

BEING all that piece, parcel, or tract of land situate in the Town of Red Hook, County of Dutchess, and State of New York, and being bounded and described as follows:

Beginning at a point on the southwesterly line of New York State Route 199, said point being the most northerly corner of lands now or formerly of Sky Horizon Land Corp. (Liber 1774, page 414), and being the southeasterly corner of the herein described premises; thence along the northerly line of said lands now or formerly of Sky Horizon Land Corp., the following courses and distances, South 39 degrees 32' 46" West 737.92 feet to a point, said point being an iron pin recovered; thence along remains of wire fence the following, South 52 degrees 13' 56" West 204.10 feet to a point; thence South 59 degrees 48' 06" West 767.10 feet to a point; thence along remains of wire fence, and partly along a stone wall, South 79 degrees 29' 16" West 257.14 feet to a point; thence North 67 degrees 08' 34" West 156.14 feet to a point, said point being in the easterly line of lands now or formerly of Louis August Jonas Foundation, Inc., (Liber 1016, page 88); thence along the easterly line of said lands now or formerly of Louis August Jonas Foundation, Inc., passing by a 48" sycamore tree, North 06 degrees 30' 24" West 45.09 feet to a point; thence still along said lands, along no physical bounds, the following two courses and distances, North 18 degrees 23' 06" East 83.20 feet to a point; thence North 73 degrees 36' 54" West 300.44 feet to a point, thence crossing over a stream, known as the Saw Kill, to the westerly bank, South 32 degrees 53' 06" West 64.88 feet to a point, said point being on the easterly line of lands now or formerly of Louis and Patricia P. DeCarmine, (Liber 1586, page 577); thence along the easterly line of said lands now or formerly of DeCarmine, along the westerly bank of the Saw Kill, the following two courses and distances, North 01 degree 49' 18" West 184.96 feet to a point; thence North 07 degrees 48' 18" West 18.35 feet to a point, said point being a 14" beech tree, thence leaving said lands of DeCarmine and running along a new division line through lands of Fraleigh, (Liber 1877, Page 96), North 69 degrees 41' 54" East 35.37 feet to a point in the centerline of the Saw Kill; thence still through said lands of Fraleigh, along the centerline of the Saw Kill, the following 29 courses and distances, North 32 degrees 46' 54" East 120.83 feet to a point; thence North 23 degrees 37' 21" East 48.04 to a point; thence North 05 degrees 13' 22" East 106.03 feet to a point; thence North 31 degrees 36' 05" East 59.95 feet to a point; thence North 12 degrees 33' 22" West 73.50 feet to a point; thence North 35 degrees 46' 21" West 24.12 feet to a point; thence North 65 degrees 52' 05" West 30.99 feet to a point; thence North 24 degrees 34' 19" West 22.55 feet to a point; thence North 05 degrees 38' 51" East 20.09 feet to a point; thence North 28 degrees 38' 37" East 28.09 feet to a point; thence North 45 degrees 48' 08" East 47.19 feet to a point; thence North 40 degrees 42' 14" East 36.31 feet to a point; thence North 23 degrees 01' 05" East 40.12 feet to a point; thence North 08 degrees 45' 12" East 34.91 feet to a point; thence North 34 degrees 56' 04" West 18.47 feet to a point; thence North 82 degrees 04' 46" West 47.85 feet to a point; thence South 86 degrees 56' 30" West 52.40 feet to a point; thence North 64 degrees 31' 20" West 21.94 feet to a point; thence North 25 degrees 53' 31" West 27.48 feet to a point; thence North 18 degrees 06' 41" East 25.37 feet to a point; thence North 51 degrees 03' 19" East 25.45 feet to a point; thence North 61 degrees 00' 26" East 29.55 feet to a point; thence North 71 degrees 51' 39" East 34.07 feet to a point; thence South 85 degrees 15' 47" East 31.13 feet to a point; thence South 72 degrees 29' 01" East 36.96 feet to a point; thence North 73 degrees 58' 33" East 45.00 feet to a point; thence North 05 degrees 25' 30" East 32.61 feet to a point; thence North 45 degrees 41' 04" West 14.97 feet to a point; thence North 52 degrees 31' 57" West 23.48 feet to a point, said point being the centerline intersection of the Saw Kill with a small stream, said point being a northwesterly corner of the herein described premises and being referenced South 62 degrees 52' 35" West 36.71 feet from an iron spike set in a 10" beech tree; thence along the centerline of the stream as it winds and turns to a point, said point being on a tie course of North 63 degrees 52' 00" East 1102.45 feet, from the intersection