

PARCEL DESCRIPTION

BEGINNING AT A POINT IN THE EASTERLY LINE OF BANGALL ROAD, WHICH POINT IS THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND THE SOUTHWEST CORNER OF LANDS OF WING AS DESCRIBED IN DOCUMENT 2017-1812; THENCE FOLLOWING A STONE WALL IN PART ALONG LANDS OF WING THE FOLLOWING THREE(S) COURSES AND DISTANCES: S 85° 34' 20" E 129.82 FEET; S 83° 35' 10" E 289.46 FEET; S 85° 18' 20" E 248.30 FEET TO A POINT IN THE LINE OF LANDS OF STARVIEW ASSOCIATES AS SHOWN ON FILED MAP # 12170; THENCE FOLLOWING A STONE WALL OR RANGE THEREOF ALONG LANDS OF STARVIEW ASSOCIATES THE FOLLOWING SIX(6) COURSES AND DISTANCES: S 04° 10' 30" W 270.94 FEET; S 08° 21' 30" W 161.33 FEET; S 87° 08' 40" E 254.42 FEET; S 87° 10' 10" E 108.05 FEET; S 05° 04' 50" E 587.78 FEET; AND S 08° 07' 10" E 526.02 FEET TO THE NORTHEAST CORNER OF LANDS OF ROLLINS AS DESCRIBED IN LIBER 1733 OF DEEDS AT PAGE 431; THENCE ALONG LANDS OF ROLLINS N 88° 18' 50" W 230.58 FEET AND S 08° 05' 40" E 119.79 FEET TO THE NORTHEAST CORNER OF OTHER LANDS OF ROLLINS AS DESCRIBED IN LIBER 1620 OF DEEDS AT PAGE 804; THENCE FOLLOWING A STONE WALL ALONG LANDS OF ROLLINS AND LANDS OF BELLINI AS SHOWN ON FILED MAP # 6731 N 87° 18' 00" W 477.71 FEET; S 79° 22' 50" W 332.04 FEET AND S 79° 46' 10" W 540.46 FEET TO A POINT IN THE EASTERLY LINE OF BANGALL ROAD; THENCE ALONG BANGALL ROAD N 19° 52' 50" W 30.58 FEET AND N 06° 44' 10" E 19.70 FEET TO A POINT IN A STONE WALL SAID POINT BEING THE SOUTHERLY MOST POINT OF LANDS OF CAPTAMAN AS DESCRIBED IN LIBER 1908 OF DEEDS AT PAGE 7; THENCE ALONG LANDS OF CAPTAMAN FOLLOWING STONE WALL AND NO PHYSICAL BOUNDS THE FOLLOWING SIX(6) COURSES AND DISTANCES: N 03° 59' 50" E 336.34 FEET TO A STEEL PIN; N 72° 12' 55" E 522.45 FEET; N 03° 06' 25" W 121.00 FEET; S 84° 45' 00" W 199.91 FEET; N 16° 31' 20" W 359.05 FEET TO A STEEL PIN; AND S 86° 46' 10" W 104.21 FEET TO A POINT IN THE EASTERLY LINE OF BANGALL ROAD; THENCE ALONG BANGALL ROAD THE FOLLOWING EIGHT(8) COURSES AND DISTANCES: N 16° 53' 10" E 20.35 FEET; N 05° 47' 10" E 237.03 FEET; N 15° 01' 40" E 89.19 FEET; N 35° 08' 00" E 66.03 FEET; N 42° 58' 50" E 180.42 FEET; N 29° 35' 10" E 178.24 FEET; N 15° 25' 20" E 150.42 FEET; AND N 06° 15' 20" E 75.15 FEET TO THE POINT OR PLACE OF BEGINNING.

Containing 45.280 Acres.

