

AGREEMENT LIB 772 p. 1182

This Agreement among ^{Wife and Husband} ~~East 42 Street~~ MARIE H. MORAN, residing at ~~8-938~~ ^{112-88 St} 8-938 East 42 Street, New York, New York 10021, hereinafter referred to as Party of the First Part, ROSEMARY JANDRIGKO, residing at 62 Honning Drive, Montrose, New York 10548, hereinafter referred to as Party of the Second Part and JOHN D. JANDRIGKO, residing at 62 Honning Drive, Montrose, New York 10548, hereinafter referred to as Party of the Third Part.

WHEREAS, the Party of the First Part is the owner of the property, including all buildings and improvements thereon more fully described on "Schedule A" attached hereto and made a part hereof, and being a portion of the premises conveyed from MARIE H. MORAN to EDWIN D. ^{WOOD} ~~MORAN~~ by Deed dated June 1965 and recorded in the Putnam County Clerk's Office in Liber 612 of Deeds at Page 406.

WHEREAS, the Party of the Second Part is the owner of the property, including all buildings and improvements thereon more fully described on "Schedule B" attached hereto and made a part hereof, being the premises conveyed by MARIE H. MORAN to EDWIN D. WOOD by Deed dated July 2, 1960 and recorded in the Putnam County Clerk's Office in Liber 770 of Deeds at Page 906 and conveyed on this day from said EDWIN D. WOOD to the Party of the Second Part together with and subject to permanent Rights of Way more fully described in said Deed in Liber 770 of Deeds at Page 906.

WHEREAS, the Party of the Third Part is the owner of the property including all buildings and improvements thereon more fully described on "Schedule C" attached hereto and made a part hereof, being the premises conveyed on this day from the Party of the First Part to the Party of the Third Part together with

permanent Rights of Way more fully described in a Deed from the Party of the First Part to EDWIN D. WOOD by Deed dated July 2, 1980 and recorded in the Putnam County Clerk's Office in Liber 770 of Deeds at Page 906.

NOW THEREFORE, in consideration of One Dollar (\$1.00) in hand exchange among the Parties hereto and good and other valuable consideration exchanged among the Parties hereto receipt of which is hereby acknowledged, it is hereby mutually agreed as follows:

Each of the Parties hereto agree to pay one-third (1/3) of all costs and expenses, if any, from time to time incurred to prepare and maintain the Right of Way described herein and which lie within the premises of the Party of the First Part. Said Right of Way is to be prepared and maintained in compliance with at least minimal standards or requirements of State and local laws, ordinances, rules and/or regulations as enacted from time to time for ingress, egress, and regress to the premises described in "Schedule B" and "Schedule C" herein for the building and occupancy of a one-family dwelling on each of the parcels described in "Schedules B and C" attached hereto. It is understood and agreed that the party of the First Part shall only be responsible for the 1/3 share of expenses for maintaining the Right of Way on her property. All expenses in connection with the Rights of Ways on the property of the Parties of the Second and/or third Part shall be borne by those Parties only.

The premises described herein are described on the Tax Map of the Town of Philipstown as Section 59, Block 1, Lot 6, Account No. 158650. This Agreement shall apply to and bind the distributees, heirs, executors, administrators, successors and assigns of the Parties hereto and all future owners of the parcels described in "Schedules A, B and C" herein.

Maxis E. Moran
Maxis E. Moran

Rosemary Jandrucko
Rosemary Jandrucko

John D. Jandrucko
John D. Jandrucko

LIB: 772 0-1183

STATE OF NEW YORK)

COUNTY OF *Westchester*)

SS:1

LN: 772 INC 1184

On the 7 day of *October* 1980, before me personally came Marie E. Moran to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.

[Signature]
Notary Public

J. JOSEPH GADUCCI
NOTARY PUBLIC, State of New York
No. 12-54790
Qualified in New York County
Commission Expires March 16, 1982

STATE OF NEW YORK)

COUNTY OF *Westchester*)

SS:1

On the 7 day of *October* 1980, before me personally came Rosemary Jandrucko to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.

