

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE



TYPE IN BLACK INK:
NAME(S) OF PARTY(S) TO DOCUMENT

SECTION 17 BLOCK 4 LOT 7, 8, 9, 13, 20, 21, 22, 23, 24
RECORD AND RETURN TO:
(name and address)

WOODLAND ESTATES LLC
TO
TOWN OF GOSHEN

JOSEPH S. SCARMATO, PLLC
105 LEWIS DRIVE
UPPER NYACK, NEW YORK 10960

THIS IS PAGE ONE OF THE RECORDING

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED MORTGAGE SATISFACTION ASSIGNMENT OTHER Declaration

PROPERTY LOCATION

- 2089 BLOOMING GROVE (TN)
2001 WASHINGTONVILLE (VLG)
2003 SO. BLOOMING GROVE (VLG)
2289 CHESTER (TN)
2201 CHESTER (VLG)
2489 CORNWALL (TN)
2401 CORNWALL (VLG)
2600 CRAWFORD (TN)
2800 DEERPARK (TN)
X 3089 GOSHEN (TN)
3001 GOSHEN (VLG)
3003 FLORIDA (VLG)
3005 CHESTER (VLG)
3200 GREENVILLE (TN)
3489 HAMPTONBURGH (TN)
3401 MAYBROOK (VLG)
3689 HIGHLANDS (TN)
3601 HIGHLAND FALLS (VLG)
3889 MINISINK (TN)
3801 UNIONVILLE (VLG)
4089 MONROE (TN)
4001 MONROE (VLG)
4003 HARRIMAN (VLG)
4005 KIRYAS JOEL (VLG)
4289 MONTGOMERY (TN)
4201 MAYBROOK (VLG)
4203 MONTGOMERY (VLG)
4205 WALDEN (VLG)
4489 MOUNT HOPE (TN)
4401 OTISVILLE (VLG)
4600 NEWBURGH (TN)
4800 NEW WINDSOR (TN)
5089 TUXEDO (TN)
5001 TUXEDO PARK (VLG)
5200 WALLKILL (TN)
5489 WARWICK (TN)
5401 FLORIDA (VLG)
5403 GREENWOOD LAKE (VLG)
5405 WARWICK (VLG)
5600 WAWAYANDA (TN)
5889 WOODBURY (TN)
5801 HARRIMAN (VLG)
5809 WOODBURY (VLG)
CITIES
0900 MIDDLETOWN
1100 NEWBURGH
1300 PORT JERVIS
9999 HOLD

NO. PAGES 7 CROSS REF.
CERT. COPY ADD'L X-REF.
MAP# PGS.
PAYMENT TYPE: CHECK X
CASH
CHARGE
NO FEE
Taxable CONSIDERATION \$ 0
TAX EXEMPT
Taxable MORTGAGE AMT. \$

MORTGAGE TAX TYPE:
(A) COMMERCIAL/FULL 1%
(B) 1 OR 2 FAMILY
(C) UNDER \$10,000
(E) EXEMPT
(F) 3 TO 6 UNITS
(I) NAT.PERSON/CR. UNION
(J) NAT.PER-CR.UN/1 OR 2
(K) CONDO

ANN G. RABBITT
ORANGE COUNTY CLERK

Received From J. Scarmato

RECORDED/FILED
01/07/2014/ 13:41:54
ANN G. RABBITT
County Clerk
ORANGE COUNTY, NY
FILE#20140001269
RT WY / BK 13701PG 0477
RECORDING FEES 80.00
TTX# 003434 T TAX 0.00
Receipt#1705878 maryp



DECLARATION OF CONSERVATION AREAS

THIS DECLARATION OF CONSERVATION AREAS made as of this 24th day of October 2013, by:

WOODLAND ESTATES, LLC, a New York limited liability company having offices at 30 Van Buren Court, Unit 201, Monroe, New York 10950 being hereinafter referred to as "the party of the first part",

for both the benefit of, and burden upon, the future owners of 13 parcels consisting of approximately thirty-six acres and designated as portions of Lots 7, 8, 9, 13, 15, 16, 17, 18, 19, 20, 21, 22 & 24 on that certain map entitled, "Subdivision Plat, Subdivision of Houston" the "Subdivision Map", prepared by Lanc & Tully Engineering and Surveying, P.C., (the aforesaid map being hereinafter referred to as the "Subdivision Map"), which Subdivision Map is, recorded in the Orange County Clerk's Office on January 30, 2008 as Map No. 46-08; and for the benefit of

The **TOWN OF GOSHEN**, a municipal corporation organized and existing pursuant to the laws of the State of New York, having its office at 41 Webster Street, Goshen, New York 10924 being hereinafter referred to as "the party of the second part".

