

**SURVEY DESCRIPTION**

**PARCEL 3**

**ALL** that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, known and designated as Parcel 3 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), being more particularly bounded and described as follows:

**BEGINNING** at a point marked by an iron rod found on the northerly side of Boices Lane Extension, at the southeasterly corner of the herein described Parcel 3, said point also being the southwestly corner of Parcel 1, said point also being located N 68°05'48" W 1,077.82 feet from a monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 and the northerly side of Boices Lane – C.R. 157,

running thence from said beginning point along the northerly side of Boices Lane Extension, N 68°41'17" W 24.16 feet, N 39°54'29" W 82.04 feet, N 39°54'09" W 181.65 feet, along a non-tangent curve to the left having a radius of 50.00 feet an arc length of 104.72 feet and a chord bearing N 39°54'09" W 86.60 feet to a point on the southeasterly line of lands now or formerly of Bahyabhai M. Patel & Chandrika D. Patel (liber 2282 page 219),

thence along the division line between said lands now or formerly of Patel and the herein described Parcel 3, N 50°05'51" E 204.67 feet, N 01°22'41" E 1,114.53 feet, N 73°29'19" W 73.71 feet and N 36°48'13" W 154.56 feet to a point in the center of the Esopus Creek;

thence northerly, down and through the Esopus Creek, N 42°41'41" E 151.64 feet, N 20°16'42" E 302.30 feet, N 19°12'23" W 212.50 feet and N 17°38'19" W 171.95 feet;

thence easterly through the Esopus Creek in part and along lands now or formerly of International Business Machines Corporation (liber 1120 page 485) N 86°06'56" E passing over a New York State Highway Monument at 177.07 feet for a total distance of 623.21 feet to the southerly side of lands appropriated by New York State Department of Transportation (NYSDOT) for the "Kingston Bypass" (NYS Route 209) map no. 85 parcel no. 126 and map no. 90 parcel no. 133;

thence southeasterly along said lands appropriated by New York State Department of Transportation (NYSDOT) for the "Kingston Bypass" (NYS Route 209) map no. 90 parcel no. 133, along a non-tangent curve to the right having a radius of 700.00 feet an arc length of 620.85 feet and a chord bearing S 48°02'20" E 600.70 feet to the westerly side of Enterprise Drive – C.R. 157 as described in deed to County of Ulster liber 1246 page 345 (C.R. 157 Map No. 1, Parcel No. 1);

thence southerly along said westerly side of Enterprise Drive – C.R. 157, S 01°31'45" W 878.45 feet, S 88°49'08" E 15.14 feet, S 01°08'33" W 47.80 feet, along a tangent curve to the left having a radius of 183.00 feet an arc length of 72.04 feet and a chord bearing S 10°08'07" E 71.58 feet and S 21°24'46" E 25.79 feet to the northeast corner of Parcel 1 as shown on said filed map no. 10649;

thence along the division line between Parcel 1 and the herein described Parcel 3, N 88°39'24" W 322.45 feet, S 01°20'36" W 149.82 feet, N 89°00'59" W 265.69 feet, S 01°42'02" W 26.65 feet, N 89°03'38" W 326.49 feet and S 01°22'41" W 888.44 feet to the point or place of **BEGINNING**.

**CONTAINING** an area of **36.204** acres, more or less

Being and intended to be Parcel 3 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), bearings and distances are intended to be, New York State Plane East Zone NAD83 as established by field survey conducted by LaBella Associates 2022.

April 13, 2023

**SURVEY DESCRIPTION**

PARCEL 15

**ALL** that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, known and designated as Parcel 15 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), 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 Parcels 27 and 25 of said filed map, N 66° 34' 05" E 972.78 feet to the southwesterly corner of herein described Parcel 15 and the point or place of **BEGINNING**,

running thence from said point or place of **BEGINNING**, northerly along Parcel 27 in part, along Parcel 12 in part and again along Parcel 27 in part, N 01° 19' 40" E 1,005.31 feet;

thence along Parcel 27, S 88° 38' 30" E 101.10 feet, N 01° 21' 30" E 4.05 feet, S 88° 38' 41" E 50.87 feet, S 01° 21' 30" W 4.06 feet and S 88° 38' 30" E 101.12 feet;

thence southerly along Parcel 27 in part, along Parcel 16 in part and again along Parcel 27 in part, S 01° 19' 55" W 1,005.19 feet;

thence westerly along Parcel 27 N 88° 40' 06" W 253.03 feet to the point or place of **BEGINNING**.

