



Town of
Washington

**TOWN OF WASHINGTON
PLANNING BOARD**

10 Reservoir Drive • P.O Box 667 Millbrook,
NY 12545 • (845) 677-3419 EXT 112 •
planningboard@washingtonny.org

COMBINED PLANNING BOARD APPLICATION

Submit Application and four copies, together with all required additional documentation and fees, to:

Planning Board Secretary
Town of Washington
10 Reservoir Drive
Millbrook, NY 12545
T: (845) 677-3419, Ext. 112
F: (845) 677-2085

With electronic copy (including all maps and forms) to:

Planning Board Secretary
planningboard@washingtonny.org

The digital copy shall be in a pdf, jpeg or other suitable write-protected image format capable of being opened and viewed using standard Windows-based software.

Name of Applicant(s): DOUGLAS E LARSON
Business Name: LARSON ARCHITECTURE WORKS PLLC
Address: 501 FIFTH AVENUE, 2108
NEW YORK, NY 10017
Telephone: 646-809-5009 Email Address: DLARSON@LARSONARCHITECTURE.COM

Name of Record Owner(s) of Property: TIMOTHY A CLEAR AND JOHNA LEE CLEAR
Address: 36 ETHERIDGE RD
WHITE PLAINS, NY 10605
Telephone: 914-522-4708 Email Address: TIMOTHYCLEAR@YAHOO.COM

Before completing the next page, review the Town Zoning Map found at <https://www.dutchessny.gov/Departments/Planning/Docs/washington.pdf> to determine your Zoning District, which will be one of the following:

RR-10 Rural Residential	RL-5 Low Density Residential	RH-1 High Density Residential	HM Hamlet Mixed-Use
RS-10 Rural Residential	RS-5 Low Density Residential	RM-2 Medium Density Residential	

Applicant Name: DOUGLAS E LARSON

REAL PROPERTY INFORMATION: Complete a box for each lot which is involved. Copy and attach more sheets if more than 3 parcels.

Dutchess County Tax Map Number (1234-00-123456-0000)	6766-00-021055-0000
Name of Property Owner	TIMOTHY A CLEAR AND JOHNA LEE CLEAR
Property Street Address	515 WOODSTOCK RD, MILLBROOK, NY 12545
Number of Acres	90.87 ACRES
Zoning District from Zoning Map	RL-5 LOW DENSITY RESIDENTIAL
Describe the Current Use of the Property	RURAL RESIDENTIAL
Is this property located near or in a buffer area next to a wetland, waterbody or watercourse?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO May require a Town Wetlands Permit or be ruled by the Aquifer Protection Requirements
Is this property within 500 feet of the boundary of the Village of Millbrook?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Dutchess County Tax Map Number (1234-00-123456-0000)	
Name of Property Owner	
Property Street Address	
Number of Acres	
Zoning District from Zoning Map	
Describe the Current Use of the Property	
Is this property located near or in a buffer area next to a wetland, waterbody or watercourse?	<input type="checkbox"/> YES <input type="checkbox"/> NO May require a Town Wetlands Permit or be ruled by the Aquifer Protection Requirements
Is this property within 500 feet of the boundary of the Village of Millbrook?	<input type="checkbox"/> YES <input type="checkbox"/> NO

Dutchess County Tax Map Number (1234-00-123456-0000)	
Name of Property Owner	
Property Street Address	
Number of Acres	
Zoning District from Zoning Map	
Describe the Current Use of the Property	
Is this property located near or in a buffer area next to a wetland, waterbody or watercourse?	<input type="checkbox"/> YES <input type="checkbox"/> NO May require a Town Wetlands Permit or be ruled by the Aquifer Protection Requirements
Is this property within 500 feet of the boundary of the Village of Millbrook?	<input type="checkbox"/> YES <input type="checkbox"/> NO

Applicant Name: DOUGLAS E LARSON

A Wetlands Application may be required if the proposed activity is:

- within 50 feet of the boundary of a wetland that is at least ¼ acre in size but less than 1 acre; or
- within 100 feet of a boundary of a wetland that is at least 1 acre in size; or
- Within 100 feet from the high water mark of a perennial watercourse or waterbody; or
- within 50 feet from the high water mark of the identified channel for an intermittent watercourse.

