

This Indenture,

Made this 2nd day of March, Two Thousand Twenty,

Between GILLIS A. HEBERT AND DONNA L. HEBERT, residing at 50 Facticeau Avenue in the Town of Plattsburgh, New York 12901, party of the first part,

and **THE TOWN OF PLATTSBURGH**, a Municipal Corporation, with offices at 151 Banker Road, Plattsburgh, New York 12901, parties of the second part,

Witnesseth that the party of the first part, in consideration of ONE Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the parties of the second part, does hereby grant and release unto the parties of the second part, their heirs, successors and assigns forever, all

THAT CERTAIN PIECE OR PARCEL OF LAND, with all road, drainage, grading, utility and temporary turnaround improvements thereon, described in Schedule A, attached hereto and made a part hereof,

TOGETHER WITH the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the parties of the second part, their heirs, successors and assigns forever,

AND THE PARTY OF THE FIRST PART COVENANTS as follows:

First, that the parties of the second part shall quietly enjoy the said premises;

Second, that the party of the first part will forever warrant the title to said premises; and,

Third, that, in compliance with section 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In witness whereof, the party of the first part has hereunto set his hand and seal the day and year first above written.


Gillis A. Hebert 

Donna L. Hebert 

In the presence of:

~~State Of New York~~
~~County Of Clinton~~

On this 2nd day of March, in the year, 2020 before me, the undersigned, a Notary Public in and for the said State, personally appeared **GILLIS A. HEBERT AND DONNA L. HEBERT**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.


Notary Public
Comm. Exp. May 2, 2020

MICHELE BUCKMINSTER
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01BU6341109
QUALIFIED IN CLINTON COUNTY
COMMISSION EXPIRES MAY 2, 2020

SCHEDULE A

All that piece or parcel of land situated in the Town of Plattsburgh, Clinton County, State of New York and being a portion of lands of Gillis A. Hebert and Donna L. Hebert, deed instrument # 2006-190781 and depicted as “Lot 4” on a subdivision plan entitled “As-Built Survey Map prepared for Gillis A. Hebert and Donna L. Hebert...” prepared by Robert M. Sutherland, P.C., last revised on December 19, 2019, filed in the Clinton County Clerk’s Office on February 5, 2020 as Instrument No. 2020-306017 and being more particularly described as follows;

ROAD DEDICATION:

BEGINNING at an “RMS” capped iron rod set in the easterly boundary of Military Turnpike at a southwesterly corner of “Lot 2” as depicted on the above referenced subdivision plan;

Thence turning and running southerly along the easterly road boundary of said Military Turnpike, S 05°45’54” W a distance of 90.42’ to an “RMS” capped iron set at a northwesterly corner of “Lot 5” as depicted on the above referenced subdivision plan, which point being N 05°45’54” E a distance of 18.66’ from a concrete highway monument;

Thence turning and running northeasterly through said lands of Gillis A. Hebert and Donna L. Hebert along a curve making the northwesterly boundary of said “Lot 5”, said curve is concave to the southeast and has a radius of 20.00’, a delta angle of 95°31’23” and an arc length of 33.34’ to an “RMS” capped iron rod set;

Thence turning and running southeasterly, S78°42’43” E a distance of 179.40’ to an “RMS” capped iron rod set at the northeasterly corner of said “Lot 5”;

Thence continuing through said lands of Gillis A. Hebert and Donna L. Hebert, S 78°42’43” E a distance of 165.00’ to an “RMS” capped iron rod set;

Thence turning and running southeasterly and continuing through said lands of Gillis A. Hebert and Donna L. Hebert, S 78°10’24” E a distance of 19.15’ to an “RMS” capped iron rod set;

Thence continuing through said lands of Gillis A. Hebert and Donna L. Hebert, S 78°10’24” E a distance of 165.01’ to a point at the beginning of a temporary turn around and temporary drainage easement as depicted on the above referenced subdivision plan;

Thence continuing through said lands of Gillis A. Hebert and Donna L. Hebert along the northerly side of the temporary turn around and temporary drainage easement as depicted on the above referenced subdivision plan, S 78°10’24” E a distance of 115.00’ to an “RMS” capped iron rod set at the southeasterly corner of the herein described parcel;

Thence turning and running northerly and continuing through said lands of Gillis A. Hebert and Donna L. Hebert, N 11°54’58” E a distance of 50.00’ to an “RMS” capped iron rod set at the northeasterly corner of the herein described parcel;

Thence turning and running westerly and continuing through said lands of Gillis A. Hebert and Donna L. Hebert, N 78°10’24” W a distance of 134.70’ to a point;

Thence continuing through said lands of Gillis A. Hebert and Donna L. Hebert, N 78°10’24” W a distance of 165.01’ to an “RMS” capped iron rod set at the southeasterly corner of “Lot 3” as depicted on the above referenced subdivision plan;

Thence turning and running northwesterly along the southerly boundary of said “Lot 3”, N 78°42’43” W a distance of 165.00’ to an “RMS” capped iron rod set at the southeasterly corner of “Lot 2” as depicted on the above referenced subdivision plan;

Thence continuing northwesterly along the southerly boundary of said “Lot 2”, N 78°42’43” W a distance of 168.95’ to an “RMS” capped iron rod set at the beginning of a curve;

Thence turning and running northwesterly along said curve being concave to the northeast, and having a radius of 20.00’, a delta angle of 84°28’37” and an arc length of 29.49’ to the **POINT OF BEGINNING**.

The herein described parcel contains 32,617.52 sq. ft. or 0.55 acres of land.

TOGETHER WITH a temporary turnaround and temporary drainage easement being more particularly described as follows;

TEMPORARY TURN AROUND AND TEMPORARY DRAINAGE EASEMENT:

BEGINNING at an “RMS” capped iron rod set at the northeasterly corner of the above described parcel, said parcel being “Lot 4” as depicted on the above referenced subdivision plan;

Thence turning and running southeasterly through said lands of Gillis A. Hebert and Donna L. Hebert, S 78°10’24” E a distance of 57.77’ to a point;

Thence turning and running southerly and continuing through said lands of Gillis A. Hebert and Donna L. Hebert, S 11°54’58” W a distance of 56.15’ to a point;

Thence turning and running westerly and continuing through said lands of Gillis A. Hebert and Donna L. Hebert, N 78°04’40” W a distance of 90.76’ to a point;

Thence turning and running southerly and continuing through said lands of Gillis A. Hebert and Donna L. Hebert, S 11°49’36” W a distance of 77.00’ to a point;

Thence turning and running westerly and continuing through said lands of Gillis A. Hebert and Donna L. Hebert, N 78°10’24” W a distance of 81.22’ to a point;

Thence turning and running northerly and continuing through said lands of Gillis A. Hebert and Donna L. Hebert, N 11°17’17” E a distance of 160.88’ to a point in the southerly boundary of “Lot 4” as depicted on the above reference subdivision plan;

Thence turning and running easterly along the southerly boundary of said “Lot 4” as depicted on the above referenced subdivision plan, S 78°10’24” E a distance of 115.00’ to an “RMS” capped iron rod set at the southeasterly corner of said “Lot 4”;

Thence turning and running northerly along the easterly boundary of said “Lot 4” as depicted on the above referenced subdivision plan, N 11°54’58” E a distance of 50.00’ to the **POINT OF BEGINNING**.

The herein described temporary turn around and temporary drainage easement contains 10,213.19 sq. ft. or 0.23 acres of land.