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SURVEY DESCRIPTION COMMON DRIVEWAY EASEMENT

ALL that plot, piece or parcel of land situate and being in the Town of Washington, County of Dutchess and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Verbank Road, said point being the southeasterly corner of the herein described easement, said point being located N 37°17'01" E 102.25 feet and northeasterly along a curve to the left a radius of 610.00 feet an arc length of 118.95 feet having a chord bearing N 07°41'51" E 118.76 feet from the southeasterly corner of Lot #4 as shown on a map entitled "Bancroft Farm Subdivision, Subdivision Plat" recorded in the Dutchess County Clerks Office on July 8, 2010 as Filed Map #12316; thence through Lot #1 as shown on Filed Map #12316, northerly N 89°27'24" W 48.93 feet to a point, along a curve to the left a radius of 60.00 feet, an arc length of 74.47 feet, having a chord bearing S 54°59'13" W 69.78 feet, S 19°25'51" W 44.22 feet to a point, along a curve to the right a radius of 125.00 feet, an arc length of 192.29 feet, having a chord bearing S 63°30'04" W 173.88 feet, N 72°25'43" W 116.63 feet, along a curve to the right a radius of 100.00 feet, an arc length of 128.75 feet, having a chord bearing N 72°48'01" E 120.04 feet to a point on the division line between Lot #1 and Lot #4 as shown on Filed Map #12316; thence through Lot #4, northwesterly along a curve to the right a radius of 100.00 feet an arc length of 20.87 feet, having a chord bearing N 64°20'20" W 20.83 feet, N 58°21'40" W 76.24 feet, northwesterly along a curve to the right a radius of 125.00 feet an arc length of 59.41 feet, having a chord bearing N 44°44'43" W 58.85 feet, N 31°07'47" W 105.81 feet, northwesterly along a curve to the left a radius of 125.00 feet an arc length of 120.82 feet, having a chord bearing N 58°49'09" W 116.17 feet, N 86°30'31" W 251.85 feet, N 87°33'03" W 232.93 feet, S 88°54'40" W 243.76, S 77°12'34" W 82.73 feet, southwesterly along a curve to the left a radius of 125.00 feet an arc length of 74.11 feet, having a chord bearing S 60°13'26" W 73.03 feet, S 43°14'19" W 4.95 feet, southwesterly along a curve to the right a radius of 325.00 feet an arc length of 220.48 feet, having a chord bearing S 62°40'23" W 216.27 feet, S 82°06'28" W 122.35 feet, northwesterly along a curve to the right a radius of

235.00 feet an arc length of 352.50 feet, having a chord bearing N 54°55'14" W 320.37 feet, northeasterly along a curve to the right a radius of 310.00 feet an arc length of 244.74 feet having a chord bearing of N 10°40'05" E 238.43 feet and N 33°17'06" E 222.49 feet to the northwesterly terminus of the herein described easement; said point being on the division line between Lot #3 and Lot #4 as shown on Filed Map #12316 thence along said division line as shown on Filed Map #12316, N 85°56'46" E 62.89 feet to a point; thence through Lot #4 as shown on Filed Map #12316, S 33°17'06" W 260.63 feet, southwesterly along a curve to the left a radius of 260.00 feet an arc length of 205.26, having a chord bearing S 10°40'05" W 199.97 feet, southeasterly along a curve to the left a radius of 185.00 feet an arc length of 277.50 feet, having a chord bearing S 54°55'14" E 252.21 feet, N 82°06'28" E 122.35 feet, northeasterly along a curve to the left a radius of 275.00 feet an arc length of 186.56 feet having a chord bearing N 62°40'23" E 183.00 feet, N 43°14'19" E 4.95 feet, northeasterly along a curve to the right a radius of 175.00 feet an arc length of 103.76 feet having a chord bearing N 60°13'26" E 102.25 feet, N 77°12'34" E 87.85 feet and N 88°54'40" E 51.80 feet to a point on the division line between Lot #2 and Lot #4 as shown on Filed Map #12316; thence through Lot #2 N 88°54'40" E 198.63 feet, S 87°33'03" E 234.93 feet, S 86°30'31" E 252.31 feet and southeasterly along a curve to the right a radius of 175.00 feet an arc length of 75.99 feet, having a chord bearing of S 74°04'08" E 75.39 feet to the division line between Lot #2 and Lot #4 as shown on Filed Map #12316; thence through Lot #4 southeasterly along a curve to the right a radius of 175.00 feet, an arc length of 93.16 feet, having a chord bearing S 46°22'46" E 92.06 feet, S 31°07'47" E 105.81, southeasterly along a curve to the left a radius of 75.00 feet, an arc length of 35.65 feet having a chord bearing S 44°44'43" E 35.31 feet and S 58°21'40" E 62.66 feet to the division line between Lot #1 and Lot #4 as shown on Filed Map #12316; thence through Lot #1, S 58°21'40" E 13.58 feet, northeasterly along a curve to the left a radius of 50.00 feet, an arc length of 74.09 feet, having a chord bearing N 79°11'14" E 67.50 feet, N 36°44'09" E 36.99 feet, S 72°25'43" E 152.18 feet, along a curve to the left a radius of 75.00 feet an arc length of 115.38 feet having a chord bearing N 63°30'04" E 104.33 feet, N 19°25'51" E 44.22 feet, along a curve to the right a radius of 110.00 feet, an arc length of 136.53 feet, having a chord bearing N 54°59'13" E 127.93 feet, S 89°27'24" E 48.25 feet to the first herein described westerly line of Verbank Road; thence S 00°14'16" E 50.00 feet to the point or place of beginning.

BEING and intended to be a revised common driveway easement, to that shown on a map entitled "Bancroft Farm Subdivision, Subdivision Plat" recorded in the Dutchess County Clerks Office on July 8, 2010 as Filed Map #12316

March 4, 2008

Revised April 29, 2010

Revised July 8, 2010

Revised May 13, 2021