**CONTAINING** an area of **5.845** acres, more or less

Being and intended to be Parcel 15 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), 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 2, 2024

**SURVEY DESCRIPTION**

PARCEL 24

**ALL** that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, known and designated as Parcel 24 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), 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 a northeasterly direction through Parcels 27, 11, 13 and 15 of said filed map, N 34°52' 32" E 2,505.95 feet to the southwesterly corner of herein described Parcel 24 and the point or place of **BEGINNING**, said point of beginning also being N 34°05' 53" W 201.28 feet and N 89°11' 41" W 105.51 feet from the northwesterly corner of Parcel 23,

running thence from said point or place of **BEGINNING**, along Parcel 27, N 00° 47'12" E 95.03 feet, S 89° 13'03" E 134.18 feet, S 00° 47'13" W 52.85 feet, S 89° 12'47" E 3.19 feet, S 00° 47'05" W 25.17 feet, N 89° 11'41" W 31.78 feet, S 01° 03'12" W 17.06 feet and N 89° 11'41" W 105.51 feet to the point or place of **BEGINNING**.

**CONTAINING** an area of **0.283** acres, more or less

Being and intended to be Parcel 24 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), 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 2, 2024

**SURVEY DESCRIPTION**

PARCEL 26

**ALL** that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, known and designated as Parcel 26 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), 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 a northerly direction through Parcel 27 of said filed map and crossing Old Neighborhood Road, N 09° 11' 31" E 2546.62 feet to a point on the northerly side of Old Neighborhood Road (formerly known as Boices Lane) at the southwesterly corner of herein described Parcel 26 and the point or place of **BEGINNING**,

running thence from said point or place of **BEGINNING**, northerly along lands now or formerly of The Catskill Tennis Club LLC, N 13° 17' 59" W 197.38 feet to a point in the southerly line of lands appropriated by New York State Department of Transportation (NYSDOT) for the "Kingston Bypass", said point being 0.5' east of a concrete highway monument found;

thence easterly along said "Kingston Bypass", NYSDOT appropriation map 93 Parcel 137, N 76° 49' 15" E 152.16 feet;

thence easterly along said "Kingston Bypass", NYSDOT appropriation map 94 Parcel 138, S 79° 51' 06" E 60.22 feet to the westerly side of Neighborhood Road (formerly C.R. 105) and/or Lohmaier Lane (per county gis map);

thence southerly along the westerly side of Neighborhood Road (formerly C.R. 105) and/or Lohmaier Lane (per county gis map), S 09° 47' 13" E 15.46 feet, S 22° 25' 10" E 85.31 feet and S 04° 27' 14" E 42.99 feet;

thence westerly along the northerly side of Old Neighborhood Road (formerly known as Boices Lane) S 68° 26' 51" W 215.61 feet to the point or place of **BEGINNING**.

**CONTAINING** an area of **0.872** acres, more or less

Being and intended to be Parcel 26 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), 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 2, 2024

**SURVEY DESCRIPTION**

PARCEL 27-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 2 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 27-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 running along the easterly bounds of Enterprise Drive N 03° 55' 41" E 240.09 feet to the point of **BEGINNING** being the southwesterly corner of the herein described Lot 27-R; thence from said point of beginning running along the easterly side of Enterprise Drive the following two (2) courses and distances:

1. N 03° 55' 41" E 1646.62 feet;
2. N 01° 28' 34" E 459.73 feet to the southerly side of Old Neighborhood Road; thence along the southerly side of Old Neighborhood Road the following ten (10) courses and distances:
3. along a non-tangent curve to the right having a radius of 150.56 feet an arc length of 13.19 feet and a chord bearing N 47° 31' 32" E 13.18 feet;
4. along a non-tangent curve to the left having a radius of 60.00 feet an arc length of 120.27 feet and a chord bearing N 64° 04' 34" E 101.12 feet;
5. N 68° 26' 51" E 306.07 feet;
6. along a tangent curve to the right having a radius of 365.00 feet an arc length of 282.97 feet and a chord bearing S 89° 20' 36" E 275.93 feet
7. S 67° 08' 02" E 483.23 feet;
8. S 68° 40' 02" E 181.75 feet;
9. N 00° 53' 12" W 11.31 feet;
10. S 72° 04' 02" E 494.98 feet;
11. S 01° 02' 58" W 9.38 feet;
12. S 72° 16' 02" E 149.18 feet to the westerly line of lands now or formerly of New York Central Lines LLC (West Shore Branch) Liber 3070 Page 5; thence along said lands of New York Central Lines LLC (West Shore Branch)
13. S 01° 19' 57" W 3497.62 feet to the northerly side of Boices Lane (formerly known as Burhans Road); thence westerly along the northerly side Boices Lane
14. N 54° 47' 19" W 44.25.80 feet; thence running through the former Parcel 27 as shown on Filed Map No. 10649 and along Lot 25-R of Filed Map No. 24-124, in part and along Lot 6 of Filed Map No. 24-124, in part
15. N 01° 20' 50" E 1175.10 feet; thence continuing along Lot 6 of Filed Map No 24-124 the following sixteen (16) courses and distances:
16. N 01° 14' 49" E 128.38 feet;
17. N 02° 55' 13" W 30.05 feet;
18. N 05° 44' 26" W 30.10 feet;
19. N 08° 42' 50" W 30.14 feet;
20. N 13° 03' 09" W 30.16 feet;



21. N 15° 52' 50" W 28.76 feet;
22. N 21° 04' 08" W 29.38 feet;
23. N 24° 26' 02" W 29.89 feet;
24. N 27° 46' 56" W 30.16 feet;
25. N 30° 13' 45" W 29.90 feet;
26. N 47° 51' 37" W 120.02 feet;
27. N 80° 00' 11" W 103.46 feet;
28. N 42° 41' 29" W 4.23 feet;
29. N 86° 30' 57" W 144.07 feet;
30. S 87° 22' 15" W 37.85 feet;
31. S 01° 31' 31" W 44.35 feet to the northerly boundary of Lot 25-R as shown on Filed Map No. 24-124; thence along the northerly boundary of Lot 25-R of Filed Map No. 24-124, in part, and along the northerly boundary of Lot 16-R of Filed Map No. 24-124, in part
32. N 88° 38' 40" W 1474.10 feet to the point or place of BEGINNING.

BEING an area of 95.165 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, known and designated as Parcel 5 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), 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 a northerly direction through Parcel 27 of said filed map, N 43° 01' 34" E 1,933.98 feet to the northwesterly corner of herein described Parcel 5 and the point or place of **BEGINNING**,

running thence from said point or place of **BEGINNING**, along parcel 27, S 88° 39' 17" E 242.98 feet, S 01° 22' 14" W 402.99 feet, N 88° 39' 20" W 0.09 feet and S 01° 19' 11" W 138.17 feet;

thence westerly along Parcel 17 N 88° 42' 44" W 241.21 feet;

thence northerly along Parcel 16 in part and along Parcel 27 in part, N 01° 15' 47" E 138.41 feet;

thence along Parcel 27, N 88° 39' 20" W 1.51 feet and N 01° 22' 02" E 402.99 feet to the point or place of **BEGINNING**.

