

This Indenture

Made the 27th day of August Between Nineteen Hundred and Eighty

IRVING R. LEONARD, residing at 1 Leonard Place, Elsmere, New York,

LIBER 2193 PG 852

party of the first part, and

THE TOWN OF BETHLEHEM, a Municipal Corporation in the County of Albany, New York,

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, do hereby grant and release unto the party of the second part, its successors and assigns forever, all

See Schedule "A" annexed

OFFICE OF
REGISTRY CLERK
SEP 15 3 28 PM '80
ALBANY, N. Y.

RECEIVED
\$ 3.75
REAL ESTATE
SEP 15 1980
TRANSFER TAX
ALBANY
COUNTY

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, its successors and assigns forever.

And said party of the first part covenants as follows:

First, That the party of the second part shall quietly enjoy the said premises;

Second, That said party of the first part will forever Warrant the title to said premises.

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantor 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.

In Witness Whereof, the party of the first part has hereunto set his hand and seal the day and year first above written.

In Presence of

Irving R. Leonard



State of New York } ss.
County of Albany

On this 27th day of August
Nineteen Hundred and Eighty
before me, the subscriber, personally appeared
IRVING R. LEONARD

to me personally known and known to me to be the same person described in and who executed the within Instrument, and he acknowledged to me that he executed the same.

Russell H. Baller, Jr.
Notary Public - State of New York
RUSSELL H. BALLER, JR.
Notary Public, State of New York
Qualified in Columbia County
Commission Expires March 30, 1982



WARRANTY WITH LIEN COVENANT

IRVING R. LEONARD

TO
THE TOWN OF BETHLEHEM

Dated, August 27 1980

STATE OF NEW YORK

County of ss.

RECORDED ON THE
day of A.D. 19
at o'clock M.
in LIBER of DEEDS
at PAGE and examined

CLERK

Return to
Town Clerk
Town of Bethlehem
445 Delaware Ave.
Delmar, New York
12054

60 FEET WIDE RIGHT-OF-WAY

VAN DYKE ROAD

LIBER 2193 PG 854

All that piece or parcel of land situate, lying and being in the Town of Bethlehem, County of Albany, State of New York, more particularly bounded and described as follows:

Beginning at a point in the existing southwesterly margin of Van Dyke Road, said point of beginning being the southeasterly corner of Lands Now or Formerly of Arthur Fournier as recorded in the Office of the Albany County Clerk in Book 1844 of Deeds at Page 479; thence running from said point of beginning North 06 degrees 15 minutes 16 seconds West along the existing southwesterly margin of Van Dyke Road, 565.00 feet to a point, said point also being the northeasterly corner of Lands Now or Formerly of William Greer as recorded in the Office of the Albany County Clerk in Book 2055 of Deeds at Page 541; thence crossing Van Dyke Road North 83 degrees 44 minutes 44 seconds East, 60.00 feet to a concrete monument set in the proposed northeasterly margin of Van Dyke Road; thence running along said Northeasterly margin, South 06 degrees 15 minutes 16 seconds East, 530.00 feet to a concrete monument set; thence southwesterly with a curve to the right tangent to the last mentioned line having a central angle of 24 degrees 02 minutes 46 seconds and a radius of 440.21 feet (Chord South 05 degrees 46 minutes 07 seconds West, 183.40 feet), 184.75 feet to a point; thence South 17 degrees 47 minutes 30 seconds West tangent to the last mentioned curve, 70.43 feet to a concrete monument set; thence southwesterly with a curve to the left tangent to the last mentioned line having a central angle of 07 degrees 51 minutes 42 seconds and a radius of 1061.48 feet (Chord South 13 degrees 51 minutes 39 seconds West, 145.53 feet), 145.65 feet to an iron pipe set; thence South 09 degrees 55 minutes 48 seconds West tangent to the last mentioned curve, 381.08 feet to an iron pipe set; thence southwesterly with a curve to the left tangent to the last mentioned line having a central angle of 17 degrees 51 minutes 33 seconds and a radius of 701.90 feet (Chord South 01 degrees 00 minutes 02 seconds West, 217.90 feet), 218.78 feet to an iron pipe set; thence South 07 degrees 55 minutes 45 seconds East tangent to the last mentioned curve, 163.45 feet to an iron pipe set; thence southeasterly with a curve to the left tangent to the last mentioned line having a central angle of 20 degrees 53 minutes 06 seconds and a radius of 520.56 feet (Chord South 18 degrees 22 minutes 18 seconds East, 188.70 feet), 189.75 feet more or less to a tree and fence line making the reputed boundary line between Lands of Leonard on the North and Lands Now or Formerly of Waldenmaier on the South; thence along said boundary line