D. Detailed description of proposed activity:

Subdivision of an existing 90.87 acres parcel bisected by Woodstock Road into 5 total parcels. The existing farmhouse, its associated barns, and cottage (with kitchen to be removed) will occupy one of the three lots north of Woodstock Road. The existing ranch house will occupy one of the two lots south of Woodstock Road. The remaining three lots will be vacant lots with proposed single-family residential use. The proposed lots range in size from 5.349 acres to 28.425 acres, with an average lot size of 18.17 acres.

E. Are there agricultural and /or forestry exemptions affecting the property?

Yes _____ No X If yes, please list in detail:

NO Exemption as of 3/21/2024, see notice of exemption removal attached

F. Total acreage involved in the application. 90.87 acres

G. Total contiguous acreage controlled by the applicant/owner. 90.87 acres

(This includes lands owned by family members of the applicant and any corporations, partnerships, limited liability companies, or other entities in which the applicant has an interest.)

List each contiguous property:

Dutchess County Tax Map Number (1234-00-123456-0000)	
Name of Property Owner	
Property Street Address	
Number of Acres	

Dutchess County Tax Map Number (1234-00-123456-0000)	
Name of Property Owner	
Property Street Address	
Number of Acres	

Applicant Name: DOUGLAS E LARSON

H. Total number of existing structures (including houses, detached garages, sheds, barns or any other building structure). 10

I. Types of existing structures (list):
1 Farmhouse #515, 1 Ranch House #508, 1 Cottage, 1 Pole Barn, 1 Timber Stable, 1 Shed, 1 Tractor Barn,
1 Run in Shed #1, 1 Chicken Coop, and 1 Run in Shed #2,

J. Total square footage of all new construction. NONE PROPOSED

K. Estimated value of new construction or addition. NONE PROPOSED

L. Type of construction or activity proposed (check all that apply): NONE

New construction:	Expansion:
Residential _____	Residential _____
Commercial _____	Commercial _____
Institutional _____	Institutional _____
Home occupation _____	Change in use _____
	Other: _____

M. If any of the following professionals are involved in the proposed project or activity, please identify and provide contact information:

Architect Douglas E Larson, RA AIA Name: <u>Larson Architecture Works pllc</u> Address: <u>501 5th Ave, 2108</u> <u>New York, NY 10017</u> Email Address: <u>dlarson@larsonarchitecture.com</u> Telephone Number: <u>646-809-5009</u>	Licensed Land Surveyer Name: <u>Bambi Terrell Meunier, LS</u> Address: <u>399 Old Route 22</u> <u>Wassaic, NY 12592</u> Email Address: <u>blueprints.bambi@gmail.com</u> Telephone Number: <u>845-232-0343</u>
Attorney Jennifer L Van Tuyl, Esq., LEED AP Name: <u>Cuddy & Feder LLP</u> Address: <u>300 Westage Buisness Center, Suite 380</u> <u>Fishkill, New York 12524</u> Email Address: <u>JVanTuyl@cuddyfeder.com</u> Telephone Number: <u>914-582-5234</u>	Environmental Services/Land Planning Ken Casamento, CPESC Name: <u>The LRC Group</u> Address: <u>85 Civic Center Plaza, Suite 204</u> <u>Poughkeepsie, NY 12601</u> Email Address: <u>kcasamento@lrconsult.com</u> Telephone Number: <u>845-243-2880</u>
	Wildlife Biologist, Wetland Scientist, & Regulatory Specialist Michael S. Fishman, CWB, FTWS Name: <u>Edgewood Environmental Consulting, LLC</u> Address: <u>5 Edgewood Parkway</u> <u>Fayetteville, NY 13066</u> Email Address: <u>mfishman@edgewoodenviro.com</u> Telephone Number: <u>315-456-8731</u>

Applicant Name: DOUGLAS E LARSON

N. Does this application require approvals from any other organization or entity (for example, i.e: NYS DOT, Dutchess County Board of Health, Dutchess County Department of Transportation, the Village of Millbrook)?

Yes No _____ If yes, please identify the organization and whether an application has been made to them.

Dutchess County Board of Health signature required on final plat but no septic approval required,
Town of Washington Planning Board to determine if additional referrals other agencies or boards are required.
Owner does not have any other active applications with other organizations or entities dependent on this approval.

