



Town of  
*Washington*

**TOWN OF WASHINGTON  
PLANNING BOARD**

10 Reservoir Drive • P.O Box 667 Millbrook,  
NY 12545 • (845) 677-3419 EXT 116 •  
[planningboard@washingtontny.org](mailto:planningboard@washingtontny.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. 116  
F: (845) 677-2085

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

Planning Board Secretary  
[planningboard@washingtontny.org](mailto:planningboard@washingtontny.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): Brendan Johnson

Business Name: Johnson Surveying LLC

Address: 10 Meadows Lane  
Pleasant Valley, NY 12569

Telephone: 845-380-0528 Email Address: Johnsonboundaries@gmail.com

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Name of Record Owner(s) of Property: Millbrook Special Farm LLC

Address: 122 Butts Hollow Rd  
Millbrook, NY 12545

Telephone: 917-414-8661 Email Address: JVE5199@icloud.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: Brendan Johnson

**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)	6965-00-004125
Name of Property Owner	Millbrook Special Farm LLC
Property Street Address	119-125 Bu Hs Hollow Road
Number of Acres	205 +/-
Zoning District from Zoning Map	RS-10
Describe the Current Use of the Property	Horse Farm
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: Brendan Johnson

I. The following must be answered for **ALL APPLICATIONS**:

A. APPROVAL REQUESTED FOR (check all that apply):

Special Use Permit _____	Preliminary Subdivision Plan <u>  X  </u>
Sketch Plan _____	Lot Line Revision _____
Site Plan _____	Final Subdivision Plan _____

B. All applications must include all of the following documents. (Please mark with a check to indicate that each is enclosed)

- A copy of the current deed of each property.
- Any easements affecting all parcels involved in the proposed activity.
- A recent survey.  
If the project involves any construction, locate all water or wetlands [streams, creeks, ponds, or marshes] on the property on the survey.
- A recent aerial photo at a scale of 1:200 or less with the relevant tax parcels delineated. (This can usually be found using Dutchess Parcel Access as long as all current structures are shown).
- Owner's Endorsement – (You will find this attached to the end of this application.) Note ALL owners must sign, including both spouses.
- Consent to Inspection – (can be found on Planning Board page under "Planning Board Documents and Forms").
- \_\_\_\_\_ Section 803 Ethics Statement. (You will find this attached to the end of this application.)
- \_\_\_\_\_ Environmental Assessment Form (EAF) for SEQRA review.  
Complete Short Form EAF under SEQRA, which can be found at [https://www.dec.ny.gov/docs/permits\\_ej\\_operations\\_pdf/seafpartone.pdf](https://www.dec.ny.gov/docs/permits_ej_operations_pdf/seafpartone.pdf).  
This Short Form EAF may also be filled out using the EAF Mapper Tool which creates the form as you go. See <https://gisservices.dec.ny.gov/eafmapper>. After initial review, the Planning Board may require a long form EAF.

C. The following documents may be required, if applicable. (Please mark with a check to indicate which, if any, are enclosed)

- Agricultural Data Statement. (This can be found on Planning Board page under "Planning Board Documents and Forms").  
This document is required if any portion of the project is located on property within an agricultural district containing a farm operation, or on property with boundaries within five hundred (500) feet of a farm operation located within an agricultural district.  
If this is applicable, what Agricultural District is the property in? \_\_\_\_\_
- Wetland Permit Application. (This can be found on Planning Board page under "Planning Board Documents and Forms").  
**Please review Zoning Code Section 396 to determine if a permit is required in your specific instance.**

Applicant Name: Brendan Johnson

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:

Subdividing an existing 205 +/- acre parcel into two lots.