NOTES

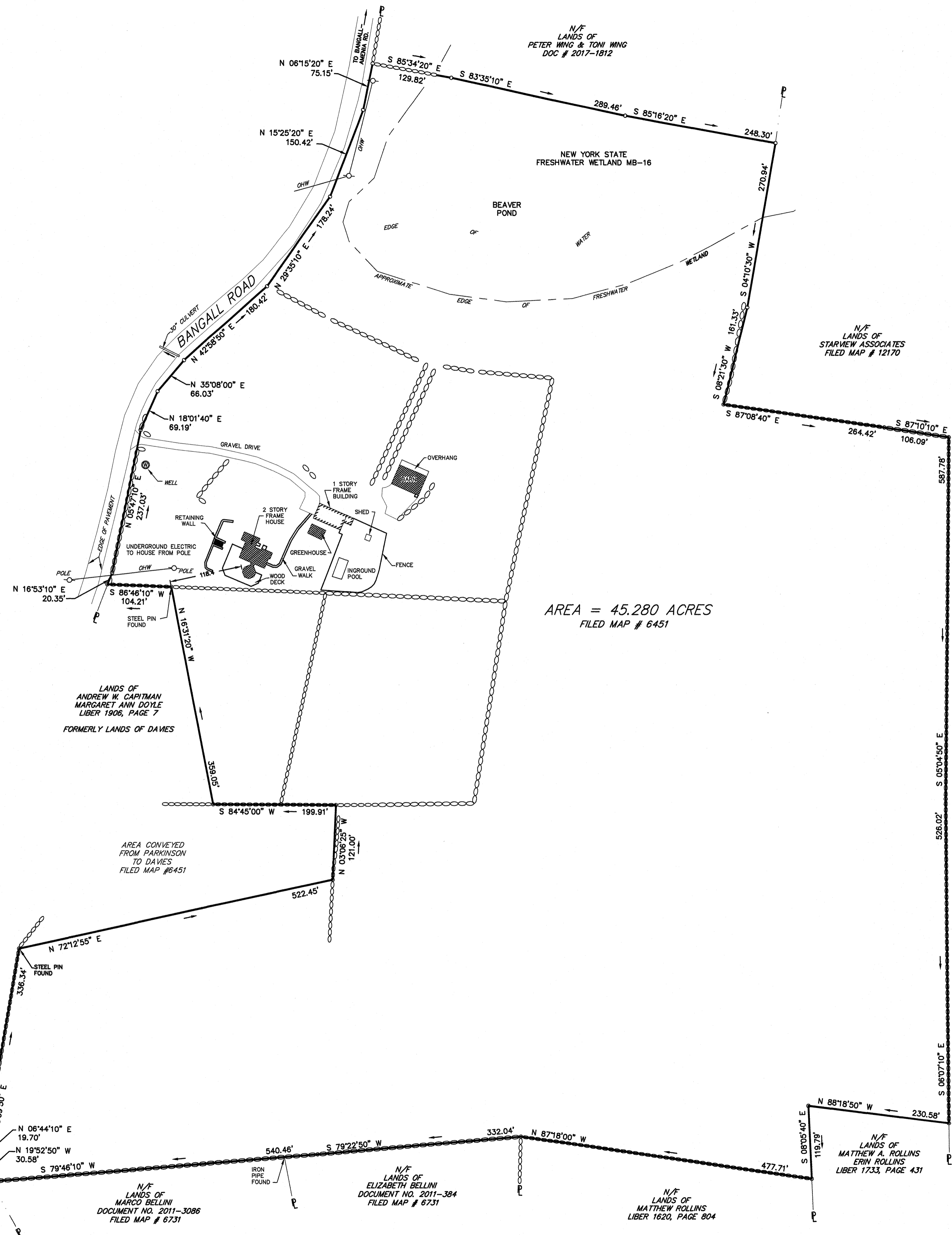
THE SURVEY SHOWN HEREON REPRESENTS THE REVISED LANDS OF JOHN PARKINSON III, AS SHOWN ON A MAP ENTITLED "LOT LINE CHANGE BETWEEN LANDS OF JOHN PARKINSON III & AUDREY DAVES" AND RECORDED IN THE DUTCHESS COUNTY CLERKS OFFICE ON SEPTEMBER 14, 1982 AS FILED MAP # 6451.

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

THE WETLAND SHOWN HEREON WAS TAKEN FROM THE NEW YORK STATE FRESHWATER WETLANDS MAP, DUTCHESS COUNTY, MAP 11 OF 22.

LEGEND

- ANGLE POINT
- NO PHYSICAL BOUNDS
- STONE WALL
- UTILITY POLE
- OVERHEAD WIRES
- NOW OR FORMERLY
- ADJONER PROPERTY LINE



CERTIFIED TO:
1. JESSE DERRIS
2. JORDANA KIER
3.
4.

- NOTES:
- BEING THE SAME PARCEL AS DESCRIBED IN THE LIBER 2019 OF DEEDS, AT PAGE 7925 AND SUBJECT TO RESTRICTIONS AND CONDITIONS THEREIN.
 - TOGETHER WITH ANY RIGHTS, TITLE OR INTEREST IN AND TO THE CENTER OF THE PUBLIC ROADS SHOWN HEREON.
 - BEING LOT NO. AS SHOWN ON FILED MAP NO. 12170.
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**MAP OF SURVEY
FOR
THE LANDS OF
JESSE DERRIS & JORDANA KIER**
TOWN OF WASHINGTON DUTCHESS CO., N.Y.
SCALE: 1" = 100'
MARCH 9, 2021