**3.014** 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, known and designated as Parcel 7 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), 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 and running in a northerly direction along the easterly side of Enterprise Drive and the westerly line of parcel 27, N 03°55' 41" E 1,263.63 feet to a point, thence easterly through Parcel 27, S 86°04' 19" E 188.17 feet to the northwesterly corner of herein described Parcel 7 and the point or place of **BEGINNING**,

Running thence from said point or place of **BEGINNING**, along Parcel 27, S 88°40'01" E 102.84 feet, S 01°17'35" W 9.87 feet, S 88°42'25" E 4.24 feet, S 01°17'35" W 10.42 feet, N 88°42'25" W 4.24 feet, S 01°17'35" W 162.68 feet, N 88°34'25" W 21.84 feet, S 01°25'35" W 4.15 feet, N 88°34'25" W 10.39 feet, N 01°25'35" E 4.15 feet, N 88°34'25" W 7.89 feet and S 01°15'34" W 39.46 feet;

thence westerly along Parcel 8, N 88°32'12" W 62.74 feet;

thence along Parcel 27, N 01°17'35" E 95.79 feet, N 88°42'25" W 3.80 feet, N 01°18'15" E 29.66 feet, S 88°42'25" E 3.79 feet and N 01°17'35" E 96.78 feet to the point or place of **BEGINNING**.

**0.493** 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, known and designated as Parcel 8 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), 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 a northerly direction through parcel 27 of said filed map, N 17°17' 03" E 820.16 feet to the southwesterly corner of herein described Parcel 8 and the point or place of **BEGINNING**,

running thence from said point or place of **BEGINNING**, along Parcel 27, N 01°21'03" E 99.22 feet, N 88°38'57" W 9.99 feet, N 01°21'03" E 8.11 feet, N 88°38'57" W 2.85 feet, N 01°21'03" E 10.62 feet, N 88°38'57" W 5.45 feet, N 01°21'03" E 7.25 feet, S 88°38'57" E 5.45 feet, N 01°21'03" E 10.50 feet, S 88°38'57" E 2.83 feet, N 01°21'03" E 8.10 feet, S 88°38'57" E 10.05 feet and N 01°19'46" E 99.25 feet;

thence easterly continuing along Parcel 27 in part and along Parcel 7, S 88°32'13" E 82.62 feet;

thence along Parcel 27, S 01°30'31" W 9.86 feet, S 88°29'29" E 4.04 feet, S 01°13'11" W 9.78 feet, S 88°40'00" E 30.88 feet;

thence southerly along Parcel 10, S 01°18'19" W 203.13 feet :

thence along Parcel 9, N 88°39'25" W 35.00 feet and S 01°18'30" W 19.75 feet;

thence continuing along Parcel 9 in part and along parcel 27 in part, N 88°53'47" W 82.70 feet to the point or place of **BEGINNING**.

**0.638** 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, known and designated as Parcel 9 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), 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 a northerly direction through Parcel 27 of said filed map, N 24°44' 58" E 617.45 feet to the southwesterly corner of herein described Parcel 9 and the point or place of **BEGINNING**,

running thence from said point or place of **BEGINNING**, along Parcel 27, N 01° 19'29" E 96.17 feet, N 82° 23'06" W 3.97 feet, N 01° 24'29" E 29.70 feet, N 85° 00'05" E 3.93 feet and N 01° 19'29" E 95.32 feet;

thence along Parcel 8, S 88° 53'47" E 62.74 feet and N 01° 18'30" E 19.75 feet;

thence along Parcel 8 in part and along parcel 10 in part, S 88° 39'25" E 40.06 feet;

thence along Parcel 27, S 01° 18'30" W 221.77 feet, S 88° 41'30" E 4.01 feet, S 01° 00'54" W 10.49 feet, N 88° 41'30" W 4.06 feet, S 01° 18'30" W 9.83 feet and N 88° 39'06" W 102.86 feet to the point or place of **BEGINNING**.

