



John H. Zurlo, County Clerk
137 Margaret St
Ste 101
Plattsburgh, NY 12901-2966
(518) 565-4700

Clinton County Clerk Recording Cover Sheet

Received From :

11 PLATTSBURGH LLC
28 BLAIR ROAD
PLATTSBURGH, NY 12901

Return To :

TOWN OF PLATTSBURGH
ATTN: TREVOR COLE
151 BANKER ROAD
PLATTSBURGH, NY 12901

First 1ST PARTY(---OR)

11 PLATTSBURGH LLC

First 2ND PARTY(--EE)

PLATTSBURGH TOWN OF

Instr Number : 2021-00320805

Index Type : Land Records

Type of Transaction : Deed - (Res-Agr)

Recording Fee : \$210.00

Recording Pages : 8

The Property affected by this instrument is situated in Plattsburgh (Town),
in the County of Clinton, New York

Real Estate Transfer Tax

RETT # : 929

Deed Amount : \$0.00

RETT Amount : \$0.00

Total Fees : \$210.00

State of New York

County of Clinton

I hereby certify that the within and foregoing was
recorded in the Clerk's office for Clinton County,
New York

On (Recorded Date) : 11/22/2021

At (Recorded Time) : 3:15:00 PM



Doc ID - 009509240008


John H. Zurlo, County Clerk



WARRANTY DEED

ROAD DEDICATION DRAINAGE EASEMENT TEMPORARY TURN AROUND EASEMENT

THIS INDENTURE is made the 19th day of November, Two Thousand Twenty One by and between **11 PLATTSBURGH LLC**, having a mailing address of 28 Blair Road, PLattsburgh, New York 12901, *party of the first part*, and **TOWN OF PLATTSBURGH**, a municipal corporation of the State of New York having its principal place of business at the Town Hall, 151 Banker Road, Plattsburgh, New York 12901, *party of the second part*,

WITNESSETH:

WHEREAS, THE PARTY OF THE FIRST PART, **11 PLATTSBURGH LLC**, has heretofore submitted an application for the subdivision of its lands in the Town of Plattsburgh, County of Clinton, New York which lands are located on the southwesterly side of the Cumberland Head Road; and

WHEREAS, the Planning Board of the Town of Plattsburgh in consideration and approval of such application has conditioned its approval upon the granting of various easements, a dedication of land for a town road following improvements by party of the first part in accordance with Town highway specifications, and other conditions as herein contained: *a sixty six (66) foot Temporary Turn Around easement to be located off the southeasterly corner of lot 14 of the above-named Subdivision (referred to as the Turn Around Easement); drainage easements on Lots 9 and 10 as more specifically described herein (referred to as the Drainage Easement); and a town roadway as shown running between the Lots of said Subdivision (referred to as the Phase II -Roadway); and which easements and roadway are collectively referred to as Phase II Roadway and Easements more particularly described and shown on the approved subdivision map entitled* "Subdivision Plan prepared for Thomas Latinville showing the 11 Plattsburgh LLC 2020 Subdivision, Deerfield Manor- Phase II, Lots 8-15" made by Robert M. Sutherland, P.C., dated August 4, 2021 and last revised August 4, 2021, and said map was filed on September 9, 2021 in the Clinton County Clerk's Office as Instrument Number 2021-00318942.

Now therefore, the party of the first part, in consideration of **One and more Dollars (\$1.00)** lawful money of the United States, and other good and valuable consideration given or paid by the party of the second part, does hereby grant, convey and release unto the **Town of Plattsburgh**, party of the second part, its successors and assigns, the **Phase II-Roadway and Easements** hereinabove referred to and described hereinafter are located within the lands hereinafter described, together with the right, privilege, and authority to enter thereon, upon and in and construct, install, maintain, operate, inspect,

repair, protect, replace, relocate, reconstruct, change the size of and remove one or more pipelines and other fixtures, parts or other equipment used or associated with said drainage easement in said lands of the party of the first part described as follows:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Plattsburgh, County of Clinton and State of New York, and being more particularly described as follows:

The legal description for the premises for road dedication purposes and Easements are set forth on Schedule A which is referred to and made a part hereof and /or are more particularly shown on a map entitled "Subdivision Plan prepared for Thomas Latinville showing the 11 Plattsburgh LLC 2020 Subdivision, Deerfield Manor- Phase II, Lots 8-15" made by Robert M. Sutherland, P.C., dated August 4, 2021 and last revised August 4, 2021, and said map was filed on September 9, 2021 in the Clinton County Clerk's Office as Instrument Number 2021-00318942.

TOGETHER WITH the grantor's right, title and interest in and to: All mains, valves, hydrants, shut offs, copper services, laterals, grates, covers, pipes, cutouts, for any water, storm or drainage systems, other fixtures or related structures and other improvements or other related appurtenances associated with or as required by subdivision regulations and installation, therein.

FURTHER the party of the first part hereby declares that the premises as described in the Subdivision are subject to the conditions and restrictions and covenants as more fully set forth in the Town of Plattsburgh Planning Board Resolutions #20-56A and #20-56B, and filed in the Town of Plattsburgh, which reference is hereto made and incorporated herein as set forth in full and on the subdivisions map hereinabove referenced. The restrictions create open spaces, restricted yards, uses, buffer zones and otherwise restrict building areas.

TOGETHER WITH the right to enter upon, over and across the easement area and other lands of grantor to access the easement area to repair, refurbish, maintain, alter, modify and change the grade and improvements without charge or expense to the Town of Plattsburgh. Further, the grant of this easement area restricts the grantor, their successors or assigns from making any change of grade, placement of brushes, trees or other structures therein said easement area that will prohibit or restrict or otherwise interfere with the drainage, line of sight, facilities or improvements through, in, under, over and on said premises, without the express written consent of the Town, which may be exercised in the sole discretion and opinion of the Town.