[Signature]
Notary Public

J. JOSEPH GADUCCI
NOTARY PUBLIC, State of New York
No. 12-54790
Qualified in New York County
Commission Expires March 16, 1982

STATE OF NEW YORK)

COUNTY OF *Westchester*)

SS:1

On the 7 day of *October* 1980, before me personally came John D. Jandrucko to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

[Signature]
Notary Public

J. JOSEPH GADUCCI
NOTARY PUBLIC, State of New York
No. 12-54790
Qualified in New York County
Commission Expires March 16, 1982

SCHEDULE A

ALL that certain parcel of land situate, in the Town of Philipstown, County of Putnam and State of New York, more particularly bounded and described as follows:

BEGINNING at a point on the northwesterly line of Bear Mountain-Beacon State Highway #5715, which point is distant southwesterly along said highway line,
South 34° 52' 10" West 0.57 feet; and
South 40° 28' 30" West 150.00 feet
from a point where the division line of lands now or formerly of George Scholderfer on the north and lands now or formerly of Moran on the south intersects the northwesterly side of the said Highway #5715;

RUNNING THENCE from said point of beginning through lands now or formerly of Moran the following courses and distances:

North 49° 12' 33" West 148.25 feet; and
North 14° 22' 40" West 83.97 feet along a curve to the left having a radius of 50.00 feet, a distance of 64.65 feet;
North 88° 27' 40" West 95.17 feet;
North 72° 27' 00" West 157.50 feet; and
North 68° 49' 00" West 237.16 feet to the easterly boundary of the New York Central Railroad Company - Hudson River Division;

THENCE along said easterly boundary of said New York Central Railroad Company - Hudson River Division, South 23° 20' 08" West 405.95 feet to the division line between premises herein described and lands now or formerly of Pettit;

THENCE along said lands, the following courses and distances:

South 82° 58' 02" West 498.98 feet
North 38° 37' 10" East 118.56 feet
South 81° 40' 00" East 57.77 feet
South 57° 49' 00" East 89.85 feet
North 40° 28' 30" East 15.52 feet; and
South 57° 37' 30" East 50.00 feet to a point on the northeasterly side of Bear Mountain-Beacon State Highway #5715;

THENCE along said easterly side of said Highway #5715 North 49° 28' 30" East 81.19 feet to the point and place of BEGINNING.

Note: The bearings hereon are NOT referred to True North at 74° 20' West as is used in Schedules B and C hereof.

SCHEDULE B

All that certain parcel of land situate, in the Town of Philipstown, County of Putnam and State of New York, more particularly bounded and described as follows:

BEING: at a point on the northeasterly line of ^{1883 1886} Bear Mountain-Bacon State Highway #5715, which point is distant northwesterly along said highway line,

South $24^{\circ} 41' 10''$ West 0.57 feet; and

South $40^{\circ} 17' 30''$ West 21.20 feet

from a point where the division line of lands now or formerly of George Schollerfer on the north and lands now or formerly of Moran on the south intersects the northwesterly side of the said Highway #5715;

RUNNING THENCE from said point of beginning along the northwesterly side of said Bear Mountain-Bacon State Highway #5715, South $40^{\circ} 17' 30''$ West 128.80 feet to a point;

THENCE through lands now or formerly of Moran the following courses and distances:

North $69^{\circ} 23' 11''$ West 148.25 feet; and

North $16^{\circ} 33' 40''$ West 81.97 feet along a curve to the left having a radius of 50.00 feet, a distance of 64.65 feet;

North $88^{\circ} 38' 40''$ West 95.17 feet;

North $72^{\circ} 38' 00''$ West 157.50 feet; and

North $69^{\circ} 00' 00''$ West 237.16 feet to the easterly boundary of the New York Central Railroad Company - Hudson River Division;

THENCE along said easterly boundary of said New York Central Railroad Company - Hudson River Division, North $21^{\circ} 09' 08''$ East 215.26 feet to a point;

THENCE leaving the Railroad line and running through lands now or formerly of Moran the following courses and distances:

SCHEDULE D
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South 68° 41' 00" East 618.38 feet;
South 34° 43' 00" West 75.00 feet;
South 06° 16' 00" West 72.05 feet;
South 14° 01' 00" East 60.62 feet; and
South 73° 07' 00" East 111.01 feet to the northwesterly side of the
said Highway #5715 and the point and place of BEGINNING.