**0.547** 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, known and designated as Parcel 10 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), 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 a northerly direction through Parcels 27 and 9 of said filed map, N 32°08' 46" E 941.54 feet to the southeasterly corner of herein described Parcel 10 and the point or place of **BEGINNING**,

Running thence from said point or place of **BEGINNING**, along Parcel 27, N 88° 39'26" W 20.49 feet, S 01° 20'35" W 3.19 feet, N 88° 39'26" W 5.16 feet and N 01° 20'35" E 3.19 feet;

thence continuing along parcel 27 in part and along Parcel 9 in part, N 88° 39'25" W 113.56 feet;

thence northerly along Parcel 8, N 01° 18'19" E 203.13 feet;

thence easterly along Parcel 27, S 88° 40'00" E 139.31 feet;

thence southerly along Parcel 11, S 01° 19'55" W 203.15 feet to the point or place of **BEGINNING**.

**0.650** 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, known and designated as Parcel 11 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), 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 a northerly direction through Parcels 27 and 25 of said filed map, N 51°08' 05" E 631.43 feet to the southwesterly corner of herein described Parcel 11 and the point or place of **BEGINNING**,

Running thence from said point or place of **BEGINNING**, northerly along Parcel 27 in part, along Parcel 10 in part and then again along Parcel 27 in part, N 01° 19'55" E 1,005.26 feet;

thence along Parcel 27, S 88° 40'28" E 116.53 feet, N 01° 19'32" E 4.41 feet, S 88° 40'28" E 19.83 feet, S 01° 19'32" W 4.41 feet and S 88° 40'28" E 116.57 feet;

thence southerly continuing along Parcel 27 in part, along Parcel 12 in part and again along Parcel 27 in part, S 01° 19'37" W 1,005.26 feet;

thence along Parcel 27, N 88° 40'32" W 136.63 feet, S 01° 19'28" W 4.20 feet, N 88° 40'32" W 15.47 feet, N 01° 19'28" E 4.20 feet and N 88° 40'32" W 100.92 feet to the point or place of **BEGINNING**.

**5.842** 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, known and designated as Parcel 15 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), 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 Parcels 27 and 25 of said filed map, N 66°34' 05" E 972.78 feet to the southwesterly corner of herein described Parcel 15 and the point or place of **BEGINNING**,

running thence from said point or place of **BEGINNING**, northerly along Parcel 27 in part, along Parcel 12 in part and again along Parcel 27 in part, N 01° 19'40" E 1,005.31 feet;

thence along Parcel 27, S 88° 38'30" E 101.10 feet, N 01° 21'30" E 4.05 feet, S 88° 38'41" E 50.87 feet, S 01° 21'30" W 4.06 feet and S 88° 38'30" E 101.12 feet;

thence southerly along Parcel 27 in part, along Parcel 16 in part and again along Parcel 27 in part, S 01° 19'55" W 1,005.19 feet;

thence westerly along Parcel 27 N 88° 40'06" W 253.03 feet to the point or place of **BEGINNING**.

**5.845** 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, known and designated as Parcel 17 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), 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 Parcels 27 and 25 of said filed map, N 73° 42' 26" E 1,350.63 feet to the southwesterly corner of herein described Parcel 17 and the point or place of **BEGINNING**,

running thence from said point or place of **BEGINNING**, northerly along Parcel 27 in part and along Parcel 16 in part, N 01° 20' 57" E 493.76 feet;

thence easterly along Parcel 16 in part and along Parcel 5 in part, S 88° 42' 44" E 241.66 feet;

thence along Parcel 27, S 01° 19' 11" W 493.88 feet and N 88° 41' 05" W 241.91 feet to the point or place of **BEGINNING**.

**2.741** 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, known and designated as Parcel 18 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), 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 and running in an easterly direction along Boices Lane - C.R. 157, S 54° 47' 19" E 329.56 feet, S 07° 03' 36" E 74.33 feet and S 54° 47' 19" E 2,043.80 feet to the southeasterly corner of Parcel 27, thence in a northerly direction along the westerly line of lands now or formerly of New York Central Lines LLC (West Shore Branch) N 01° 19' 57" E 1627.76 feet, thence through Parcel 27 N 88° 40' 03" W 37.82 feet to the southeasterly corner of the herein described Parcel 18 and the point or place of **BEGINNING**,

running thence from said point or place of **BEGINNING**, along Parcel 27, N 88° 49' 15" W 74.53 feet, N 47° 40' 50" W 183.38 feet and N 01° 18' 11" E 56.37 feet;

thence easterly along Parcel 19, S 88° 41' 11" E 202.91 feet and N 01° 21' 44" E 0.84 feet;

thence along Parcel 27, S 88° 41' 11" E 9.95 feet and S 01° 17' 38" W 177.36 feet to the point or place of **BEGINNING**.

