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April 2, 2019

DEED DESCRIPTION

LANDS OF GIRL SCOUTS HEART OF HUDSON, INC. SBL 20 – 1 – 65.22

ALL THAT LAND, situate in the Town of Montgomery, County of Orange, State of New York, known and designated as 'Parcel "C" ' on a map entitled "Lot Line Change & Survey Map of Lands of River to River Holding Corp. and Nedlaw Development Corporation" filed in the Orange County Clerk's Office on February 11, 2008, as Map No. 126-08, more particularly described as follows:

BEGINNING at a found concrete monument on the north side of Route 17K and being the southwest corner of lands of 17k Enterprises, Inc., Deed Reference Liber 5876, Page 156;

THENCE along the north side of Route 17K, North Seventy-Five Degrees, Fifty-Four Minutes, Forty-Nine Seconds West, One Hundred Sixty-Five and Seventy-Eight Hundredths Feet (N 75°-54'-49" W, 165.78');

THENCE along the lands of Nedlaw Development Corporation, Deed Reference Liber 2627, Page 19 the following courses:

- North Fourteen Degrees, Fifteen Minutes, Eleven Seconds East, One Hundred Five and Seven Hundredths Feet (N 14°-15'-11" E, 105.07');
- Along a curve to the left, having a radius of One Hundred Twenty-Five and Zero Hundredths Feet (125.00') for a length of One Hundred Forty-Nine and Forty-Nine Hundredths Feet (149.49');
- North Fifty-Four Degrees, Sixteen Minutes, Twelve Seconds West, Fifty-Nine and Forty-Five Hundredths Feet (N 54°-16'-12" W, 59.45');
- Along a curve to the right, having a radius of Two Hundred Forty and Zero Hundredths Feet (240.00') for a length of Three Hundred Thirty-Nine and Fifty-Seven Hundredths Feet (339.57');
- North Twenty-Six Degrees, Forty-Seven Minutes, Fifty Seconds East, Forty-Three and Forty-Three Hundredths Feet (N 26°-47'-50" E, 43.43');



- Along a curve to the right, having a radius of Three Thousand and Zero Hundredths Feet (3,000.00') for a length of Sixty and Zero Hundredths Feet (60.00');
- North Seventy-Two Degrees, Thirty-Two Minutes, Fifty-Six Seconds East, Three Hundred Fifty-Eight and Forty-Five Hundredths Feet (N 72°32'56" E 358.45') to a point being North Four Degrees, Forty-Two Minutes, Twenty-Eight Seconds West, Fifteen and Zero Hundredths Feet (N 04°42'28" E 15.00') from a set 5/8" iron rod,
- North Eighty-Five Degrees, Seventeen Minutes, Thirty-Two Seconds East, One Hundred Forty-Three and Twenty-Four Hundredths Feet (N 85°17'32" E 143.24'), and
- South Eighty-Seven Degrees, Forty-Four Minutes, Fifteen Seconds East (S 87°44'15" E), passing through a set 5/8" iron rod at One Hundred Twenty-Three and Sixty-One Hundredths Feet (123.61') along the way, and continuing for a total distance of One Hundred Thirty-Four and Forty-Seven Hundredths Feet (134.47') to the lands of the Bruderhof Communities in NY, Inc., Deed Reference Liber 5331, Page 229;

THENCE along the lands of Bruderhof Communities in NY, Inc. for a portion of the way and along lands of 17K Enterprises, Deed Reference Liber 5876, Page 156, for the remainder of the way, and generally along the center of a stonewall,

- South Twenty-Three Degrees, One Minute, Fifty-Seven Seconds West, Two Hundred Thirty-Three and Eighty-Nine Hundredth Feet (S 23°-01'-57" W, 233.89'),
- South Twenty-Five Degrees, Fifty-Nine Minutes, Fifty-Seven Seconds West, One Hundred Fifty and Forty-Four Hundredths Feet (S 25°-59'-57" W, 150.44') and
- South Twenty-Three Degrees, Twenty-Nine Minutes, Fifty-Seven Seconds West, Five Hundred Ten and Zero Hundredths Feet (S 23°-29'-57 W, 510.00') to the point of beginning.

CONTAINING 7.357 acres of land as surveyed by Mercurio-Norton-Tarolli-Marshall, Land Surveying-Engineering, P.C., 45 Main Street, Pine Bush, NY 12566. Bearings refer to magnetic north of December 1986.