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

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

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F. Total acreage involved in the application. 205 +/- Acres

G. Total contiguous acreage controlled by the applicant/owner. 205 +/-

(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: Brendan Johnson

H. Total number of existing structures (including houses, detached garages, sheds, barns or any other building structure). 6

I. Types of existing structures (list):  
man house, Barns, out buildings

J. Total square footage of all new construction. 0

K. Estimated value of new construction or addition. \$0

L. Type of construction or activity proposed (check all that apply):

New construction:

Residential \_\_\_\_\_

Commercial \_\_\_\_\_

Institutional \_\_\_\_\_

Home occupation \_\_\_\_\_

Expansion:

Residential \_\_\_\_\_

Commercial \_\_\_\_\_

Institutional \_\_\_\_\_

Change in use \_\_\_\_\_

Other: None planned

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

<b>Professional Engineer</b> Name: _____ Address: _____ _____ Email Address: _____ Telephone Number: _____	<b>Licensed Land Surveyer</b> Name: <u>Johnson Surveying</u> Address: <u>10 Meadow Lane</u> <u>Pleasant Valley, NY 12569</u> Email Address: <u>Johnsonboundaries@gmail.com</u> Telephone Number: <u>845-380-0528</u>
<b>Attorney</b> Name: _____ Address: _____ _____ Email Address: _____ Telephone Number: _____	<b>Other Type of Professional:</b> _____ Name: _____ Address: _____ _____ Email Address: _____ Telephone Number: _____

Applicant Name: Brendan Johnson

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.

\_\_\_\_\_  
\_\_\_\_\_

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

A. **LOTS**

Number of lots proposed: 2  
Size of the smallest lot proposed: 21.473 acres  
Size of the largest lot proposed: 184 Acres

B. **DRIVEWAYS**

Number of private driveways proposed: 0  
Number of common driveways proposed: 0  
Maximum number of lots served by a common driveway: \_\_\_\_\_

C. Preliminary Plat includes 21.473 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 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: Brendan Johnson



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**DISCLOSURE OF BUSINESS INTEREST**

State of New York }  
County of Dutchess } ss:

Brendan Johnson 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.)

N/A

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.)

N/A

3. That he/she understands that the Town of Washington 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.

[Signature]

Agent/Owner

\_\_\_\_\_

Agent/Owner

[Signature]

Notary Public

**LISA B SIMMONS**  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01S16341564  
Qualified in Dutchess County  
Commission Expires May 31, 2014

Applicant Name: \_\_\_\_\_



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**AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER**

State of New York }  
County of Dutchess } ss:

Brendan Johnson being duly sworn, deposes and says:

1. That he/she is the agent named in the foregoing application for Millbrook Special Farm LLC and that he/she has been duly authorized by the owner in fee to make such application and that the foregoing statements contained therein are true to the best of his/her knowledge and belief.
2. That he/she resides at 10 Meadow Lane Pleasant Valley in the County of Dutchess and the State of New York.
3. That he/she is the Agent of the within property as described in the foregoing application for Planning Board approval and that the statements contained therein are true to the best of his/her knowledge and belief.
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.

[Signature]  
Agent/Owner

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

[Signature]  
Notary Public

**LISA B SIMMONS**  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01S16341564  
Qualified in Dutchess County  
Commission Expires May 31, 2026



