South 62°34'47" East 89.45 feet
7. South 54°39'19" East 38.32 feet
8. along a curve concave Southwesterly, having a radius of 209.19 feet, a long chord of South 29°49'54" East 175.78 feet, a central angle of 49°41'13" an arc distance of 181.41 feet and
9. South 05°00'29" East 108.00 feet;

thence along lot 2 as shown on the above referenced subdivision map South 71°33'15" West 855.15 feet to the northeast corner of lands of Jaime Gitler as described in Liber 6215 of deeds at page 287 marked by a found 1 and ¼ inch diameter metal pipe set in a pile of stones, said last mentioned course at a distance of 23.21 feet passes over a railroad spike set in a pile of stones, at a distance of 428.96 feet passes over a 5/8 inch diameter rebar with an aluminum cap stamped Brooks & Brooks in a pile of stones;

thence along said lands of Gitler South 81°06'38" West 120.20 feet to found bathey survey marker with an aluminum cap stamped West and Brooks in a pile of stones in the east line of lands of the State of New York as described in Liber 412 of deeds at page 231;

thence along said lands North 07°19'15" West 81.31 feet to a found Bathey Survey marker with an aluminum cap stamped West and Brooks in a pile of stones the south easterly corner of other lands of Sibyl R. Golden Estate,

thence along said lands North 07°07'39" West 525.07 feet to a found stone on end in a pile of stones, the southerly corner of the aforementioned lands now or formerly of Eugene Peter Smit and Laura Lee Atkinson-Hope as described in Liber 5938 of deeds at page 103;

thence along said lands North 42°47'17" East 227.33 feet to the point and place of beginning.

CONTAINING (11.64) NAD 1983/2011-12A Grid Acres and Horizontal Ground Level Acres of land.

BEARINGS are with reference to Grid North, New York State Plane Coordinate System, Eastern Zone, based on the HARN system. Distances are Grid distances and may be converted to horizontal ground distances by dividing grid distances by a scale factor of 0.9998475668.

SUBJECT to overhead utility line easements as they now exist.

SUBJECT to all legally enforceable covenants, easements, restrictions, conditions and agreements of record.

SUBJECT to any right, title and interest the public and the Town of Olive may have in and to that portion of High Point Mountain Road that may be used for road purposes.

BEING a portion of the premises described in deed dated August 6, 1989 from William T. Golden to Sibyl R. Golden filed September 22, 1989 in Liber 1952 of deeds at page 107.

FOR COUNTY USE ONLY

C1. SWIS Code

514000

C2. Date Deed Recorded

10/20/19
Month Day Year

C3. Book

6520

C4. Page

115



New York State Department of Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location

High Point Mountain Road

* STREET NUMBER

* STREET NAME

Olive

12461

* CITY OR TOWN

VILLAGE

* ZIP CODE

2. Buyer Name

Open Space Institute

Land Trust Inc.

* LAST NAME/COMPANY

FIRST NAME

LAST NAME/COMPANY

FIRST NAME

3. Tax Billing Address

Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)

LAST-NAME/COMPANY

FIRST NAME

STREET NUMBER AND NAME

CITY OR TOWN

STATE

ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed

2

of Parcels

OR

Part of a Parcel

(Only If Part of a Parcel) Check as they apply:

4A. Planning Board with Subdivision Authority Exists

4B. Subdivision Approval was Required for Transfer

4C. Parcel Approved for Subdivision with Map Provided

5. Deed Property Size

* FRONT FEET

X

* DEPTH

OR

162.42

*ACRES

6. Seller Name

See Attached

* LAST NAME/COMPANY

FIRST NAME

LAST NAME/COMPANY

FIRST NAME

*7. Select the description which most accurately describes the use of the property at the time of sale:

Check the boxes below as they apply:

8. Ownership Type is Condominium

9. New Construction on a Vacant Land

10A. Property Located within an Agricultural District

10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

A. One Family Residential

SALE INFORMATION

11. Sale Contract Date

12/07/2018

* 12. Date of Sale/Transfer

11/20/2019

RMF

*13. Full Sale Price

750,000.00

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

15. Check one or more of these conditions as applicable to transfer:

- A. Sale Between Relatives or Former Relatives
- B. Sale between Related Companies or Partners in Business.
- C. One of the Buyers is also a Seller
- D. Buyer or Seller is Government Agency or Lending Institution
- E. Deed Type not Warranty or Bargain and Sale (Specify Below)
- F. Sale of Fractional or Less than Fee Interest (Specify Below)
- G. Significant Change in Property Between Taxable Status and Sale Dates
- H. Sale of Business is Included in Sale Price
- I. Other Unusual Factors Affecting Sale Price (Specify Below)
- J. None

*Comment(s) on Condition:

14. Indicate the value of personal property included in the sale

0.00

Executor's Deed

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY) 19

*17. Total Assessed Value

726,500

*18. Property Class 240

*19. School District Name

Onteora

*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))

45.3-1-26

45.4-2-2

CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Christie Van Kesteren 11/6/2019

ADDENDUM TO RP-5217

1. PROPERTY LOCATION - ALSO:

NICHOLS ROAD, TOWN OF OLIVE

6. SELLER'S NAMES

CHRISTIE VANKEHRBERG, CO-EXECUTOR OF THE ESTATE OF SIBYL REBECCA GOLDEN

STEVEN H. GOLDEN, CO-EXECUTOR OF THE ESTATE OF SIBYL REBECCA GOLDEN

PAMELA GOLDEN, CO-EXECUTOR OF THE ESTATE OF SIBYL REBECCA GOLDEN

18. PROPERTY CLASS - ALSO:

910