SUBJECT to and together with Rights of Way as set forth in L. 770 cp 906.

The bearings hereon have been referred to True North at 74° 20' West
Longitude which is 0° 11' 00" East of the north point of Liber 770
cp 906 and Liber 612 cp 406.

LINE 772 1187

SCHEDULE C

All that certain plot, piece or parcel of land situate, lying and being in the Town of Millington, County of Putnam and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly line of ^{FILE 772 14-1188} Route 90 also known as near Mountain-Rose State Highway #5715, which point of beginning is the division line of land now or formerly of George Scholkerfer on the northeast and land now or formerly of Moran on the northwest;

BEGINNING THERE from said point of beginning along the northwesterly line of said Highway #5715, South $76^{\circ} 41' 10''$ West 0.57 feet and South $60^{\circ} 17' 30''$ West 21.20 feet;

THERE leaving said highway and running along lands now or formerly of Edwin D. Wood by deed L. 770 of 907, the following courses and distances:

North $71^{\circ} 04' 00''$ West 111.01 feet; North $14^{\circ} 01' 00''$ West 60.62 feet; North $06^{\circ} 16' 00''$ East 22.05 feet; North $34^{\circ} 43' 00''$ East 75.00 feet;

North $68^{\circ} 41' 00''$ West 618.38 feet to the easterly line of lands now or formerly of New York Central Railroad Co. - Hudson Division;

THERE along said lands, North $23^{\circ} 09' 08''$ East 158.79 feet still along lands of New York Central Railroad Company on a curve to the right having a radius of 4,076.00 feet a distance of 39.48 feet to the division line between premises being described and lands now or formerly of Moore;

THERE along said division line the following courses and distances:

South $78^{\circ} 15' 50''$ East 120.10 feet; South $72^{\circ} 21' 30''$ East 218.41 feet; South $74^{\circ} 19' 00''$ East 165.60 feet; and South $78^{\circ} 31' 40''$ East 153.14 feet to the division line between premises being described and lands now or formerly of Scholkerfer;

SCHEDULE C
PAGE TWO

DISTANCE along said division line the following courses and distances:
South 19° 53' 00" West 176.00 feet;
South 34° 43' 00" West 176.10 feet;
South 06° 15' 00" West 63.40 feet;
South 14° 01' 00" East 45.70 feet; and
South 73° 07' 00" East 108.27 feet to the northwesterly line of
Route 9-D, the point or place of BEGINNING.

TOGETHER with right of way as set forth in L. 770 cp 906,

The bearings hereon have been referred to True North at 74° 20' West
Longitude which is 0° 11' 00" East of the north point of Liber 770 cp
906 and Liber 612 cp 406.

LIB: 772-1-1189

PUTNAM COUNTY CLERK'S OFFICE
FEB 21 1900 OCT 24 PM 12

100-772-11150

35.25

AGREEMENT AMONG MARIE E. MORAN,
ROSEMARY JANDRUCKO and
JOHN D. JANDRUCKO

Section 59
Block 1
Lot 5
Town of Philipstown
County of Putnam

Record and Return to:
CHADBOURNE O'NEILL & THOMSON & NRIEN
ATTORNEYS AND COUNSELLORS AT LAW
49 Beacon Avenue
Newtown, N. Y. 10951

PUTNAM COUNTY CLERK'S OFFICE
RECEIVED ON THE 24 DAY OF OCT. 1900
AT 12-18 PM. RECORDED IN
BOOK 772 OF 1000
AT 11:18 AM AND EXAMINED

[Signature]
CLERK