# Short Environmental Assessment Form

## Part 1 - Project Information


### Instructions for Completing

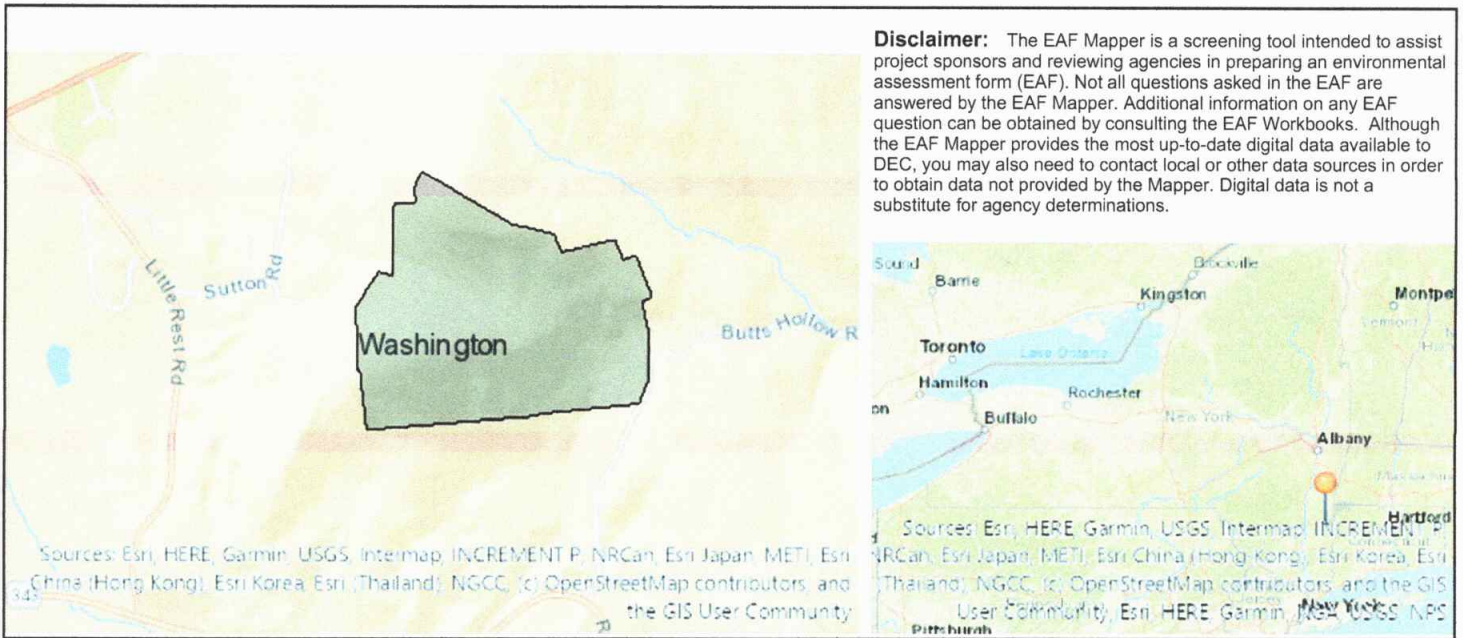
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Subdivision for Millbrook Special Farm, LLC			
Project Location (describe, and attach a location map): 119-125 Butts Hollow Road, Millbrook, NY			
Brief Description of Proposed Action: Subdivide 21 acre parcel from a larger 205 acre parcel			
Name of Applicant or Sponsor: Johnson Surveying, LLC		Telephone: 845-380-0528	
Address: 10 Meadow Lane		E-Mail:	
City/PO: Pleasant Valley		State: NY	Zip Code: 12569
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 205 acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 205 acres			YES <input type="checkbox"/>
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
No development planned _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
No development planned _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
_____			
_____			

<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input type="checkbox"/> Shoreline   <input type="checkbox"/> Forest   <input checked="" type="checkbox"/> Agricultural/grasslands   <input type="checkbox"/> Early mid-successional</p> <p><input type="checkbox"/> Wetland   <input type="checkbox"/> Urban   <input type="checkbox"/> Suburban</p>		
<p>15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</p>		<p>NO YES</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>
<p>16. Is the project site located in the 100-year flood plan?</p>		<p>NO YES</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>    a. Will storm water discharges flow to adjacent properties?</p> <p>    b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</p> <p>If Yes, briefly describe:</p> <p>_____</p> <p>_____</p>		<p>NO YES</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p> <p><input type="checkbox"/> <input type="checkbox"/></p>
<p>18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?</p> <p>If Yes, explain the purpose and size of the impoundment: _____</p> <p>_____</p>		<p>NO YES</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>		<p>NO YES</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>		<p>NO YES</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>
<p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor/name: <u>Johnson Surveying, LLC</u> Date: <u>01/20/2025</u></p> <p>Signature: <u></u> Title: <u>Land Surveyor</u></p>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



Town of Washington

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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): Brenden Johnson, Johnson Surveying LLC  
Address: 10 meadow lane Pleasant Valley, NY 12569  
Telephone: 845-380-0520 Email Address: johnsonboundaries@gmail.com

