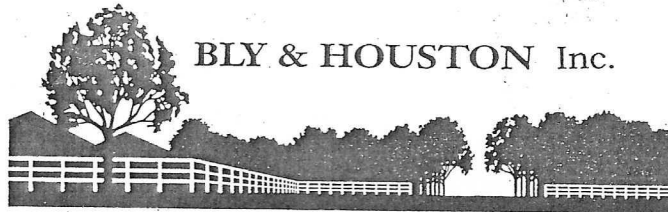


HARRY J. BLY L.S.  
(1935-2008)

PO BOX 629  
NINE ELM DRIVE  
MILLBROOK, NY 12545



LAND SURVEYORS, PLANNERS

BRIAN M. HOUSTON L.S.

TEL (845) 677-5619  
FAX (845)677-6117  
EMAIL. blyandhouston@aol.com

Paul Schwartz  
Chairman Town of Washington Planning Board  
PO Box 667  
Millbrook, NY 12545

October 15, 2021

Re: Hathway and Palinkas Lot Line Change, 3906 Route 44 and 889 Tower Hill Road,  
Tax Id: 6865-00-992705 and 838613.

Dear Chairman Schwartz and Planning Board Members,

Please accept this lot line change application for the property referenced above, owned by Nancy Hathaway and Jason Palinkas, located in the RR-10 zoning district.

Nancy Hathaway has a 112 acre parcel located on NYS Route 44 and Tower Hill Road, that adjoins a 12.57 acre lot owned by Jason Palinkas. They are proposing to convey 2.73 acres from the Hathaway lot and merge this land into the Palinkas parcel. Also, there are proposing to convey 0.32 acre from the Palinkas lot and merge this into the Hathaway parcel. The end result is Nancy Hathaways parcel goes from 112.24 acres and ends up as 109.83 acres and Jason Palinkas property goes from 12.57 acres and ends up as 14.98 acres. There is no proposed development associated with the lot line change.

We look forward to discussing at the next planning board meeting.

Sincerely,

Brian Houston L.S.

Town of Washington Planning Board  
Combined Application Form

APPROVAL REQUESTED FOR: (Check all that apply)

Sketch Plan \_\_\_\_\_ Preliminary Subdivision \_\_\_\_\_  
Final Subdivision \_\_\_\_\_ Lot Line Revision X  
Site Plan \_\_\_\_\_ Special Use Permit \_\_\_\_\_

Name of Subdivision or Site Plan: LOT LINE CHANGE PREPARED FOR HATHAWAY AND PALINKAS

Detailed Description of Proposed Activity:

LOT LINE CHANGE CONVEYING 2.73 AC FROM LANDS OF HATHAWAY TO LANDS OF PALINKAS. ALSO CONVEYING 0.32 AC FROM LANDS OF PALINKAS TO LANDS OF HATHAWAY

Name of Applicant(s): NANCY HATHAWAY

Address: 889 TOWER HILL ROAD

X Telephone: 845-677-9216

Email address HATHAWAY.NANCYN@GMAIL.COM

Name and Address of Record Owner(s):

SAME

Tax Map Number of all parcels: 6865-00-992705 (HATHAWAY)

6865-00-838613 (PALINKAS)

1) Application Data for All Applications:

a) Total acreage involved in application: 124.81 AC

b) Total contiguous acreage controlled by applicant/owner: 225 Ac

c) Total number of existing structures: 9

d) Type of existing structures: 2 HOUSES, 2 BARNS, 4 SHEDS, GARAGE

e) Total square footage of all new construction: —

f) Estimated value of new construction or addition: —

g) Type of construction or activity proposed: (Check all that apply)

New Construction: Residential  Commercial  Institutional   
Expansion: Residential  Commercial  Institutional   
Home Occupation:   
Change in Use:   
Other:

h) Data for Subdivision and Lot Line Applications Only:

i) Total number of lots proposed: 0

ii) What is the size of the smallest lot proposed? 14.98

iii) What is the size of the largest lot proposed? 109.83

iv) Number of private driveways proposed: —

v) Number of common driveways proposed: —

vi) Maximum number of lots serviced by a common driveway: —

2) Property Data for All Applications:

a) Attach a copy of the current deed and any easements affecting the property to this application.

b) Zoning District: RE-10

1. Shall include lands owned by family members of the applicant, and any corporation(s), partnership(s), limited liability company(ies) or other entities in which the applicant has an interest.

c) Are there agricultural and/or forestry exemptions affecting the property?