LEGAL DESCRIPTION - VAN DYKE ROAD

North 76 degrees 31 minutes 55 seconds West, 28.42 feet more or less to a point in the northeasterly margin of Meads Lane; thence in part along a tree and fence line marking said margin North 46 degrees 45 minutes 12 seconds West, 249.94 feet more or less to a point; thence North 62 degrees 39 minutes 32 seconds East, 94.32 feet more or less to an iron pipe set in the southwesterly margin of proposed Van Dyke Road; thence along said margin North 07 degrees 55 minutes 45 seconds West, 112.59 feet to a ^{Point}~~concrete monument~~ set; thence northeasterly with a curve to the right tangent to the last mentioned line having a central angle of 17 degrees 51 minutes 33 seconds and a radius of 761.90 feet (Chord North 01 degrees 00 minutes 02 seconds East, 236.52 feet), 237.49 feet to an iron pipe set; thence North 09 degrees 55 minutes 48 seconds East tangent to the last mentioned curve, 381.08 feet to a concrete monument set; thence northeasterly with a curve to the right tangent to the last mentioned line having a central angle of 07 degrees 51 minutes 42 seconds and a radius of 1121.48 feet (Chord North 13 degrees 51 minutes 39 seconds East, 153.76 feet), 153.88 feet to an iron pipe set; thence North 17 degrees 47 minutes 30 seconds East tangent to the last mentioned curve, 70.43 feet to a point; thence northeasterly with a curve to the left tangent to the last mentioned line having a central angle of 18 degrees 46 minutes 04 seconds and a radius of 380.21 feet (Chord North 08 degrees 24 minutes 28 seconds East, 123.98 feet), 124.54 feet to the southeasterly line of Lands of the aforesaid Fournier; thence along said southeasterly line, North 84 degrees 34 minutes 44 seconds East, 1.61 feet to the point and place of beginning. Containing about 2.698 acres of land, approximately 1.24 acres of which comprise the existing 33 feet wide right-of-way of Van Dyke Road.

Subject to easements and rights-of-way of record.

Being a portion of Lands Conveyed to Irving R. Leonard by Deed recorded in the Office of the Albany County Clerk in Book 1839 of Deeds at Page 63.

LIBER 2193 PC 855

LEGAL DESCRIPTION

70 Feet Wide Permanent Drainage Easement

VAN DYKE ROAD

LIBER 2193 PG 856

All that certain lot, parcel or piece of land situate, lying and being in the Town of Bethlehem, County of Albany, State of New York, more particularly bounded and described as follows:

PARCEL 1

Beginning at a point in the proposed northwesterly margin of Van Dyke Road, said point of beginning hereafter referred to as Point "A", said point lying distant the following five (5) courses and distances along the proposed northwesterly margin of Van Dyke Road from the southeasterly corner of Lands Now or Formerly of Arthur Fournier as recorded in the Office of the Albany County Clerk in Book 1844 of Deeds at Page 479;

South 84 degrees 34 minutes 44 seconds West, 1.61 feet to a point;

South 08 degrees 24 minutes 28 seconds West, 123.98 feet to a point;

South 17 degrees 47 minutes 30 seconds West, 70.43 feet to a point;

South 13 degrees 51 minutes 39 seconds West, 153.76 feet to a point;

South 09 degrees 55 minutes 48 seconds West, 181.30 feet to the point of beginning;

Thence running from said point of beginning (Point "A") South 09 degrees 55 minutes 48 seconds West along the proposed northwesterly margin of Van Dyke Road, 70.74 feet to a point; thence North 71 degrees 46 minutes 00 seconds West, 135.11 feet to a point; thence North 18 degrees 14 minutes 00 seconds East, 70.00 feet to a point; thence South 71 degrees 46 minutes 00 seconds East, 124.89 feet to the point and place of beginning.

Containing about 0.209 acres of land more or less.

1542

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Legal Description - Van Dyke Rd.

PARCEL 2

Beginning at a point in the proposed southeasterly margin of Van Dyke Road, said point lying distant, South 71 degrees 46 minutes 00 seconds East, 60.64 feet from Point "A" as described in Parcel 1; thence running from said point of beginning South 71 degrees 46 minutes 00 seconds East, 97.23 feet to a point; thence South 46 degrees 46 minutes 00 seconds East, 127.76 feet to a point; thence South 43 degrees 14 minutes 00 seconds West, 70.00 feet to a point; thence North 46 degrees 46 minutes 00 seconds West, 112.24 feet to a point; thence North 71 degrees 46 minutes 00 seconds West, 71.50 feet to a point in the proposed southeasterly margin of Van Dyke Road; thence along said southeasterly margin North 09 degrees 55 minutes 48 seconds East, 70.74 feet to the point and place of beginning.

Containing about 0.328 acres of land.

Intending to grant an easement over a strip of land having parallel, continuous sides throughout and a width of 70 feet Parcel 1 extending northwesterly from the proposed northwesterly margin of Van Dyke Road. Parcel 2 extending southeasterly from the proposed southeasterly margin of Van Dyke Road. The above-described easement encompasses a portion of the existing stream bed of the Phillipin Kill and the proposed relocated portion of said stream.

Subject to easements and rights-of-way of record.

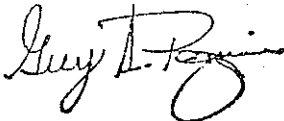
1522

- Van Dyke Rd.

It is the purpose of this conveyance to grant to the Party of the Second Part an easement in, on, and to the property herein described and to permit the Party of the Second Part to take whatever steps it deems necessary or advisable to insure proper and adequate surface and sub-surface drainage, but the acceptance by the Town of this easement shall not be construed to impose any obligation on the part of said Town, but is permissive only.

INDEX 2193 PG 858

State of New York } ss: Recorded
County of Albany }
On SEP 15 1980
At 3128 P.M. In
book 2193 of
Deeds On
page 852 and examined



ALBANY COUNTY CLERK