Description of Project: Subdivide 21 acres out of a 205 acre parcel

Tax Map Numbers of all Parcels: 6965-00-004125  
Address of Project: 119-125 Butts Hollow Road, Millbrook, NY 12545

APPROVAL REQUESTED FOR (check all that apply):

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

Is the project site located within an Agricultural District? Yes ✓ No \_\_\_\_\_  
If yes, Agricultural District Number? 21

Is any portion of the project site currently actively farmed? Yes ✓ No \_\_\_\_\_  
Name of person farming the site: Jane Ellenberg  
Does this person \_\_\_\_\_ RENT or ✓ OWN the land?

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


Name: _____ Address: _____ _____	Name: _____ Address: _____ _____
Is parcel actively farmed? _____	Is parcel actively farmed? _____

Name: _____ Address: _____ _____ Is parcel actively farmed? _____	Name: _____ Address: _____ _____ Is parcel actively farmed? _____
Name: _____ Address: _____ _____ Is parcel actively farmed? _____	Name: _____ Address: _____ _____ Is parcel actively farmed? _____

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: 1/20/2025

  
 \_\_\_\_\_  
 Signature of Applicant

\_\_\_\_\_  
 Signature of Owner (if different)



**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:

millbrook Special Form LLC and \_\_\_\_\_

Owner Name \_\_\_\_\_ Owner Name \_\_\_\_\_

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

119-125 Butts Hollow Road

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

6965 - 00 - 004125 - 0000

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

- |  |  |
|--|--|
| <input type="checkbox"/> Assessment Review                   | <input type="checkbox"/> Building Permit                       |
| <input type="checkbox"/> Municipal Search                    | <input checked="" type="checkbox"/> Planning Board Application |
| <input type="checkbox"/> 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: Brendan Johnson

Phone Number to schedule inspection: 845-380-0528

[Signature]

Signature \_\_\_\_\_

\_\_\_\_\_

Signature \_\_\_\_\_

Brendan Johnson (Agent)

Print Name \_\_\_\_\_

\_\_\_\_\_

Print Name \_\_\_\_\_

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_



Washington

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~~ South Carolina

COUNTY OF Aiken ss:

Jane Ellenberg, 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 P.O. Box 1422, 123 Butts Hollow Rd

City millbrook State NY Zip 12545

I have authorized (name) Brandon Johnson of (Company) Johnson Surveying LLC to make the foregoing application to the

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

119-125 Butts Hollow Rd  
00-004125-0000.

Property ID # 6965-

Signature Jane Ellenberg

Millbrook Special Farm LLC  
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 20 day of January, 2025  
Notary Public Diana M Holden  
March 22, 2031

Notary Stamp: commission expires:

Proof of Authority is attached. Type of Authority: Corporate Resolution

Diana M Holden  
Notary Public, State of South Carolina  
My Commission Expires March 22 2031







Town of Washington

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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~~ South Carolina

COUNTY OF Aiken ) ss:

Shepard Ellenberg, 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 P.O. Box 1422, 123 Butts Hollow Rd

City Millbrook State NY Zip 12545

I have authorized (name) Brendan Johnson of (Company) Johnson Surveying LLC to make the foregoing application to the

Town of Washington for approval as described herein for the property located at 119-125 Butts Hollow Rd Property ID # 6965-  
00-004125-0000

[Signature]  
Signature

Millbrook Special Farm LLC  
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 20 day of January, 2025  
Notary Public Diana M Holden  
March 22, 2031

Notary Stamp: commission expires:

Proof of Authority is attached. Type of Authority: Corporate Resolution

Diana M Holden  
Notary Public, State of South Carolina  
My Commission Expires March 22 2031





Washington

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~~ South Carolina

COUNTY OF Aiken ss:

Jane Ellenberg, 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 PO Box 1422, 123 Butts Hollow Road  
City MILLBROOK State NY Zip 12545

I have authorized (name) Brendan Johnson of (Company) Johnson Surguryng LLC to make the foregoing application to the Town of Washington for approval as described herein for the property located at 119-125 Butts Hollow Road Property ID # 6965-00-004125-