No \_\_\_\_\_ Yes  If yes, please list in detail:

AGRICULTURAL EXEMPTION

---

---

d) Subdivision/Line Line Applications Only

i) Preliminary Plat includes 124.81 acres and tentatively includes 0 future lots. The amount of area shown on this Preliminary Plat proposed to be dedicated for future public use, (exclusive of roads) is 0 (define measure: acres/square feet).

ii) Does subdivider intend to request any waivers or variances from the Subdivision Regulations upon submission of Final Plat for approval? No  Yes \_\_\_\_\_. If yes, please list in detail:

---

---

iii) Does subdivider intend to submit a single subdivision plat for filing with County Clerk for all property in the Preliminary Plat? Yes  No \_\_\_\_\_. If no, state the number of sections to be filed \_\_\_\_\_.

Name and Address of Professional Engineer: \_\_\_\_\_

---

Telephone: \_\_\_\_\_

Email

Name and Address of Licensed Land Surveyor: BRIAN HOUSTON L.S.

BLYAND HOUSTON INC. PO BOX 629 MILLSBORO, NY 12545

Telephone: 677-5619

Email BLYANDHOUSTON @ AOL.COM

Name and Address of Attorney: \_\_\_\_\_

---

Email

Telephone: \_\_\_\_\_

The signature of the Owner or Agent of the Owner below shall mean that the applicant is familiar with and will comply with the requirements of the Town Zoning Law, the Town Subdivision Regulations and any additional of amendments therein and other appropriate Town ordinances and regulations.

X Applicant Signature: Don Hathaway

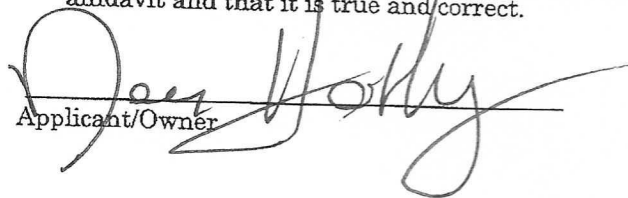
Y Date: July 26, 2021

AFFIDAVIT TO BE COMPLETED BY APPLICANT/OWNER

State of NEW YORK }  
County of DUTCHESS } ss:

NANCY HATHAWAY being duly sworn, deposes and says:

1. That he/she resides at 889 TOWER HILL ROAD in the County of DUTCHESS and the State of NEW YORK. That he/she is the Owner / Agent of the Owner of the within property as described in the foregoing application for Subdivision / Site Plan / Special Use Permit approval(s) and that the statements contained therein are true to the best of his/her knowledge and belief.
2. That we hereby authorize BRIAN HOUSTON, of BLY AND HOUSTON, INC to act as our representative in all matters regarding the application that may come before the Town of Washington Planning Board.
3. That he/she has the legal right to make or authorize the making of said application.
4. That he/she understands that the Town of Washington Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury he/she declares that he/she has examined this affidavit and that it is true and correct.

  
Applicant/Owner

\_\_\_\_\_  
Applicant/Owner

  
Notary Public

**DAVID R. STACK**  
Notary Public, State of New York  
No. 02ST4829681  
Qualified in Dutchess County  
Commission Expires 01/31/2022

DISCLOSURE OF BUSINESS INTEREST

State of NEW YORK

County of DUCHESS

}  
} ss:  
}

NANCY HATHAWAY being duly sworn, deposes and says:

1. Pursuant to §803 of the General Municipal Law the following municipal officer(s) or employee(s), and any of their family members, outside employers, business associates, clients, or campaign contributors, have, or will later acquire, an ownership position, employment position, or other contractual interest in the proposed project: (Insert name, home address and municipal position held. Attach additional pages as necessary.)

none

---

---

---

2. That the interest of said municipal officer(s) or employee(s) is: (Detail the nature and extent of the interest. Attach additional pages as necessary.)

