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May 12, 2023

Survey Description of Lot A
Being a Division within the Premises of Paul Valentino, Jr
Re: Liber 1102 Page 465

All that tract or parcel of land being a part of the South 1/2 of Lot 132, Morris Patent, situate in the Town of Otego, County of Otsego and State of New York described as follows: Beginning at a point in the center of Wheaton Creek Road. Said point is the southwest corner of the herein described Lot A and is 25.28 feet on a bearing of S89°15'01"W from where a 5/8" steel rod capped "Rasmussen Surveyors" was set in the northerly bounds of lands now or formerly of Jake Deleski and Cathleen Deleski Re: L869 P81. Thence, northerly along the center of Wheaton Creek Road the following courses and distances: 1) Northerly, 180.98 feet on a curve concave to the west having a radius of 750.00 feet and a central angle of 13°49'32" to a point. 2) N02°37'32"W, a distance of 161.50 feet to a point being the northwest corner of the herein described Lot A. Said northwest corner is 24.75 feet on a bearing of S88°25'52"W from where a 5/8" steel rod capped as above was set in a New Division Line within the lands now or formerly of Paul Valentino, Jr. Re: L1102 P465. Thence, easterly and southerly along New Division Lines within the lands of aforesaid Valentino the following courses and distances: 1) N88°25'52"E, a distance of 1294.49 feet to where a 5/8" steel rod capped as above was set for the northeast corner of the herein described Lot A. 2) S02°38'22"E, a distance of 332.86 feet to where a 5/8" steel rod capped as above was set for the southeast corner of the herein described Lot A. Said capped rod is in the line between Lot 132 and Lot 133 of the Morris Patent. Said capped rod is further referenced as being in the northerly bounds of lands now or formerly of Jake Deleski and Cathleen Deleski Re: L869 P81. Thence, westerly, in and along a stone wall and wire fence, being the bounds between Lot 132 and Lot 133 of the Morris Patent, the following courses and distances: 1) S87°21'38"W, a distance of 821.16 feet to where a 5/8" steel rod capped as above was set for an angle in the northerly bounds of aforesaid Deleski's land (line between Lot 132 and Lot 133 Morris Patent). 2) S89°15'01"W, a distance of 495.19 feet to the point and place of beginning containing 10.1947 acres of land. Bearings referred to are Magnetic North as of June 2015.

The above-mentioned Wheaton Creek Road is subject to the use and rights of the public.

The above-described Lot A is subject to all legally enforceable covenants, easements (including utility), restrictions, conditions and agreements of record; recorded, unrecorded, open or notorious.

All the above is shown on a survey map numbered 18-1070 dated May 12, 2023, prepared by Rasmussen Land Surveyors PLLC, Oneonta, New York.