

DESCRIPTION
*The Boundary of Premises of
Jerry Finley*

All that tract or parcel of land being situate in the Town of Meredith, County of Delaware and State of New York; being bounded and described as follows:

Parcel I:

Beginning at a point on the southeasterly bounds of Delaware County Highway 10, said point being the northwesterly corner of lands of Anthony J. Benedict and Maureen Benedict (L 725, P 1128); running thence South 37°22'07" East along the southwesterly bounds of lands of Benedict (L 725, P 1128) a distance of 357.27 feet to a point in the centerline of Grimm Road; running thence southwesterly along the centerline of Grimm Road the following three courses and distances:

- 1) South 55°06'22" West 337.12 feet;
- 2) South 55°23'16" West 329.04 feet;
- 3) on a curve to the right, with an arc length of 67.73 feet, a radius of 95.00 feet and a Delta angle of 40°50'59";

to a point; running thence northeasterly and northwesterly along the southeasterly bounds of said Delaware County Highway 10 the following six courses and distances:

- 1) North 49°03'49" East 53.64 feet;
- 2) North 59°23'10" West 38.00 feet;
- 3) North 29°43'41" East 159.17 feet;
- 4) North 38°14'20" East 40.84 feet;
- 5) North 31°46'26" East 496.52 feet;
- 6) North 32°47'06" East 39.28 feet;

to the point of beginning. Containing 3.356 acres of land. Bearings refer to True North.

Parcel II:

Beginning at a point in the centerline of Grimm Road, said point being the northeasterly corner of lands of Thomas E. Schimmerling (L 619, P 852); running thence North 55°06'22" East along the centerline of Grimm Road a distance of 102.40 feet to the northwesterly corner of lands of Thomas E. Schimmerling (L 769, P 148) at a bridge; running thence along the easterly and southerly edge of the creek the following six courses and distances:

- 1) South 32°18'19" East 59.85 feet;
- 2) South 36°30'24" East 59.92 feet;
- 3) South 20°25'20" East 46.28 feet;
- 4) South 15°28'40" East 48.99 feet;
- 5) South 02°14'43" West 67.50 feet;
- 6) South 06°33'04" West 28.40 feet;

to a point on the northeasterly bounds of lands of Thomas E. Schimmerling (L 619, P 852); running thence along said northeasterly bounds of lands of Schimmerling (L 619, P 852) the following two courses and distances:

- 1) North 39°51'53" West 64.85 feet crossing a creek;
- 2) North 37°03'35" West 221.35 feet;

to the point of beginning. Containing 0.501 acre of land. Bearings refer to True North.

Being the same premises described in Liber 756 at Page 179 of Deeds filed at the Delaware County Clerk's Office.

Subject to any easements recorded and unrecorded.

Subject to the rights of the public over Delaware County Highway 10 and Grimm Road.

For details of monumentation and other evidence reference is hereby made to a map entitled: "Boundary Survey of Premises of Jerry Finley...", dated March 28, 2024, prepared by Lawson Surveying and Mapping, Oneonta, N.Y.