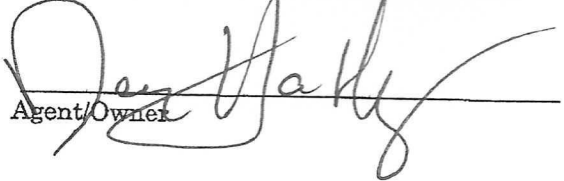
none

---

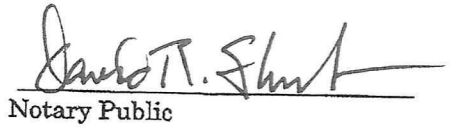
---

---

3. That he/she understands that the Town of Washington Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury he/she declares that he/she has examined this affidavit and that it is true and correct.

  
Agent/Owner

\_\_\_\_\_  
Agent/Owner

  
Notary Public

**DAVID R. STACK**  
Notary Public, State of New York  
No. 02ST4829681  
Qualified in Dutchess County  
Commission Expires 01/31/2022

6/22/07  
215

**CORRECTION DEED  
BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS  
(INDIVIDUAL OR CORPORATION)**

**FORM 8002 (short version), FORM 8007 (long version)**

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

*THIS INDENTURE*, made June 22, 2007

between

David Hathaway a/k/a David R. Hathaway and Nancy Hathaway, as husband and wife, of 889 Tower Hill Road, Millbrook, NY 12545, party of the first part,

and

David Hathaway and Nancy Hathaway, as husband and wife, of 889 Tower Hill Road, Millbrook, NY 12545, party of the second part

*WITNESSETH*, that the party of the first part, in consideration of One Dollars and No Cents (\$1.00), lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part,

*ALL* that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Washington, County of Dutchess, State of New York, more particularly described in Schedule A, attached hereto.

*BEING* and intended to be the premises described in the following deeds: dated February 16, 1989 from Theodore H. Briggs and Elizabeth Briggs to David Hathaway and Nancy Hathaway, and recorded on March 6, 1989 in the Dutchess County Clerk's Office in Liber 1828 and page 468 of Deeds and deed dated August 13, 1991 from Gary T. Herman and Denise M. Herman to David R. Hathaway and Nancy Hathaway, and recorded on December 23, 1991 in the Dutchess County Clerk's Office in Liber 1905 and page 32 of Deeds and Deed dated February 15, 1989 from Gary T. Herman and Denise M. Herman to David R. Hathaway and Nancy Hathaway and recorded on March 6, 1989 in the Dutchess County Clerk's Office in Liber 1828 pg 474.

*IT is the intention of the Grantor and Grantee herein to correct the consolidation deed dated February 23, 2007 which was recorded in the Dutchess County Clerk's Office on February 27, 2007 as document number 02 2007 1461.*

*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 year first above written.

  
\_\_\_\_\_  
David Hathaway a/k/a David R. Hathaway

  
\_\_\_\_\_  
Nancy Hathaway



IN PRESENCE OF:

Acknowledgment by a Person Within New York State (RPL § 309-a)

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

On the 22<sup>nd</sup> day of June, 2007, before me, the undersigned, personally appeared David Hathaway a/k/a David R. Hathaway, 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 she executed the same in her capacity(ies), and that by her signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Erika K. Ponte  
(signature and office of individual taking acknowledgment)

ERIKA K. PONTE  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01PO6111755  
Qualified in Dutchess County  
Commission Expires June 28, 2008

Acknowledgment by a Person Within New York State (RPL § 309-a)

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

On the 22<sup>nd</sup> day of June, 2007, before me, the undersigned, personally appeared Nancy Hathaway, 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 she executed the same in her capacity(ies), and that by her signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Erika K. Ponte  
(signature and office of individual taking acknowledgment)

ERIKA K. PONTE  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01PO6111755  
Qualified in Dutchess County  
Commission Expires June 28, 2008

Deed

David Hathaway a/k/a David R.