WITNESSETH

WHEREAS, the party of the first part is the present owner in fee simple of both of the individual parcels as designated on the Subdivision Map; and

WHEREAS, it is the intention of the party of the first part to dedicate multiple conservation easements as designated on the Subdivision Map, and as described in Schedule "A" attached hereto; and

WHEREAS, the party of the second part shall receive and hold a perpetual conservation easement for the purposes of open space conservation, requiring that there be no clearing, excavating, grading or land disturbance of any kind within the conservation area except for the removal of fallen trees.

NOW THEREFORE, WITNESSETH, that for and in consideration of the aforesaid recitals and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the party of the first part, intending to be legally bound, does hereby covenant and agree as follows:

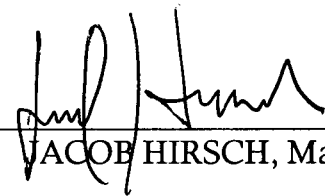
THAT the areas designated as "Conservation Area" on said Subdivision Map shall

have no construction, clearing, excavating, grading or land disturbance of any kind within the conservation area, except for the removal of fallen trees, and shall remain undisturbed and forever wild, with the exception of Lots 20, 21, 22, 23, and 24, which are permitted to contain drainage facilities consistent with the Subdivision Map and approved plans, with the concomitant repair and maintenance of such facilities being permitted; and

THIS Declaration of Conservation Area shall, from the date hereof, be perpetual and shall not be construed as being null and void or extinguished by merger or otherwise, and shall be construed to run with the land and bind or inure to the benefit of, subject as aforesaid, the parties hereto or benefitted or burdened hereby, including, without limitation, all Future Owners, as the case may be, as well as their respective heirs, legal representatives, transferees, successors and/or assigns and all those claiming by, through or under any of the foregoing.

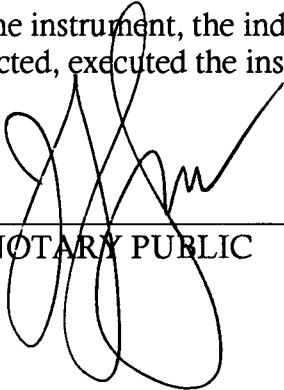
IN WITNESS WHEREOF, the party of the first part, intending to be legally bound, has caused this Declaration of Conservation Area Agreement to be executed by its duly authorized officer and its seal to be affixed hereto for the purposes hereinabove set forth as of the day and year first above written.

WOODLAND ESTATES, LLC

By:  _____
JACOB HIRSCH, Manager

STATE OF NEW YORK)
 > ss.:
COUNTY OF ROCKLAND)

On the 24 day of October, in the year 2013, before me, the undersigned, a Notary Public in and for said State personally appeared JACOB HIRSCH, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name (s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individuals(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



NOTARY PUBLIC

JOSEPH S. SCARMATO
Notary Public, State of New York
Rockland County No. 02SC4996677
Expires November 14, 20 14

Town of Goshen Tax Map

Portion of:

Section 17

Block 1

Lot 5.24

RECORD AND RETURN TO:

JOSEPH S. SCARMATO, PLLC
105 Lewis Drive
Upper Nyack, New York 10960

Schedule "A"

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

FEBRUARY 9, 2007

DESCRIPTION
DEED RESTRICTED OPEN SPACE
WITHIN LOT NOS. 7 AND 8
HOUSTON SUBDIVISION
TOWN OF GOSHEN, ORANGE COUNTY, NEW YORK

All that certain plot, piece, or parcel of land situate in the Town of Goshen, County of Orange, State of New York, said lands being shown as deed restricted open space within Lot Nos. 7 and 8 on a map entitled "Subdivision Plan for Houston, Town of Goshen, Orange County, New York", dated December 2, 2004, last revised February 1, 2007 prepared by Lanc & Tully Engineering and Surveying, P.C., said lands being more particularly bounded and described as follows:

Beginning at a point lying on the northeasterly line of lands now or formerly Myruski being the southerly corner of lands herein described, said point the westerly corner of Betsy Court and the southwesterly corner of Lot No. 8 as shown on the previously mentioned map; thence running along a portion of the northeasterly line of lands of said Myruski, being the southwesterly line of lands herein described on the following two (2) courses and distances: (1) North 41°-56'-54" West, as per Filed Map No. 10416, a distance of 396.27 feet; and (2) North 43°-03'-50" West, a distance of 186.67 feet to a point being the northerly corner of lands of said Myruski, the westerly corner of lands herein described and lying on the southeasterly line of lands now or formerly Persoon; thence running along a portion of the southeasterly line of lands of said Persoon, being the northwesterly line of lands herein described (3) North 47°-59'-09" East, a distance of 532.50 feet to a point being the northerly corner of lands herein described and lying on the southwesterly line of lands now or formerly Bruni; thence running along a portion of the southwesterly line of lands of said Bruni, being a portion of the northeasterly line of lands herein described (4) South 43°-41'-33" East, a distance of 99.00 feet to a point being the southerly corner of lands of said Bruni and the westerly corner of Lot No. 7 as shown on the previously mentioned map; thence running through lands now or formerly Woodland Estates, LLC, on the following four (4) courses and distances: (5) South 43°-41'-33" East, a distance of 418.37 feet to a point being the easterly corner of lands herein described; (6) South 50°-23'-51" West, a distance of 345.41 feet; (7) South 70°-49'-59" West, a distance of 195.73 feet; and (8) South 42°-18'-20" East, a distance of 159.15 feet to a point being a easterly corner of lands herein described and lying on the northwesterly line of Betsy Court; thence running along the northwesterly line of said Betsy Court, being a southeasterly line of lands herein described (9) South 56°-07'-20" West, a distance of 20.22 feet to the point or place of beginning.