II. For **SUBDIVISION AND LOT LINE ADJUSTMENT** applications, please also answer the following:

A. **LOTS**

Number of lots proposed: 5

Size of the smallest lot proposed: 5.349 Acres

Size of the largest lot proposed: 28.425 Acres

B. **DRIVEWAYS**

3 proposed (1 new driveway for Parcel 1, 2 & 5),

Number of private driveways proposed: Existing driveways/access points to remain

Number of common driveways proposed: none

Maximum number of lots served by a common driveway: none

4 new lots (Total of 5)
this application

C. Preliminary Plat includes 90.87 acres and tentatively includes and no future lots. The amount of area shown on this Preliminary Plat proposed to be dedicated for future public use (exclusive of roads) is none (define your measure in acres or square feet).

D. Does subdivider intend to request any waivers or variances from the Subdivision Regulations upon submission of Final Plat for approval? No Yes _____

E. Does subdivider intend to submit a single subdivision plat for filing with the County Clerk for all property in the Preliminary Plat? Yes No _____

If no, state the number of sections to be filed. _____

III. FEES AND ESCROW

A. Application Fee and Escrow Deposit

An Application Fee and an initial Escrow Deposit for the amounts listed in the chart on the next page for your type of application must be included with this application.

Applicant Name: DOUGLAS E LARSON

Fees are payable to the "Town of Washington" and are due at the time the application is submitted.

Fee Type		Amount	Amount Due	Date Paid
ESCROW FEE (DUE FOR ALL APPLICATIONS)				
Initial Escrow Deposit:		\$1,500.00	\$1,500	7/23/2024
Plus the below amount:				
	Projects under \$10,000.00 in development costs	\$2,000.00		
	Projects with \$10,001.00 - \$50,000.00 in development costs	\$5,000.00		
	Projects over \$50,001.00 in development costs	\$10,000.00		
LOT LINE CHANGE APPLICATION FEE				
	Up to 5.99 acres	\$600.00		
	6.0 - 15.99 acres	\$900.00		
	16.00 acres or greater	\$1,200.00		
SITE PLAN APPLICATION FEE		\$600.00		
SPECIAL USE PERMIT FEE		\$600.00		
WETLANDS PERMIT FEE		\$600.00		
SUBDIVISION:				
Preliminary Approval - Minor: Up to 4 Lots				
	Application Fee:	\$750.00		
	Fee Per New Lot	\$250.00 per lot		
	Final Approval	\$750.00*		
	Final Approval Up to 4 lots	\$200.00 per lot*		
	Recreation Fee Per New Lot	\$4,000.00 per lot		
Preliminary Approval - Major: 5 or more lots				
	Application Fee	\$850.00	\$850	7/23/2024
	Fee Per New Lot	\$250.00 x4	\$1,000	7/23/2024
	Final Approval	\$850.00*		
	Fee Per New Lot	\$200.00 per lot*		
	Recreation Fee Per Lot	\$4,000.00		

* To be paid whether or not the Planning Board waives the requirements for Final Approval.

Applicant Name: DOUGLAS E LARSON

The applicant will periodically be advised as to the need to replenish the escrow account. Any unexpended escrow deposit will be returned to the applicant at the completion of review of the application.

Please note here the total amount of the check you are including for the Application Fee and Escrow Deposit.

	\$1,850 (FEE)
	\$ + \$1,500 (ESCROW)
	<u>\$3,350</u>

Dated: 7/17/2024



Signature of Applicant



Signature of Owner (if different)



Signature of Owner (if different)



TOWN OF WASHINGTON PLANNING BOARD
 PlanningBoard@Washingtonny.org
 10 Reservoir Dr, PO Box 667
 Millbrook, NY 12545
 845-677-3419

THIS DOCUMENT MUST BE SIGNED BEFORE A NOTARY PUBLIC

PLEASE NOTE: If ownership is held by a corporation, LLC, jointly or in partnership, each owner and/or partner must sign a separate owner's endorsement.