Hathaway and Nancy Hathaway

To

David Hathaway and Nancy Hathaway

Section: 6865

Block: 00

Lot: 992705-0000

County or Town Washington

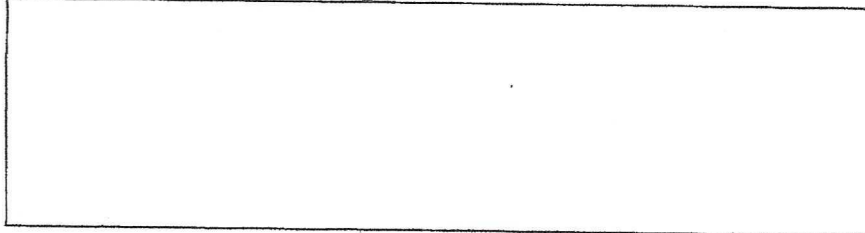
Street Address: Tower Hill Road and

889-909 Tower Hill Road

Return By Mail To:

Shawn B. Pratt, Esq.  
P.O. Box 1238  
Millbrook, New York 12545

Reserve This Space For Use Of Recording Office



Schedule A

PARCEL I:

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

BEGINNING at a point marked by a fence post, at the southerly assumed roadline of Tower Hill Road, said point being the northeasterly corner of the herein described parcel and a point in the westerly line of lands of Mary Crawford Hopper described in Liber 1044 of deeds at page 486; thence along Hopper following existing fences, S 6 deg. 31' 48" W 121.00 feet, S 4 deg. 17' 30" W 325.00 feet, S 5 deg. 16' 40" W 710.00 feet, S 6 deg. 40' 40" W 224.00 feet, S 9 deg. 42' 40" W 80.00 feet, and S 6 deg. 26' 40" W 483.18 feet to a point; thence along lands of Gary T. Herman and Denise M. Herman described in Liber 1733 of deeds at page 491, N 85 deg. 09' W 868.60 feet and N 83 deg. 21' W 409.32 feet to a stone fence corner; thence along other lands of Herman described in Liber 1818 of deeds at page 353 following stone fence and the remains thereof, N 3 deg. 13' 40" E 300.00 feet, N 6 deg. 44' 40" E 225.00 feet, N 1 deg. 45' 40" E 188.00 feet, N 4 deg. 40' 20" E 528.00 feet, N 6 deg. 48' 40" E 124.00 feet, N 2 deg. 32' 40" E 300.00 feet, and N 5 deg. 38' E 327.00 feet to a point at the southerly assumed roadline of Tower Hill Road; thence along the same, easterly on a curve to the right of radius 300.00 feet an arc length of 88.63 feet, S 69 deg. 03' 10" E 232.00 feet, S 79 deg. 24' 20" E 124.00 feet, S 86 deg. 24' 20" E 155.00 feet, S 83 deg. 08' 20" E 109.00 feet, S 89 deg. 16' 20" E 152.00 feet, N 88 deg. 38' 40" E 217.00 feet and S 83 deg. 27' 20" E 262.00 feet to the point or place of beginning.

Containing 58.34 acres of land.

BEING and intended to be all of that certain tract or parcel of land designated as 58.34 acres on a map entitled, "Map of Proposed Lot Line Adjustments Prepared For Hathaway, Herman & Briggs" recorded at the Dutchess County Clerk's Office on February 8, 1989 as filed map #8647.

SUBJECT to utility easements of record.

PARCEL II:

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

BEGINNING at a point marked by a stone fence corner said point being the southeasterly corner of the herein described parcel, a point in the northerly line of lands of Gary T. Herman and Denise M. Herman described in Liber 1733 of deeds at page 491 and the southwesterly corner of other lands of Herman described in Liber 1818 of deeds at page 353; thence along lands of Herman, N 83 deg. 21' W 250.11 feet, N 82 deg. 06' W 146.40 feet, N 84 deg. 04' W 159.80 feet, N 79 deg. 29' 09" W 219.52 feet, N 78 deg. 10' W 589.80 feet, N 79 deg. 15' W 182.70 feet, N 78 deg. 18' W 202.30 feet, and N 78 deg. W 124.08 feet to an iron pipe; thence along lands of Andrew D. Briggs and Bonnie M. Briggs, described in Liber 1013 of deeds at page 220, N 39 deg. 43' 50" E 759.00 feet, and N 38 deg. 21' 10" W 249.10 feet to an iron pipe at the southeasterly assumed roadline of New York State Route 44; thence along the same, N 47 deg. 29' 10" E 295.00 feet, N 50 deg. 31' 20" E 195.76 feet, N 54 deg. 55' 51" E 521.10 feet and N 54 deg. 56' 58" E 569.64 feet to the intersection of the southeasterly assumed roadline of New York State Route 44 with the southerly assumed roadline of Tower Hill Road; thence along the southerly assumed roadline of Tower Hill Road, S 64 deg. 21' 20" E 196.86 feet, easterly on a curve to the left of radius 200.00 feet, an arc length of 157.50 feet, and easterly on a curve to the right of radius 300.00 feet, an arc length of 87.75 feet to a point; thence along lands of Gary T. Herman and Denise M. Herman described in Liber 1818 of deeds at page 353, following stone fence, S 7 deg. 05' 40" W 255.10 feet, S 2 deg. 03' 40" W 337.00 feet, S 4 deg. 58' 40" W 590.00 feet, S 7 deg. 38' 40" W 89.00 feet, S 0 deg. 58' 40" W 86.00 feet, S 3 deg. 58' 40" W 321.00 feet, and S 6 deg. 13' 40" W 310.00 feet to the point or place of beginning.

CONTAINING 58.95 acres of land.

The herein described premises is shown on a map entitled "Map of Proposed Lot Line Adjustments Prepared For Hathaway, Herman and Briggs" recorded at the Dutchess County Clerk's Office on February 9, 1989 as filed map #8647.

SUBJECT to utility easements of record.

It is intended also to convey and quitclaim all right, title and interest in and to a certain easement which was originally reserved over the premises shown as the "1.68 acre" parcel on filed map #8647.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situated and being in the TOWN OF WASHINGTON, County of Dutchess and State of New York, being more particularly described as follows:

BEGINNING at a point marked by the intersection of stone fences at the southeasterly corner of the herein described parcel, said point being located N 85°09' W 868.60 feet and N 83°21' W 409.32 feet from a point marking the northeasterly corner of lands of Gary T. Herman and Denise M. Herman described in Liber 1733 of Deeds at page 491, thence along lands of Herman N 83°21' W 47.37 feet to the intersection of stone fences; thence along lands of Theodore H. Briggs described in Liber 1376 of Deeds at page 374, following stone fence, N 6°13'40" E 310.00 feet, N 3°58'40" E 321.00 feet, N 0°58'40" E 86.00 feet, N 7°38'40" E 89.00 feet, N 4°58'40" E 590.00 feet, N 2°03'40" E 337.00 feet, and N 7°05'40" E 255.10 feet to a point at the southerly assumed roadline of Tower Hill Road; thence along the same, westerly on a curve to the right of radius 300.00 feet, an arc length of 35.27 feet to a point; thence along lands of Theodore H. Briggs described in Liber 1376 of Deeds at page 374, following stone fence, S 5°38' W 327.00 feet, S 2°32'40" W 300.00 feet, S 6°48'40" W 124.00 feet, S 4°40'20" W 528.00 feet, S 1°45'40" W 188.00 feet, S 6°44'40" W 225.00 feet, and S 3°13'40" W 300.00 feet to the point or place of beginning.

CONTAINING 1.68 ACRES OF LAND.

BEING and intended to be all of that certain tract or parcel of land described in a conveyance from the Estate of Roswell Miller to Gary T. Herman and Denise M. Herman by Deed dated September 30, 1968 and recorded in Liber 1818 of Deeds at page 353.

INTENDED and being to be the same premises described in a certain Deed dated December 30, 1986 by and between Morgan Guaranty Trust Company of New York, and Barbara Miller Lawson, as the executors of Roswell Miller, as Grantors, to Gary T. Herman and Denise M. Herman, his wife, residing at Route 44, Millbrook, New York, 12545, as Grantee, which said Deed has been recorded in the Office of the Dutchess County Clerk at Liber 1818 page 353.