SIGN HERE

Jane Ellenberg  
Signature

SIGN HERE

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 20 day of January 2025  
Notary Public Diana M. Holden  
March 22 2031

Notary Stamp: commission expires:

Proof of Authority is attached. Type of Authority: \_\_\_\_\_

Diana M Holden  
Notary Public, State of South Carolina  
My Commission Expires March 22 2031





Washington

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

South Carolina  
STATE OF ~~NEW YORK~~

COUNTY OF Aiken ss:

Shepard Ellenberg, 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 \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

I have authorized (name) Brandon Johnson of (Company) Johnson Surveying LLC to make the foregoing application to the Town of Washington for approval as described herein for the property located at 119-125 Butts Hollow Road Property ID # 6965-00-004125-

SIGN HERE

Shepard Ellenberg  
Signature

SIGN HERE

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

20 day of January 2025  
Notary Public Diana M Holden  
March 22, 2031

Notary Stamp: commission expires:

Proof of Authority is attached. Type of Authority: \_\_\_\_\_

Diana M Holden  
Notary Public, State of South Carolina  
My Commission Expires March 22 2031





Washington

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~~ South Carolina

COUNTY OF Aiken ss:

Shepard Ellenberg + Jane Ellenberg, 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 \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

I have authorized (name) Brandon Johnson of (Company) Johnson Surgery LLC to make the foregoing application to the Town of Washington for approval as described herein for the property located at 119-125 Butts Hallow Road Property ID # 6965-00-004125-

SIGN HERE

[Signature]  
Signature

SIGN HERE

[Signature]  
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 20 day of January, 2025  
Notary Public Diana M. Holden  
March 22, 2031

Notary Stamp: commission expires: Diana M Holden  
Notary Public, State of South Carolina  
My Commission Expires March 22 2031

Proof of Authority is attached. Type of Authority: \_\_\_\_\_



2.02 Powers. The Company shall have all powers and rights of a limited liability company organized under the Act, to the extent such powers and rights are not proscribed by the Articles.

### ARTICLE III

#### NAMES AND ADDRESSES OF INITIAL MEMBERS; PRINCIPAL OFFICE

3.01 Names and Addresses and Percentage Interest of Initial Members. The names and addresses and Percentage Interest of the initial Members are as follows:

<b>Class A Members</b>	<b>Percentage Interest</b>
Shepard Ellenberg 220 Knox Avenue Aiken, Carolina 29801 and 123 Butts Hollow Road, Millbrook, NY 12545	Fifty (50%) Percent
Jane Ellenberg 220 Knox Avenue Aiken, Carolina 29801 and 123 Butts Hollow Road, Millbrook, NY 12545	Fifty (50%) Percent

3.02 Principal Office. The principal office of the Company shall initially be at **123 Butts Hollow Road, Millbrook, New York 12545**. The principal office may be changed from time to time by the Managers.

### ARTICLE IV

#### VOTING POWERS, MEETINGS, ETC. OF MEMBERS

4.01 In General. The Members shall not be entitled to participate in the day-to-day affairs and management of the Company, but instead, the Class A Members' right to vote or otherwise participate with respect to matters relating to the Company and the Class B Members right to participate with respect to matters relating to the Company shall be limited to those matters as to which the express terms of the Act, the Articles or this Operating Agreement vest in the Class A or Class B Members the right to so vote or otherwise participate.

4.02 Actions Requiring Approval of Class A Members.

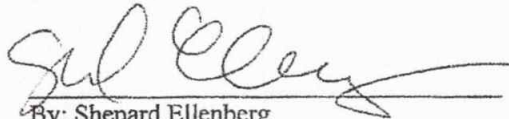
(a) Notwithstanding any other provision of this Operating Agreement, the approval of the Class A Members shall be required in order for any of the following actions to be taken on behalf of the Company:

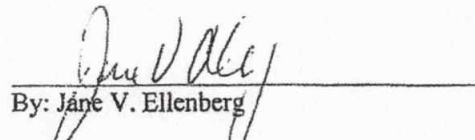
- (i) Amending the Articles in any manner that materially alters the preferences, privileges or relative rights of the Class A Members.
- (ii) Electing the Managers as provided in Article V hereof.