OWNER'S ENDORSEMENT

STATE OF NEW YORK)

COUNTY OF DUTCHESS ss:

TIMOTHY A CLEAR, being duly sworn, deposes and says:

- I am: (check one)
- 1. the sole owner in fee (One individual on the tax roll)
 - 2. a part owner in fee (Two or more individuals on the tax roll)
 - 3. an officer of the corporation which is the owner in fee of the premises described in the foregoing application.
 - 4. designated party authorized to act pursuant to a trust or legal document. (Trustees listed on tax roll)
 - 5. member/owner(s) of Limited Liability Corporation (LLC).

(If you checked #3, #4 or #5, you must attach proof of authority (i.e.: Corporate Resolution, Surrogate Letter, Executor of the Will, Certified Letter of Testamentary, Letter of Administration, Attorney-Opinion Letter, Letter or Probate, Power of Attorney)

I reside at 36 ETHERIDGE RD

City WHITEPLAINS State NY Zip 10605

I have authorized (name) DOUGLAS E LARSON of (Company) LARSON ARCHITECTURE WORKS PLLC to make the foregoing application to the Town of Washington for approval as described herein for the property located at 515 WOODSTOCK RD

Property ID # 6766 - 00 - 021055 - 0000. I have also authorized the firms listed in Paragraph I, Section M, above, to represent me in support of the application

[Signature]

Signature

NA

If owner is a corporation or LLC, please indicate name of the entity and title of the officer whose signature appears above.

SANDRA L. WAY
 Notary Public, State of New York
 No. 01WA4887155
 Qualified in Dutchess County
 Commission Expires March 9, 2027

Sworn to before me this 07th day of July, 2024
 Notary Public Dutchess County
3/9/27

Notary Stamp: commission expires:

[Signature]

NA Proof of Authority is attached. Type of Authority: NA



TOWN OF WASHINGTON PLANNING BOARD
 PlanningBoard@Washingtonny.org
 10 Reservoir Dr, PO Box 667
 Millbrook, NY 12545
 845-677-3419

THIS DOCUMENT MUST BE SIGNED BEFORE A NOTARY PUBLIC

PLEASE NOTE: If ownership is held by a corporation, LLC, jointly or in partnership, each owner and/or partner must sign a separate owner's endorsement.

OWNER'S ENDORSEMENT

STATE OF NEW YORK)

COUNTY OF DUTCHESS ss:

JOHNA LEE CLEAR, being duly sworn, deposes and says:

- I am: (check one)
- 1. the sole owner in fee (One individual on the tax roll)
 - 2. a part owner in fee (Two or more individuals on the tax roll)
 - 3. an officer of the corporation which is the owner in fee of the premises described in the foregoing application.
 - 4. designated party authorized to act pursuant to a trust or legal document. (Trustees listed on tax roll)
 - 5. member/owner(s) of Limited Liability Corporation (LLC).

(If you checked #3, #4 or #5, you must attach proof of authority (i.e.: Corporate Resolution, Surrogate Letter, Executor of the Will, Certified Letter of Testamentary, Letter of Administration, Attorney-Opinion Letter, Letter or Probate, Power of Attorney)

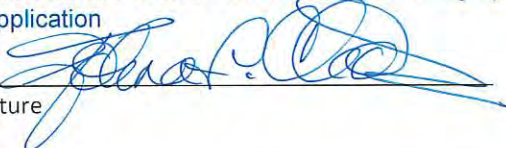
I reside at 36 ETHERIDGE RD

City WHITEPLAINS State NY Zip 10605

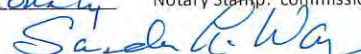
I have authorized (name) DOUGLAS E LARSON of (Company) LARSON ARCHITECTURE WORKS PLLC to make the foregoing application to the

Town of Washington for approval as described herein for the property located at 515 WOODSTOCK RD

Property ID # 6766 - 00 - 021055 - 0000. I have also authorized the firms listed in Paragraph I, Section M, above, to represent me in support of the application

Signature 
 NA

If owner is a corporation or LLC, please indicate name of the entity and title of the officer whose signature appears above.