Town of Washington Planning Board  
Combined Application Form

APPROVAL REQUESTED FOR: (Check all that apply)

Sketch Plan \_\_\_\_\_ Preliminary Subdivision \_\_\_\_\_  
Final Subdivision \_\_\_\_\_ Lot Line Revision X  
Site Plan \_\_\_\_\_ Special Use Permit \_\_\_\_\_

Name of Subdivision or Site Plan: LOT LINE CHANGE PREPARED FOR HATHAWAY AND PALINKAS

Detailed Description of Proposed Activity:

LOT LINE CHANGE CONVEYING 2.73 AC FROM LANDS OF HATHAWAY TO LANDS OF PALINKAS. ALSO CONVEYING 0.32 AC FROM LANDS OF PALINKAS TO LANDS OF HATHAWAY.

Name of Applicant(s): JASON PALINKAS

Address: 3906 ROUTE 44, MILLBROOK NY 12545

Telephone: 1-203-994-8707

\* Email address \_\_\_\_\_

Name and Address of Record Owner(s): SAME

Tax Map Number of all parcels: 6865-00-838613-00 (PALINKAS)  
6865-00-992705 (HATHAWAY)

1) Application Data for All Applications:

a) Total acreage involved in application: 124.81 Ac

- b) Total contiguous acreage controlled by applicant/owner: 12.57 Ac
- c) Total number of existing structures: 5
- d) Type of existing structures: HOUSE, GARAGE, SHED, 2 BARN
- e) Total square footage of all new construction: -
- f) Estimated value of new construction or addition: -
- g) Type of construction or activity proposed: (Check all that apply)

New Construction: Residential  Commercial  Institutional

Expansion: Residential  Commercial  Institutional

Home Occupation:

Change in Use:

Other:

h) Data for Subdivision and Lot Line Applications Only:

- i) Total number of lots proposed: 0
- ii) What is the size of the smallest lot proposed? 14.98 Ac
- iii) What is the size of the largest lot proposed? 109.83 Ac
- iv) Number of private driveways proposed: -
- v) Number of common driveways proposed: -
- vi) Maximum number of lots serviced by a common driveway: -

2) Property Data for All Applications:

- a) Attach a copy of the current deed and any easements affecting the property to this application.
- b) Zoning District: RR-10

1. Shall include lands owned by family members of the applicant, and any corporation(s), partnership(s), limited liability company(ies) or other entities in which the applicant has an interest.

c) Are there agricultural and/or forestry exemptions affecting the property?

No  Yes . If yes, please list in detail:

---

---

d) Subdivision/Line Line Applications Only

i) Preliminary Plat includes 124.81 acres and tentatively includes 0 future lots. The amount of area shown on this Preliminary Plat proposed to be dedicated for future public use, (exclusive of roads) is        (define measure: acres/square feet).

ii) Does subdivider intend to request any waivers or variances from the Subdivision Regulations upon submission of Final Plat for approval? No  Yes . If yes, please list in detail:

---

---

iii) Does subdivider intend to submit a single subdivision plat for filing with County Clerk for all property in the Preliminary Plat? Yes  No . If no, state the number of sections to be filed       .

Name and Address of Professional Engineer:       

---

Telephone:       

Email       

Name and Address of Licensed Land Surveyor: BRIAN HOUSTON L.S

BLYAND HOUSTON INC . PO Box 629 , MILLERPOOK NY 12545

Telephone: 677-5619

Email BLYANDHOUSTON@AOL.COM

Name and Address of Attorney:       

Email

Telephone: \_\_\_\_\_

The signature of the Owner or Agent of the Owner below shall mean that the applicant is familiar with and will comply with the requirements of the Town Zoning Law, the Town Subdivision Regulations and any additional of amendments therein and other appropriate Town ordinances and regulations.

X Applicant Signature:  \_\_\_\_\_

+ Date: 10-18-21 \_\_\_\_\_



Req LI 4/2/100

SP  
4/2/100  
1400  
152.2

THIS INDENTURE, made as of the 12<sup>th</sup> day of JANUARY, 2009, between Countrywide Home Loans, Inc. in its normal course of business, and with the consent of the majority of its shareholders, with offices located at 400 Countrywide Way, , Simi Valley, CA 93085 /  
\* FOR THE BENEFIT OF HUDSON CITY SAVING BANK  
Jason Palinkas residing at 72 Laurel Hill Road, Brookfield, CT 06804 ("Grantee") /

WITNESSETH

That the Grantor, in consideration of Three Hundred Fifty Thousand Dollars and No Cents (\$350,000.00) Dollars, lawful money of the United States, paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and release unto the Grantee, his heirs, successors or assigns, forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Dutchess and State of New York and being more particularly described on Schedule "A" annexed hereto and made a part hereof as though set forth fully hereat.