**0.673** 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, known and designated as Parcel 19 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), 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 and running in an easterly direction along Boices Lane - C.R. 157, S 54° 47' 19" E 329.56 feet, S 07° 03' 36" E 74.33 feet and S 54° 47' 19" E 2,043.80 feet to the southeasterly corner of Parcel 27, thence in a northerly direction along the westerly line of lands now or formerly of New York Central Lines LLC (West Shore Branch) N 01° 19' 57" E 1,804.27 feet, thence through Parcel 27 N 88° 40' 03" W 47.89 feet to the southeasterly corner of the herein described Parcel 19 and the point or place of **BEGINNING**,

running thence from said point or place of **BEGINNING**, along Parcel 18 N 88° 41' 11" W 202.91 feet;

thence along Parcel 27 N 01° 24' 09" E 30.79 feet, N 88° 35' 51" W 18.03 feet, N 01° 18' 21" E 91.51 feet, S 88° 35' 51" E 2.93 feet, N 01° 18' 21" E 39.66 feet, S 88° 35' 51" E 15.33 feet, N 01° 24' 09" E 40.57 feet, S 88° 40' 16" E 202.77 feet and S 01° 21' 44" W 202.48 feet to the point or place of **BEGINNING**.

**0.995** 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, known and designated as Parcel 20 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), 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 and running in an easterly direction along Boices Lane - C.R. 157, S 54° 47' 19" E 329.56 feet, S 07° 03' 36" E 74.33 feet and S 54° 47' 19" E 2,043.80 feet to the southeasterly corner of Parcel 27, thence in a northerly direction along the westerly line of lands now or formerly of New York Central Lines LLC (West Shore Branch) N 01° 19' 57" E 2,046.72 feet, thence through Parcel 27 N 88° 40' 03" W 47.73 feet to the southeasterly corner of the herein described Parcel 20 and the point or place of **BEGINNING**,

running thence from said point or place of **BEGINNING**, along Parcel 27, N 88° 38' 40" W 246.72 feet, S 01° 21' 20" W 4.66 feet, N 88° 54' 21" W 53.58 feet, N 01° 20' 14" E 237.89 feet, N 85° 33' 18" W 10.51 feet, N 04° 26' 42" E 6.17 feet, S 88° 44' 33" E 10.16 feet, N 01° 20' 14" E 96.31 feet, S 88° 38' 40" E 300.31 feet and S 01° 20' 15" W 336.04 feet to the point or place of **BEGINNING**.

**2.324** 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, known and designated as Parcel 21 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), 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 and running in an easterly direction along Boices Lane - C.R. 157, S 54°47' 19" E 329.56 feet, S 07°03' 36" E 74.33 feet and S 54°47' 19" E 2,043.80 feet to the southeasterly corner of Parcel 27, thence in a northerly direction along the westerly line of lands now or formerly of New York Central Lines LLC (West Shore Branch) N 01°19' 57" E 2,422.77 feet, thence through Parcel 27 N 88°40' 03" W 47.74 feet to the southeasterly corner of the herein described Parcel 21 and the point or place of **BEGINNING**,

running thence from said point or place of **BEGINNING**, along Parcel 27, N 88°42'43" W 205.97 feet, N 01°18'45" E 61.42 feet and S 88°37'36" E 5.40 feet;

thence northerly along Parcel 27 in part and along Parcel 22 in part, N 01°22'24" E 338.50 feet;

thence along Parcel 27, S 88°42'51" E 200.32 feet and S 01°19'38" W 399.92 feet to the point or place of **BEGINNING**.

