

**SURVEY DESCRIPTION**

PARCEL 25-R

**ALL** that certain plot or Parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, being a portion of Parcel 27 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk's Office on November 18, 1996 as Filed Map No. 10649(ABCD), known and designated as Parcel 25-R as shown on a certain map entitled "MAP OF LOT LINE ADJUSTMENT OF PARCELS 12, 13, 14, 16, 25 & 27 OF FILED MAP 10649" dated November 28, 2023, prepared by LaBella Associates as filed in the Ulster County Clerk's Office on July 23, 2024 as Filed Map No. 24-124, being more particularly bounded and described as follows:

**BEGINNING** at a point marked by a concrete monument found at the intersection of the easterly side of Enterprise Drive - C.R. 157 with the northerly side of Boices Lane - C.R. 157 (formerly known as Burhans Road), at the southwesterly corner of Parcel 27 as shown on said Filed Map No. 10649(ABCD), thence from said point of BEGINNING running along the easterly bounds of Enterprise Drive

1. N 03° 55' 41" E 240.09 feet; thence leaving Enterprise Drive and running through said Parcel 27 of Filed Map No. 10649 and along the southerly boundary of Parcel 27-R as shown on Filed Map No. 24-124
2. S 88° 38' 40" E 439.78 feet to the northwesterly corner of Parcel 16-R as shown on Filed Map 24-124; thence along said Parcel 16-R the following three (3) course and distances:
3. S 01° 17' 56" W 366.45 feet;
4. S 88° 42' 04" E 881.64 feet;
5. N 01° 17' 56" W 365.58 feet to the northeasterly corner of Parcel 16-R and the southerly boundary of Lot 27-R; thence along the southerly boundary of Parcel 27-R
6. S 88° 38' 40" E 152.68 feet to the westerly boundary of Parcel 6; thence along Parcel 6 the following eight (8) courses and distances:
7. S 01° 31' 31" W 238.15 feet;
8. S 31° 12' 55" E 22.73 feet;
9. S 01° 14' 56" W 37.50 feet;
10. S 89° 42' 10" E 27.60 feet;
11. S 01° 14' 26" W 81.36 feet;
12. N 88° 22' 14" W 120.65 feet;
13. S 01° 41' 07" W 283.11 feet;
14. S 88° 23' 45" E 542.98 feet; thence continuing through said Parcel 27 of Filed Map No. 10649 and along Parcel 27-R of Filed Map No. 24-124
15. S 01° 20' 50" W 950.40 feet to the northerly side of Boices Lane; thence along the northerly bounds of Boices Lane
16. N 54° 47' 19" W 1999.55 feet;
17. N 07° 03' 36" W 74.33 feet;
18. N 54° 47' 19" W 329.56 feet to the point or place of **BEGINNING**.

BEING an area of 27.518 acres, more or less.

**EXCEPTING AND RESERVING** therefrom the following properties:

**ALL** that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, being a portion of Parcel 27 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk's Office on November



18, 1996 as Filed Map No. 10649(ABCD), known and designated as Parcel 12-R as shown on a certain map entitled "MAP OF LOT LINE ADJUSTMENT OF PARCELS 12, 13, 14, 16, 25 & 27 OF FILED MAP 10649" dated November 28, 2023, prepared by LaBella Associates as filed in the Ulster County Clerk's Office on July 23, 2024 as Filed Map No. 24-124, being more particularly bounded and described as follows:

**COMMENCING** at a point marked by a concrete monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 with the northerly side of Boices Lane – C.R. 157 (formerly known as Burhans Road), at the southwesterly corner of Parcel 27 as shown on said Filed Map No. 10649(ABCD), thence from said point of commencement leaving said highway bounds and running in an easterly direction through Parcel 27 of said filed map, S 66°14' 24" E 1,517.55 feet to the northwesterly corner of herein described Parcel 12-R and the point or place of **BEGINNING**,

running thence from said point or place of **BEGINNING**, through parcel 27 the following 5 courses:

1. S 88° 41'12" E 366.83 feet; thence
2. along a tangent curve to the right having a radius of 95.00 feet with an arc length of 149.53 feet and a chord bearing S 43° 35'39" E 134.57 feet; thence
3. S 01° 29'54" W 304.69 feet; thence
4. N 88° 41'12" W 460.74 feet; thence
5. N 01° 17'56" E 400.00 feet to the point or place of **BEGINNING**.