TOGETHER with all right, title and interest, if any, of the Grantor 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 Grantor in and to said premises,

TO HAVE AND TO HOLD the same unto the Grantee, the heirs or successors and assigns of the Grantee, forever.

AND the Grantor covenants and warrants that the Grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatsoever, except as aforesaid.

AND the Grantor, in compliance with Section 13 of the Lien Law, covenants that the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund 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 same for any other purpose

AND the Grantor herein, being the same person described as grantee in the deed dated 01/05/09 by PAUL W. WENDBERGER, as Referee and to be recorded simultaneously herewith in the office of the County Clerk of Dutchess

The terms "Grantee" and "Grantor" shall be read as "Grantees" and "Grantors" whenever the sense of this Deed so requires.

This deed is given in the ordinary course of business actually conducted by the grantor Corporation

TITLE NO RCA-LT-42100

SCHEDULE A

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

PARCEL I

BEGINNING at a fence post on the Northerly boundary of Rosewell Miller, said point also being on the Easterly boundary of the Old State Highway running from Mabbettsville to Lithgow, said Old State Highway property now being lands of Roswell Miller, thence North 20-00 East 136 2 feet along a fence and wall to a fence post, thence North 31-02 East 92 3 feet along said fence and wall to a fence post on the side of the existing state highway, thence North 43-59 East 376 5 feet along said existing highway to a wall corner, thence North 49-22 East 121 0 feet continuing along said existing highway to a point, thence North 48-29 East 241 5 feet still along said existing highway to a pipe, thence South 37-24 East 249 1 feet to a pipe, thence South 40-41 West 759 00 feet to a pipe on the said Northerly boundary of Roswell Miller, thence North 76-40 West 303 1 feet along said Northerly boundary of Miller to the point of BEGINNING

PARCEL II

BEGINNING at a point marked by an iron pipe at the Southeasterly assumed roadline of NYS Route 44, said point being the most Northerly corner of lands of Andrew D Briggs and Bonnie M Briggs described in Liber 1013 pg 220 and a point in the Westerly boundary of the herein describe parcel, thence along the Southeasterly assumed roadline of NYS Route 44, North 47-29-10 East 295 00 feet and North 50-31-20 East 155 70 feet to a point, thence along a 1 55 acre parcel to be conveyed to Gary T Herman and Denise M Herman, Southerly on a curve to the right of radius 70 00 feet, an arc length of 109 96 feet, Southerly on a curve to the left of radius 212 64 feet, an arc length of 137 11 feet, South 13-34-20 West 431 27 feet Southeasterly on a curve to the left a radius of 190 00 feet, an arc length of 197 45 feet, South 43-35-50 East 169 00 feet, Southerly on a curve to the right of radius 85 00 feet, an arc length of 85 46 feet, and South 14-00-40 West 196 62 feet to a point, thence along other lands of Herman described in Liber 1733 pg 491, North 78-10 West 132 33 feet, North 79-15 West 182 70 feet, North 78-18 West 202 30 feet and North 78 West 124 08 feet to an iron pipe, thence along lands of Andrew D Briggs and Bonnie M Briggs described in Liber 1013 pg 220, North 39-43-50 East 759 00 feet and North 38-21-10 West 249 10 feet to the point or place of BEGINNING

For conveyancing only,  
to be conveyed

Together with all right, title if intended and interest of, in and to any streets and road abutting the above described premises, to the center line thereof

Certificate and Report of Title - New York  
FORM 2215-5

AFFIDAVIT TO BE COMPLETED BY APPLICANT/OWNER

State of New York }  
County of DUTCHESS } ss:

JASON PALINKAS being duly sworn, deposes and says:

1. That he/she resides at 3906 RT 49 in the County of Dutchess and the State of New York. That he/she is the Owner / Agent of the Owner of the within property as described in the foregoing application for Subdivision / Site Plan / Special Use Permit approval(s) and that the statements contained therein are true to the best of his/her knowledge and belief.
2. That we hereby authorize BRIAN HOUSTON, of BLY AND HOUSTON INC., to act as our representative in all matters regarding the application that may come before the Town of Washington Planning Board.
3. That he/she has the legal right to make or authorize the making of said application.
4. That he/she understands that the Town of Washington Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury he/she declares that he/she has examined this affidavit and that it is true and correct.

x  
\_\_\_\_\_  
Applicant/Owner

Jason Palinkas  
\_\_\_\_\_  
Applicant/Owner

[Signature]  
\_\_\_\_\_  
Notary Public

REDMOND W. ABRAMS II  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01AB5036504  
Qualified in Dutchess County  
Commission Expires December 5, 2022



Town of Washington Planning Board  
Agricultural Data Statement

In accordance with §283-a of the New York State Town Law and §305-a of the Agriculture and Markets Law, this Data Statement will be used to evaluate the potential impacts of a proposed development on farm operations in agricultural districts.

Name of Applicant(s): NANCY HATHAWAY & JASON PALIWKAS

Address: 889 Tower Hill Road & 3906 Route 44, Millsbrook NY

Telephone: \_\_\_\_\_

Description of the Project: LOT LINE CONVEYING 2.73 AC FROM HATHAWAY TO PALIWKAS & CONVEYING 0.3 AC FROM PALIWKAS TO HATHAWAY

APPROVAL REQUESTED FOR: (Check all that apply)

Sketch Plan \_\_\_\_\_ Preliminary Subdivision \_\_\_\_\_

Final Subdivision \_\_\_\_\_ Lot Line Revision X

Site Plan \_\_\_\_\_ Special Use Permit \_\_\_\_\_

Project Location: 3906 ROUTE 44 MILLSBROOK NY 12545, 889 TOWER HILL ROAD

Tax Map Number of all parcels: 6865-00-992705, 6865-00-838613-00

Is any portion of the project site currently being farmed? YES

Is the project site located in an Agricultural District? Yes X No \_\_\_\_\_

Who is farming the site? \_\_\_\_\_

Does the person farming the site: Rent X Own \_\_\_\_\_ the land?

Attach a list of the names and addresses of the owners of land within an agricultural district containing a farm operation located within 500 feet of the boundary of the project property, and the tax parcel number of the farm parcels. Attach a copy of the tax map and indicate with an "X" the farm parcels within 500 feet of the project property.

I hereby confirm that the information provided herein is true and accurate.

Signature of Applicant: [Signature]

Date: 10/15/21



358943

ROAD

BONTECOU

246904  
HATHAWAY

115901  
HEANEY

094827  
MCWILLIAMS

ROAD

166740  
COULSON

228661  
HATHAWAY

444347  
WERTHEIMER

996050

965907  
BONTECOU

018858  
AM T WOOD  
DIGS II LLC

971821  
FAREIRA

041827  
CASERTANO

978804  
AM T WOOD  
DIGS II LLC

059847  
BRIGGS

051808  
MAHON

HILL

TOWER

992705  
HATHAWAY

SITE

006474  
EVEREST POLO  
STABLES INC.

896778  
MCM EQUINE  
PARTNERS LLC

830730  
COLLINS  
HATHAWAY

ROUTE

787645  
KING

838613  
PALINKAS

766543  
1935 HOLDING LLC

809484  
VERDA COMPANY N V

695227

671855  
SKYWARD LANE  
LLC

727735  
SKYWARD LANE  
LLC

688640  
SKYWARD LANE  
LLC

722611  
WHALEN

747587  
OLEARY

683570

654563

702564

710540

661530

666482

659462

700437

635647

666620

588505

631505

602501

610468

580416

625473

6865-00-830730-00: Farnham Collins and Nancy Hathaway  
56 Skyward Lane  
Millbrook, NY 12545

6965-00-006474-00: Everest Polo Stables, Inc.  
689 5<sup>th</sup> Ave.  
New York, NY 10022

19.24 Ac.(d)

ROUTE 44

787645

12.31 Ac.(d)

44

1024'

1175'

WASHINGTON

838613

12.57 Ac.(s)

5199  
766543

1.96 Ac.(d)

HOME FREE