**1.848** 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, known and designated as Parcel 22 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), 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 and running in an easterly direction along Boices Lane - C.R. 157, S 54°47' 19" E 329.56 feet, S 07°03' 36" E 74.33 feet and S 54°47' 19" E 2,043.80 feet to the southeasterly corner of Parcel 27, thence in a northerly direction along the westerly line of lands now or formerly of New York Central Lines LLC (West Shore Branch) N 01°19' 57" E 2,634.62 feet, thence through Parcels 27 & 21 N 88°40' 03" W 248.23 feet to the southeasterly corner of the herein described Parcel 22 and the point or place of **BEGINNING**,

running thence from said point or place of **BEGINNING**, along Parcel 27, N 88°28'49" W 92.52 feet, N 01°18'10" E 181.79 feet, S 88°37'37" E 84.65 feet, N 01°18'27" E 24.51 feet and S 88°35'37" E 8.12 feet;

thence southerly continuing along Parcel 27 in part and along Parcel 21 in part, S 01°22'24" W 206.53 feet to the point or place of **BEGINNING**.

**0.391** 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, known and designated as Parcel 23 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), 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 and running in an easterly direction along Boices Lane - C.R. 157, S 54°47' 19" E 329.56 feet, S 07°03' 36" E 74.33 feet and S 54°47' 19" E 2043.80 feet to the southeasterly corner of Parcel 27, thence in a northerly direction along the westerly line of lands now or formerly of New York Central Lines LLC (West Shore Branch) N 01°19' 57" E 2867.39 feet, thence through Parcel 27 N 88°40' 03" W 56.59 feet to the southeasterly corner of the herein described Parcel 23 and the point or place of **BEGINNING**,

running thence from said point or place of **BEGINNING**, along Parcel 27, N 88°43'26" W 318.11 feet, N 01°23'06" E 226.88 feet, N 88°34'43" W 8.85 feet, S 01°25'17" W 5.10 feet, N 88°35'15" W 60.69 feet, N 01°25'17" E 5.11 feet, N 88°34'43" W 21.76 feet, N 01°22'25" E 10.78 feet, N 88°37'35" W 5.02 feet, N 01°18'57" E 72.61 feet, S 88°37'35" E 5.09 feet, N 01°22'28" E 8.85 feet, S 88°49'54" E 91.37 feet, N 01°19'58" E 43.13 feet, N 88°40'02" W 10.24 feet, N 01°19'58" E 17.29 feet, S 88°40'02" E 10.24 feet, N 01°19'58" E 75.12 feet to the northwesterly corner of the herein described, S 88°36'49" E 224.82 feet, N 01°23'11" E 5.17 feet, S 88°31'41" E 72.76 feet, S 01°23'11" W 5.06 feet, S 88°36'49" E 20.33 feet and S 01°21'00" W 454.45 feet to the point or place of **BEGINNING**.

**3.541** 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, known and designated as Parcel 24 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), 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 a northeasterly direction through Parcels 27, 11, 13 and 15 of said filed map, N 34°52' 32" E 2,505.95 feet to the southwesterly corner of herein described Parcel 24 and the point or place of **BEGINNING**, said point of beginning also being N 34°05' 53" W 201.28 feet and N 89°11' 41" W 105.51 feet from the northwesterly corner of Parcel 23,

running thence from said point or place of **BEGINNING**, along Parcel 27, N 00°47'12" E 95.03 feet, S 89°13'03" E 134.18 feet, S 00°47'13" W 52.85 feet, S 89°12'47" E 3.19 feet, S 00°47'05" W 25.17 feet, N 89°11'41" W 31.78 feet, S 01°03'12" W 17.06 feet and N 89°11'41" W 105.51 feet to the point or place of **BEGINNING**.

**0.283** acres, more or less

**Lot 27-R** intended to **CONTAIN** an area of **65.340** acres, more or less (residual area of first description less the exception parcels)

Being and intended to be Parcel 27-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.

Corrected August 14, 2024