Sworn to before me this 17th day of July, 2024
 Notary Public Dutchess County Notary Stamp: commission expires: 3/9/27


SANDRA L. WAY
 Notary Public, State of New York
 No. 01WA4887155
 Qualified in Dutchess County
 Commission Expires March 9, 2027

NA Proof of Authority is attached. Type of Authority: NA



Town of
Washington

TOWN OF WASHINGTON
BUILDING, PLANNING & ZONING
10 Reservoir Dr, PO Box 667
Millbrook, NY 12545
845-677-3419

Consent to Inspection

The undersigned, does hereby state:

TIMOTHY A CLEAR and JOHNA LEE CLEAR

Owner Name TIMOTHY A CLEAR Owner Name JOHNA LEE CLEAR

That the undersigned is/are the owner(s) of the premises in Town of Washington, located at
515 WOODSTOCK RD

which is shown and designated on the Dutchess County Tax Map as:

6766 -00 - 021055 - 0000

That the undersigned (has) (have) filed, or cause to be filed, an application with the Town of Washington for the following:

 Assessment Review Building Permit
 Municipal Search X Planning Board Application
 Zoning Board of Appeals Application

That the undersigned do(es) hereby give consent to representatives of the Town of Washington, including but not limited to the Building Inspector, Zoning Administrator, or Assessor of the Town of Washington to enter upon the above described property, including any and all buildings located thereon, to conduct such inspections as they may deem necessary with respect to the aforesaid application, including inspections to determine that said premises comply with all of the laws, ordinances, rules, and regulations of the Town of Washington. The time and date of the inspection will be scheduled in advance with the property owner or their representative. **Failure to schedule an inspection will delay your project.**

That the undersigned, in consenting to such inspections, does so with the knowledge and understanding that any information obtained will be used in conjunction with the application, and may delay your application if violations of the laws, ordinances, rules or regulations of the Town of Washington have been identified, and that your assessment may be increased based upon information found in the site inspection.

Contact person for inspection: DOUGLAS E LARSON

Phone Number to schedule inspection: 646-809-5009



Signature

TIMOTHY A CLEAR

Print Name

Dated: 7/17/2024



Signature

JOHNA LEE CLEAR

Print Name

Dated: 7/17/2024



Town of Washington

TOWN OF WASHINGTON
PLANNING BOARD

10 Reservoir Drive • P.O Box 667 Millbrook,
NY 12545 • (845) 677-3419 EXT 112 •
planningboard@washingtonny.org

AGRICULTURAL DATA STATEMENT

Pursuant to New York State Town Law 283-a and NYS Agriculture and Markets Law 305-b, 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): DOUGLAS E LARSON

Address: 501 FIFTH AVENUE, 2108, NY, NY 10017

Telephone: 646-809-5009 Email Address: DLARSON@LARSONARCHITECTURE.COM

Description of Project: Subdivision of a 90.87 acre parcel that is bisected by Woodstock Road and bounded on the east by Stanford Road, into 5 total parcels for single-family residential use. The existing parcel presently contains two residential dwellings with addresses of 515 Woodstock Road and 508 Woodstock Road.

The existing farmhouse, its associated barns, and cottage (existing kitchen to be removed) will occupy one of the three lots north of Woodstock Road. The existing ranch house (508 Woodstock Road) will occupy one of the two lots south of Woodstock Road. The three vacant lots will be improved with single-family dwellings and individual well and septic.

The proposed lots range in size from 5.349 acres to 28.425 acres, with an average lot size of 18.17 acres. The lots are depicted on the proposed preliminary subdivision plat which has been filed with the Planning Board.

Tax Map Numbers of all Parcels: 135889-6766-00-021055-0000

Address of Project: 515 Woodstock Rd, Millbrook, NY 12545

APPROVAL REQUESTED FOR (check all that apply):

Special Use Permit _____ Preliminary Subdivision Plan X

Sketch Plan X _____ Lot Line Revision _____

Site Plan _____ Final Subdivision Plan X

Is the project site located within an Agricultural District? Yes X No _____

If yes, Agricultural District Number? 21

Is any portion of the project site currently actively farmed? Yes _____ No X

Name of person farming the site: _____

Does this person _____ RENT or _____ OWN the land?


List all farm operations within 500 feet of any boundary of the project site:

Name: <u>GEORGE AND SUSAN WHALEN</u>	Name: <u>JOHN MERRYMAN</u>
Address: <u>372 STANFORD RD</u>	Address: <u>464 WOODSTOCK RD</u>
<u>MILLBROOK, NY 12545</u>	<u>MILLBROOK, NY 12545</u>
<u>PARCEL # 135889-6766-00-139043-0000</u>	<u>PARCEL # 135889-6666-00-897025-0000</u>
Is parcel actively farmed? <u>YES, HORSE AND LIVESTOCK</u>	Is parcel actively farmed? <u>YES, HORSE FARM</u>

Attach additional sheets if necessary.