10.13 Entire Agreement. This Operating Agreement sets forth all of the promises, agreements, conditions and understandings between the parties respecting the subject matter hereof and supersedes all prior negotiations, conversations, discussions, correspondence, memoranda and agreements between the parties concerning such subject matter.

The undersigned, being all the Members of the Company, hereby agree, acknowledge and certify that the foregoing Operating Agreement constitutes the sole and entire Operating Agreement of the Company, unanimously adopted by the Members of the Company as of the date first written above.

**MEMBERS:**

  
By: Shepard Ellenberg

  
By: Jane V. Ellenberg

Diana M Holden  
Notary Public, State of South Carolina  
My Commission Expires March 22 2031



**Parcel Number**

135889-6965-00-004125-0000

**Parcel Location**

119-125 Butts Hollow Rd

**Municipality**

Washington

**Owner Name**

Ellenberg, Shepard (Primary)

Ellenberg, Jane V. (Additional)

**Primary Owner Mailing Address**

PO Box 1422

Millbrook, NY 12545

**Parcel Details**

<b>Lot Size (acres):</b>	205.63 Ac	<b>Split Town:</b>	-
<b>Filed Map:</b>	10849	<b>Agri. District:</b>	21
<b>File Lot #:</b>	-	<b>School District:</b>	(135801) Millbrook CSD
<b>Land Use Class:</b>	(117) Horse farm		

**Assessment Information (Current)**

<b>Land:</b>	<b>Total:</b>	<b>County Taxable:</b>	<b>Town Taxable:</b>	<b>School Taxable:</b>	<b>Village Taxable:</b>
\$3,758,900	\$6,946,700	\$3,538,210	\$3,538,210	\$3,538,210	\$0
<b>Tax Code:</b>	<b>Roll Section:</b>	<b>Uniform %:</b>	<b>Full Market Value:</b>		
-	1 (Taxable)	74.36	\$9,342,000		
<b>Tentative Roll:</b>	<b>Final Roll:</b>	<b>Valuation Date:</b>			
5/1/2024	7/1/2024	7/1/2023			

**Last Sale / Transfer**

<b>Sale Price:</b>	<b>Sale Date:</b>	<b>Deed Book:</b>	<b>Deed Page:</b>	<b>Sale Condition:</b>	<b>No. Parcels:</b>
\$80,000	12/29/1999	22000	01202	P	1

**Site Information****Site 1**

<b>Water Supply:</b>	<b>Sewer Type:</b>	<b>Desirability:</b>	<b>Zoning Code: *</b>	<b>Used As:</b>
(2) Private	(2) Private	(2) Typical	RR10	-

**Site 2**

<b>Water Supply:</b>	<b>Sewer Type:</b>	<b>Desirability:</b>	<b>Zoning Code: *</b>	<b>Used As:</b>
(2) Private	(2) Private	(2) Typical	RR10	-

**Site 3**

<b>Water Supply:</b>	<b>Sewer Type:</b>	<b>Desirability:</b>	<b>Zoning Code: *</b>	<b>Used As:</b>
(2) Private	(2) Private	(2) Typical	RR10	-

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DUTCHESS COUNTY CLERK RECORDING PAGE

RECORD & RETURN TO:

PETER B FOSTER PC  
80 FIFTH AVE  
STE 1203  
NEW YORK NY 10011-8002

RECORDED: 02/08/2000

AT: 09:36:13

DOCUMENT #: 02 2000 1202

RECEIVED FROM: FIRST AMERICAN

GRANTOR: FISCHER RICHARD G  
GRANTEE: ELLENBERG SHEPARD

RECORDED IN: DEED  
INSTRUMENT TYPE:

TAX  
DISTRICT: WASHINGTON

EXAMINED AND CHARGED AS FOLLOWS:

RECORDING CHARGE: 63.00

NUMBER OF PAGES: 7

TRANSFER TAX AMOUNT: 320.00

TRANSFER TAX NUMBER: #005618

E & A FORM: Y

\*\*\* DO NOT DETACH THIS PAGE  
\*\*\* THIS IS NOT A BILL

TP-584: Y

COUNTY CLERK BY: DNK / \_\_\_\_\_  
RECEIPT NO: R07689  
BATCH RECORD: B00171

WILLIAM L. PAROLI, JR.  
County Clerk





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

THIS INDENTURE, made on December 29<sup>th</sup> 1999  
BETWEEN RICHARD G. FISCHER, 3874 Route 44, Millbrook, New York 12545

party of the first part, and SHEPARD ELLENBERG AND JANE ELLENBERG,  
Hallmark Farm, Millbrook, New York 12545  
*NO# BUTTS Hollow Rd*

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 more particularly bounded and described on Schedule A attached hereto and made a part hereof

Being a portion of the same premises acquired by the party of the first part from Migdale Preserve, Ltd. on December 12, 1992 in Liber 1923 page 97 in the Dutchess Count Clerk's Office

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 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.

IN PRESENCE OF:

*Richard G. Fischer*  
Richard G. Fischer

Dutchess County Clerk

ACKNOWLEDGMENT IN NEW YORK STATE (RPL 309-a)

State of New York, County of *New York* ss.:

On *December 15, 1999* before me, the undersigned, personally appeared *Richard G. Fischer*

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 he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

*Diane Fenelly*  
DIANE FENELLY  
(signature and office of individual taking acknowledgment)  
Notary Public in and for the State of New York  
No. 4821802  
Qualified in New York County  
Certificate filed in New York County  
ACKNOWLEDGMENT OUTSIDE NEW YORK STATE (RPL 309-b)

State of \_\_\_\_\_ County of \_\_\_\_\_ ss.:

On \_\_\_\_\_ before me, the undersigned, personally appeared \_\_\_\_\_

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 he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in

(insert city or political subdivision and state or county or other place acknowledgment taken)  
\_\_\_\_\_  
(signature and office of individual taking acknowledgment)

**Bargain and Sale Deed**

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No. 231-D-07638

Fischer

TO

Ellenberg

L & H / a division of  
First American Title Ins. Co. of NY  
188 East Post Road  
White Plains, New York 10601

ACKNOWLEDGMENT BY SUBSCRIBING WITNESS(ES)

State of \_\_\_\_\_ County of \_\_\_\_\_ } ss.:

On \_\_\_\_\_ before me, the undersigned, personally appeared \_\_\_\_\_

the subscribing witness(es) to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in (if the place of residence is in a city, include the street and street number, if any, thereof):

that he/she/they know(s)

to be the individual(s) described in and who executed the foregoing instrument; that said subscribing witness(es) was (were) present and saw said

execute the same; and that said witness(es) at the same time subscribed his/her/their name(s) as a witness(es) thereto.

(  if taken outside New York State insert city or political subdivision and state or county or other place acknowledgment taken And that said subscribing witness(es) made such appearance before the undersigned in

\_\_\_\_\_ )

*L & H / a division of*  
(signature and office of individual taking acknowledgment)  
First American Title Ins. Co. of NY  
188 East Post Road  
White Plains, New York 10601

SECTION 20

BLOCK 5889

LOT 00-P/O 292357

~~COUNTY OF~~ TOWN of Washington

COUNTY of Dutchess

RETURN BY MAIL TO:

Peter B. Foster, P.C.  
80 Fifth Avenue, Suite 1203  
New York, New York  
Zip No. 10011-8002

- Reserve this space for use of Recording Office.