**4.192** acres, more or less

**ALL** that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, being a portion of Parcel 27 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk's Office on November 18, 1996 as Filed Map No. 10649(ABCD), known and designated as Parcel 13-R as shown on a certain map entitled "MAP OF LOT LINE ADJUSTMENT OF PARCELS 12, 13, 14, 16, 25 & 27 OF FILED MAP 10649" dated November 28, 2023, prepared by LaBella Associates as filed in the Ulster County Clerk's Office on July 23, 2024 as Filed Map No. 24-124, being more particularly bounded and described as follows:

**COMMENCING** at a point marked by a concrete monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 with the northerly side of Boices Lane – C.R. 157 (formerly known as Burhans Road), at the southwesterly corner of Parcel 27 as shown on said Filed Map No. 10649(ABCD), thence from said point of commencement leaving said highway bounds and running in an easterly direction through Parcel 27 of said filed map, S 77°10' 38" E 986.36 feet to the northwesterly corner of herein described Parcel 13-R and the point or place of **BEGINNING**,

running thence from said point or place of **BEGINNING**, through parcel 27 of Filed Map No. 10649(ABCD) and along Lot 25-R of Filed Map No. 24-124 the following three (3) courses:

1. S 88° 42'04" E 365.95 feet,
2. S 01° 17'56" W 322.72 feet,
3. N 88° 41'12" W 365.95 feet; thence along Lot 14-R of Filed Map No. 24-124
4. N 01° 17'56" E 322.63 feet to the point or place of **BEGINNING**.

**2.711** acres, more or less



**ALL** that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, being a portion of Parcel 27 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk's Office on November 18, 1996 as Filed Map No. 10649(ABCD), known and designated as Parcel 14-R as shown on a certain map entitled "MAP OF LOT LINE ADJUSTMENT OF PARCELS 12, 13, 14, 16, 25 & 27 OF FILED MAP 10649" dated November 28, 2023, prepared by LaBella Associates as filed in the Ulster County Clerk's Office on July 23, 2024 as Filed Map No. 24-124, being more particularly bounded and described as follows:

**COMMENCING** at a point marked by a concrete monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 with the northerly side of Boices Lane – C.R. 157 (formerly known as Burhans Road), at the southwesterly corner of Parcel 27 as shown on said Filed Map No. 10649(ABCD), thence from said point of commencement leaving said highway bounds and running in an easterly direction through Parcel 27 of said filed map, S 70°54' 27" E 644.82 feet to the northwesterly corner of herein described Parcel 14-R and the point or place of **BEGINNING**,

running thence from said point or place of **BEGINNING**, running through parcel 27 of Filed Map No. 10649(ABCD) and along Lot 25-R of Filed Map No. 24-124:

1. S 88° 42'04" E 352.50 feet; thence along Lot 13-R
2. S 01° 17'56" W 322.63 feet; thence continuing through parcel 27 of Filed Map No. 10649(ABCD) and along Lot 25-R of Filed Map No. 24-124 the remaining five (5) courses and distances:
3. N 88° 41'12" W 115.53 feet; thence
4. on along a tangent curve to the right having a radius of 95.00 feet with an arc length of 58.35 feet and a chord bearing N 71° 05'24" W 57.44 feet; thence
5. N 53° 29'36" W 173.78 feet; thence
6. on a tangent curve to the right having a radius of 95.00 feet with an arc length of 90.85 feet and a chord bearing N 26° 05'50" E 87.43 feet; thence
7. N 01° 17'56" E 127.41 feet to the point or place of **BEGINNING**.

**2.254** acres, more or less

**Lot 25-R** intended to **CONTAIN** an area of **18.361** acres, more or less (residual area of first description less the exception parcels)

Being and intended to be Parcel 25-R as shown on a certain map entitled "MAP OF LOT LINE ADJUSTMENT OF PARCELS 12, 13, 14, 16, 25 & 27 OF FILED MAP 10649" dated November 28, 2023, prepared by LaBella Associates as filed in the Ulster County Clerk's Office on July 23, 2024 as Filed Map No. 24-124, bearings and distances are intended to be, New York State Plane East Zone NAD83 as established by field survey conducted by LaBella Associates 2022.

August 1, 2024