Attach a copy of the tax map or other map showing the site of the proposed project relative to the location of farm operations identified above by marking an X on each farm parcel.

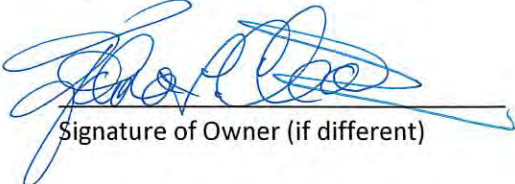
Dated: 7/17/2024



Signature of Applicant



Signature of Owner (if different)



Signature of Owner (if different)

Notice of Exemption Removal

Municipal Name: Town of Washington

Date: 03/21/2024

Tax Map No: 6766-00-021055-0000

Timothy A Clear

Johna Lee Clear

Arch River Farm

36 Etheridge Rd

White Plains, NY 10605-0000

The following exemption(s) have been removed:

- Basic Star
- Enhanced Star
- Agricultural Land
- Other

The reason for the removal was as follows: (this is one reason it is not necessarily the only reason)

- exemption granted to previous owner
- ownership
- residency
- property use
- other (specify): FAILED TO REFILE; NO LONGER BEING FARMED

Administrative review of this assessment/removal is available during the next scheduled meeting of the Town of Washington Board of Assessment Review to be held May 28, 2024 between the hours of 2-4 pm or 6-8 pm at the Town Hall located at 10 Reservoir Drive, Millbrook New York. You will need the RP-524 Grievance Form which can be obtained from the NYS website, www.tax.ny.gov or from the assessors office. If you have any questions concerning this notice, please contact the Assessor's office at the address below.

Lisa Evangelista
P O Box 667
Millbrook, New York 12545
Telephone No.:(845) 677-3949



PARCEL ACCESS MAP WITH FARM OPERATIONS WITHIN 500' MARKED WITH AN "X"

SA-104870-DX

Wash 72
48
30
26

Bargain & Sale deed with covenant against grantor's acts

THIS INDENTURE, made the 23rd day of January, 2009,

BETWEEN ARCH RIVER LLC, with its principal place of business located at 8 Library Lane, Woodstock, NY 12498,

party of the first part,

and

TIMOTHY A. CLEAR and JOHNA LEE CLEAR, his wife, 36 Etheridge Road, White Plains, NY 10605

parties of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN DOLLARS 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 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 and STATE OF NEW YORK, more particularly described as set forth in Schedule A and Schedule B annexed hereto.

BEING AND INTENDED TO BE the same premises as those conveyed by Jane S. Auchincloss a/k/a Jane Auchincloss to Arch River LLC by deed dated August 17, 1995 and recorded in the Dutchess County Clerk's Office on September 14, 1995 at Liber 1968 Page 99.

SUBJECT TO and TOGETHER WITH covenants, restrictions, easements, notes on filed maps, and agreements of record, if any.

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 he

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.

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 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 parties of the first part has duly executed this deed the day and year first above written.

ARCH RIVER LLC

Stuart Auchincloss

By: Stuart Auchincloss, Member Manager

STATE OF NEW YORK)
COUNTY OF WESTCHESTER)

On the 23rd day of January, 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared STUART AUCHINCLOSS, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and he acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual(s), or the corporation, or the person(s) upon behalf of which the individuals acted, executed the instrument.

Susan Miller

Notary Public

R&R to:

Timothy Clear
25 Oxford Rd.
White Plains, NY 10605

SUSAN MILLER
NOTARY PUBLIC STATE OF NEW YORK
QUALIFIED IN DUTCHESS COUNTY
COMMISSION EXPIRES FEBRUARY 28, 2011
4635389

Grid: 6766-00-021055-0000
Town: Washington

2/26/15

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the _____ day of August, _____, nineteen hundred and ninety-five BETWEEN

Jane S. Auchincloss, a/k/a Jane Auchincloss
Route 3, Box 465, Millbrook, New York 12545

party of the first part, and

COATS & CLARK
NEW YORK REAL ESTATE BROKERS
188 CLEVERLY ST. 12TH FLOOR
NEW YORK, N.Y. 10012

Arch River LLC, Route 3, Box 465
Millbrook, New York 12545

CLERK'S NOTE-VARIATION IN TYPE OR
OTHER MATERIALS. SAME AS IN ORIGINAL

party of the second part.