Containing: 6.135± acres.

Premises herein described being a portion of Tax Map Lot No. 5.24, in Block 1, within Section 17, as shown on the Tax Maps of the Town of Goshen, Orange County, New York, dated 2006.

Premises herein described being a portion of the same premises as described in Liber 5914 of Deeds at Page 28, as filed in the Orange County Clerk's Office.

Premises herein described being subject to any other easements, rights-of-way, covenants or restrictions of record.

deed-#7-8(6).desc.doc • P.O. Box 687, Route 207, Goshen, N.Y. 10924 • FAX (845) 294-8609
(845) 294-3700 • www.lanctully.com

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

DESCRIPTION
DEED RESTRICTED OPEN SPACE WITHIN LOT NOS. 9, AND 13 THROUGH 24
HOUSTON SUBDIVISION
TOWN OF GOSHEN, ORANGE COUNTY, NEW YORK

FEBRUARY 9, 2007
REVISED: MARCH 2, 2007

All that certain plot, piece, or parcel of land situate in the Town of Goshen, County of Orange, State of New York, said lands being shown as deed restricted open space within Lot Nos. 9, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24 on a map entitled "Subdivision Plan for Houston, Town of Goshen, Orange County, New York", dated December 2, 2004, last revised February 1, 2007 prepared by Lanc & Tully Engineering and Surveying, P.C., said lands being more particularly bounded and described as follows:

Beginning at a point lying on the northeasterly line of lands now or formerly Myruski being the westerly corner of lands herein described, said point being a westerly corner of Lot No. 9 and the southwesterly corner of Betsy Court as shown on the previously mentioned map; thence running along the southeasterly line of said Betsy Court, being a northwesterly line of lands herein described (1) North 56°-07'-20" East, as per Filed Map No. 10416, a distance of 20.20 feet to a point being a northerly corner of lands herein described; thence running through lands now or formerly Woodland Estates, LLC, on the following eleven (11) courses and distances: (2) South 41°-56'-54" East, a distance of 1,378.46 feet; (3) North 41°-27'-12" East, a distance of 306.14 feet; (4) North 33°-28'-10" West, a distance of 403.01 feet; (5) North 03°-40'-55" East, a distance of 58.16 feet; (6) North 35°-56'-07" East, a distance of 91.88; (7) North 33°-28'-17" East, a distance of 136.16 feet; (8) North 82°-02'-58" East, a distance of 84.34 feet; (9) North 07°-57'-02" West, a distance of 450.00 feet; (10) North 32°-32'-10" West, a distance of 287.42 feet; (11) North 04°-50'-19" East, a distance of 237.13 feet; and (12) North 43°-58'-49" East, a distance of 356.90 feet to a point being the northerly corner of lands herein described and lying on the proposed southwesterly line of Houston Road; thence running along the proposed southwesterly line of said Houston Road, being the northeasterly line of lands herein described on the following two (2) courses and distances: (13) South 44°-01'-31" East, a distance of 227.35 feet; and (14) South 48°-42'-37" East, a distance of 57.80 feet to a point being the northeasterly corner of lands herein described and lying on the westerly line of lands now or formerly D & J, LLC; thence running along a portion of the westerly line of lands of said D & J, LLC being the easterly line of lands herein described on the following two (2) courses and distances: (15) South 04°-40'-05" West, a distance of 1,225.58 feet to a point of curvature; and (16) on a curve to the right having a radius of 2,526.00 feet, an arc length of 811.46 feet, as defined by the chord South 13°-52'-15" West, a distance of 807.97 feet to a point being the southerly corner of lands herein described and lying on the northeasterly line of lands now or formerly Myruski; thence running along a portion of the northeasterly line of lands of said Myruski, being the southwesterly line of lands herein described (17) North 41°-56'-54" West, a distance of 1,636.46 feet to the point or place of beginning.

Containing: 13.916± acres.

Premises herein described being a portion of Tax Map Lot No. 5.24, in Block 1, within Section 17, as shown on the Tax Maps of the Town of Goshen, Orange County, New York, dated 2006.

Premises herein described being a portion of the same premises as described in Liber 5914 of Deeds at Page 28, as filed in the Orange County Clerk's Office.

Premises herein described being subject to any other easements, rights-of-way, covenants or restrictions of record.

deed #9&13-24(r).desc.doc
(845) 294-3700

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