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HARRY J. BLY

Land Surveyor Land Planner

P.O. Box 758 FRANKLIN AVE.  
MILLBROOK, NEW YORK 12545

(914) 677-5619

Fax (914) 677-6117

SURVEY DESCRIPTION

LANDS TO BE CONVEYED BY

FISCHER TO ELLENBERG

Town of Washington

Dutchess County, New York

BEGINNING at a point marked by a steel pin at an angle in the common boundary line between lands of Richard G. Fischer and lands of Shepard Ellenberg and Jane B. Ellenberg; thence along the common division line between Fischer and Ellenberg on lines of no physical bounds, N 89 deg 58' 17" W 378.84 feet to a steel pin found, N 00 deg 11' 27" W 253.17 feet to a steel pin found, N 84 deg 44' 20" W 359.84 feet to a steel pin found and N 09 deg 07' 31" W 56.01 feet to a point; thence through lands of Richard G. Fischer on lines of no physical bounds, S 89 deg 46' E 695.95 feet to a steel pin set, S 11 deg 21' 20" E 285.88 feet, N 82 deg 46' 50" E 159.44 feet, S 07 deg 15' 20" E 587.75 feet and S 82 deg 45' W 139.68 feet to a point in the common division line between lands of Fischer and Ellenberg; thence along the same, N 12 deg 43' W 158.90 feet, N 19 deg 04' 53" W 117.27 feet, N 04 deg 30' 54" W 52.41 feet and N 06 deg 05' W 205.18 feet to the point or place of beginning.

CONTAINING 5.63 ACRES OF LAND

The herein described parcel being and intended to be all of that certain tract or parcel of land designated as 5.63 acres to become part and parcel with lands of Ellenberg as shown on a map

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entitled "Lot Line Realignment from Fischer to Ellenberg"  
recorded at the Dutchess County Clerk's Office on August 4, 1999  
as Filed Map # 10849.

August 5, 1999

*and being further described as follows - see  
Schedule attached hereto*

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**L & H Abstract, a Division of  
First American Title Insurance Company of New York**

**Title No. 231-D-07638**

Amended: 11-23-1999

**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, known and designated as Part of Parcel Lot Number 4 on a certain map entitled, "Subdivision - Plat of Migdale, which map was filed in the Dutchess County Clerk's Office, Division of Land Records on 7/27/84 as Map No. 7098, being more particularly bounded and described as follows:

**BEGINNING** at a point which is distant the following three (3) courses and distances from the intersection of the northerly side of Butts Hollow Road with the dividing line between lands now or formerly of Ellenberg on the West and Fischer on the East:

1. North 07 Degrees 07' East 288.90 feet;
2. North 03 Degrees 22' East 170.30 feet;
3. North 01 Degrees 22' East 210.10 feet;

**THENCE** from said point of beginning along said dividing line the following eight (8) courses and distances:

1. North 12 Degrees 43' West 158.90 feet;
2. North 19 Degrees 04' 53" West 117.27 feet;
3. North 04 Degrees 30' 54" west 52.41 feet;
4. North 06 Degrees 05' West 205.18 feet;
5. North 89 Degrees 58' 17" West 378.84 feet to a steel pin found;
6. North 00 Degrees 11' 27" West 253.17 feet to a steel pin found;
7. North 84 Degrees 44' 20" West 359.84 feet to a steel pin found;
8. North 09 Degrees 07' 31" West 56.01 feet to a point;

**THENCE** through lands of Richard G. Fischer the following five (5) courses and distances:

1. South 89 Degrees 46' East 695.95 feet to a steel pin set;

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**L & H Abstract, a Division of  
First American Title Insurance Company of New York**

**Title No. 231-D-07638**

**SCHEDULE A (continued)**

2. South 11 Degrees 21' 20" East 285.88 feet;
3. North 82 Degrees 46' 50" East 159.44 feet;
4. South 07 Degrees 15' 20" East 587.75 feet;
5. South 82 Degrees 45' West 139.68 feet to the point or place of **BEGINNING**.

**THE** above described premises are also shown as "Inset "A"" on a certain map entitled "Lot Line Realignment from Fischer to Ellenberg" filed in the Dutchess County Clerk's Office on August 4, 1999 as Filed Map No. 10849.

**FOR  
CONVEYANCING  
ONLY**

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

**TOGETHER** with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.