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other 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 and improvements thereon erected, situate, lying and being in the Town of Washington, County of Dutchess and State of New York, and which is bounded and described as follows, viz:
BEGINNING at the southwest corner of said premises at a large black oak tree marked standing at the northwest corner of James C. Boice Farm; thence running along said Boice land N. 85 degrees 35 chains and 89 links to a stake and heap of stones at the northeast corner of said Boice land; thence N. 1 degree west along the lands of Daniel Boice and Abraham R. Knapp both now deceased 31 chains and 50 links to Joseph Tompkins land; thence north 77 degrees 45' west along said Tompkins land 24 chains and 95 links to an angle in the wall; thence north 87 degrees 15' west along said Tompkins line 12 chains and 3 links to a stake and heap of stones standing in George Hallock's line by a stone wall; thence south 1 degree 45' east along the east line of said Hallock's land and James C. Boice land 40 chains and 27 links to the place of beginning. Containing 13 1/2 acres 3 rods and 20 perches of land be the same more or less.

Excepting and reserving all that portion of the above described premises lying easterly of the center line of the public highway.

Being a part of the premises conveyed to Jane S. Auchincloss a/k/a Jane Auchincloss from Gordon Auchincloss by deed dated January 3, 1978 filed in the Dutchess County Clerk's Office on February 14, 1978 at Liber 1476 of deeds at page 253.

Being the same premises conveyed to Gordon Auchincloss and Jane Auchincloss, his wife, from Alice F. Moorhead by deed dated September 14, 1957 filed in the Dutchess County Clerk's Office at Liber 953 of deeds at page 432.

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 trust 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.

IN PRESENCE OF:

Jane S. Auchincloss
Jane S. Auchincloss a/k/a
Jane Auchincloss

The above described premises are also described as set forth in Schedule B from a survey dated 1/14/09.

CLERK

10/10/09 + 07/11

STATEWIDE ABSTRACT CORP.

as Agent for
Chicago Title Insurance Company

SCHEDULE A DESCRIPTION

Title Number: SA-104870

Policy Number: 7230632-12719

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

BEGINNING at a point and the intersection of stone walls marking the northwest corner of the herein described parcel and marking the southwest corner of lands now or formerly of Andrea VanBeuren described in Deed Document #02-2005-4759, being Lot 1 as shown on Filed Map No.11768; thence along a stone wall and along the dividing line between premises described herein and along land now or formerly of VanBeuren the following nine (9) courses and distances:

South 85 degrees 54 minutes 29 seconds East 265.85 feet;
North 89 degrees 41 minutes 03 seconds East 71.41 feet;
South 85 degrees 42 minutes 24 seconds East 184.70 feet;
South 88 degrees 11 minutes 18 seconds East 139.54 feet;
South 85 degrees 16 minutes 51 seconds East 137.37 feet;
South 77 degrees 27 minutes 51 seconds East 228.45 feet;
South 75 degrees 30 minutes 27 seconds East 126.09 feet;
South 76 degrees 53 minutes 51 seconds East 202.92 feet the southeast corner of said VanBeuren;
THENCE South 76 degrees 53 minutes 51 seconds East 40.07 feet to the center of Stanford Road;

THENCE RUNNING along the center of said road the following 28 courses and distances:

South 51 degrees 57 minutes 43 seconds East 69.31 feet;
South 56 degrees 12 minutes 15 seconds East 76.60 feet;
South 51 degrees 22 minutes 39 seconds East 30.03 feet;
South 40 degrees 10 minutes 50 seconds East 60.49 feet;
South 22 degrees 06 minutes 26 seconds East 54.55 feet;
South 11 degrees 03 minutes 48 seconds East 66.64 feet;
South 2 degrees 49 minutes 25 seconds East 83.52 feet;
South 4 degrees 57 minutes 32 seconds West 65.77 feet;
South 3 degrees 49 minutes 11 seconds West 72.27 feet;
South 0 degrees 46 minutes 03 seconds West 78.38 feet;
South 5 degrees 57 minutes 11 seconds West 83.28 feet;
South 15 degrees 14 minutes 45 degrees West 75.59 feet;
South 17 degrees 14 minutes 07 seconds West 74.70 feet;
South 5 degrees 25 minutes 05 seconds West 87.68 feet;
South 3 degrees 38 minutes 41 seconds East 61.33 feet;
South 6 degrees 07 minutes 48 seconds East 89.97 feet;
South 7 degrees 02 minutes 14 seconds East 95.17 feet;
South 5 degrees 13 minutes 46 seconds East 122.99 feet;
South 6 degrees 20 minutes 33 seconds East 72.28 feet;
South 8 degrees 12 minutes 45 seconds East 152.58 feet;
South 10 degrees 07 minutes 49 seconds East 112.06 feet;
South 11 degrees 15 minutes 48 seconds East 133.85 feet;
South 9 degrees 53 minutes 55 seconds East 93.65 feet;

STATEWIDE ABSTRACT CORP.

as Agent for
Chicago Title Insurance Company

SCHEDULE A DESCRIPTION

Title Number: SA-104870

Policy Number: 7230632-12719

South 7 degrees 16 minutes 05 seconds East 142.11 feet;
South 6 degrees 54 minutes 48 seconds East 117.09 feet;
South 5 degrees 53 minutes 57 seconds East 116.83 feet;
South 4 degrees 38 minutes 42 seconds East 81.89 feet; and
South 6 degrees 08 minutes 51 seconds East 85.92 feet to the southeast corner of the herein described parcel:

thence running South 85 degrees 35 minutes 52 seconds West 22.94 feet to a point in a stone wall marking the northeast corner of Hugo M.J. Cassirer and Sarah E. Buttrick described in Deed Document #02-2004--9954, being Lot 1 as shown on File Map No. 8410;

THENCE along said stone wall and the dividing line between premises described herein and lands of Cassirer and Buttrick, South 85 degrees 35 minutes 52 seconds West 519.42 feet to an iron pin marking the northwest corner of lands of said Cassirer and Buttrick, and marking the northeast corner of lands of Orvis Services, Inc. described in Liber 1996 of Deeds at Page 90, being Lot 2 as shown on said Field Map No. 8410;

THENCE running along the dividing line between the premises described herein and lands now or formerly of Orvis and along a stone wall South 85 degrees 35 minutes 52 seconds West 120.11 feet to a point near the westerly end of stone wall; thence South 86 degrees 15 minutes 12 seconds West 232.74 feet to a point near the easterly end of a stone wall; thence along said stone wall South 88 degrees 37 minutes 42 seconds West 124.42 feet and South 85 degrees 07 minutes 22 seconds West 657.53 feet to an iron pin in a stone wall marking the southwest corner of the herein described parcel and the southeast corner of land now or formerly of Gayleward, Inc. described in Liber 1997 of Deeds at Page 523, being Lot D as shown on Filed Map No, 10460; thence running along the dividing line between the premises described herein and lands now or formerly of Gayleward Inc. and along a stone wall the following six (6) courses and distances:

North 1 degree 18 minutes 29 seconds West 296.20 feet;
North 0 degrees 06 minutes 49 seconds West 331.91 feet;
North 1 degree 13 minutes 36 seconds East 181.70 feet;
North 2 degrees 05 minutes 46 seconds West 281.69 feet; and
North 0 degree 48 minutes 34 seconds West 328.73 feet to an iron pin marking the northeast corner of lands of said Gayleward, Inc.; thence crossing Woodstock Road North 10 degrees 26 minutes 57 seconds East 37.65 feet to an iron pin in a stone wall marking the southeast corner of lands of Thomas S. Cox and Millicent M. Cox described in Deed Document #02-2000-7251, being Lot A as shown on said filed Map No, 10460; thence running along the dividing line between premises described herein and lands now or formerly of Cox and along a stone wall North 5 degrees 14 minutes 14 seconds West 77.17 feet;
North 1 degree 41 minutes 59 seconds West 49.69 feet;
North 0 degrees 31 minutes 14 seconds West 139.51 feet;
North 1 degree 32 minutes 34 seconds West 260.03 feet;

515 WOODSTOCK RD - AERIAL IMAGERY



SCALE: 1" = 200'