TOGETHER WITH the appurtenances and all estate and rights of the party of the first part in and to said premises to have and to hold the aforementioned premises.

The party of the second part, Town of Plattsburgh, agrees as a condition of this grant, whenever any work is done by said party, now or in the future, within an easement area on the lands excepting the temporary access easement area (premises) of party of the first part, its successors or assigns, that, the Town will restore the surface of said

premises, to substantially the same condition as before the work was commenced, without expense or charge to the party of the first part.

It is further a condition of this grant that the Town shall pay the cost of guarding adequately all excavations made by the Town under this grant and shall save harmless and indemnify the party of the first part from any injury to its property or to the public which may occur through the negligence of the Town or its employees or representatives in the construction, utilization and maintenance of the facilities constructed or placed by the Town within the bounds of the said grant, provided the claimant complies with all provisions of Article 4 of the General Municipal Law.

AND said party of the first part warrants that it owns the fee simple title to the land and property hereinbefore described. These easements and road dedication shall be binding upon the parties hereto, their respective successors and assigns.

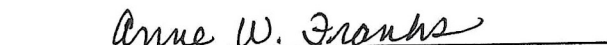
IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.


11 PLATTSBURGH LLC
By: THOMAS LATINVILLE, Member


MICHAEL CASHMAN, Supervisor

STATE OF NEW YORK)
COUNTY OF CLINTON) ss.:

On this 14th day of November, 2021, before me, the undersigned, a notary public in and for said State, personally appeared Thomas Latinville, personally known to me or proved to me to be 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 entity upon behalf of which the individual acted, executed the instrument.


Notary Public

ANNE W. FRANKS
Notary Public, State of New York
No. 01FR6279949
Qualified in Clinton County
Commission Expires April 15, 2025

STATE OF NEW YORK)
COUNTY OF CLINTON) ss.:

On this 18th day of November, 2021, before me, the undersigned, a notary public in and for said State, personally appeared **Michael Cashman**, personally known to me or proved to me to be on the basis of satisfactory evidence to be the individual whose name are 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 entity upon behalf of which the individual acted, executed the instrument.



Notary Public

MICHELE BUCKMINSTER
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01BU6341109
QUALIFIED IN CLINTON COUNTY
COMMISSION EXPIRES MAY 2, 2024

Road Extension & Temporary Turn Around

All that piece or portion of land situated in the Town of Plattsburgh, Clinton County, New York, depicted as "Road Extension" on the "As-Built" subdivision plan entitled, "Subdivision Plan Prepared For Thomas Latinville showing the 11 Plattsburgh LLC 2020 Subdivision..." prepared by Robert M. Sutherland, P.C. dated August 4, 2021, and being more particularly described as follows.

Commencing at an iron rod found in the southerly boundary of Pristine Drive at the northeasterly corner of lands now or formerly of Paul J. Roberts and Courtney S. Roberts, Deed Instrument # 2007-204212;

Thence turning and running southeasterly along the southerly boundary of said Pristine Drive, S 46°02'09" E a distance of 100.00' to the true Point of Beginning;

Thence continuing southeasterly, S 46°02'09" E a distance of 741.45' to a point at the beginning of a curve, said curve being concave to the southwest;

Thence turning and running southeasterly along said curve having a radius of 75.00', passing through a delta angle of 19°58'01", and an arc length of 26.14' to a capped iron rod set, said point being S 36°03'08" E a distance of 26.00' from the last described point;

Thence turning and running northeasterly, N 63°55'52" E a distance of 66.00' to a capped iron rod set;

Thence turning and running northwesterly along said curve having a radius of 141.00', passing through a delta angle of 9°43'09", and an arc length of 23.92' to a capped iron rod set, said point being N 30°55'42" W a distance of 23.89' from the last described point;

Thence turning and running and continuing northwesterly along said curve having a radius of 141.00', passing through a delta angle of 10°14'53", and an arc length of 25.22' to a capped iron rod set, said point being N 40°54'43" W a distance of 25.19' from the last described point;

Thence turning and running westerly, N 46°02'09" W a distance of 702.62' to an "RMS" capped iron rod found at the southeasterly corner of lands now or formerly of Daniel L. Schlater and Jashara T. Wood, Deed Instrument # 2015-269445;

Thence continuing westerly along the southerly boundary of said lands now or formerly of Daniel L. Schlater and Jashara T. Wood, N 46°02'09" W a distance of 38.82' to a point;

Thence turning and running southwestly, S 43°57'51" W a distance of 66.00' to the Point of Beginning;

The herein described portion of land contains 51,420.13 sq. ft., or 1.18 acres of land.

Together with a "Temporary Turn Around Easement" depicted on the above referenced subdivision plan, and being more particularly described as follows;

Point of Beginning is at a capped iron rod set in the southerly boundary of Pristine Drive at the northeasterly corner of Lot 14, as depicted on the above referenced subdivision plan;

Thence turning and running southeasterly along the southerly boundary of said Pristine Drive, S 46°02'09" E a distance of 66.00' to a point;

Thence turning and running southwestly, S 43°57'51" W a distance of 75.00' to a point;

Thence turning and running northwesterly, N 46°02'09" W a distance of 66.00' to a point in the easterly boundary of said "Lot 14";

Thence turning and running northeasterly along the easterly boundary of said "Lot 14", N 43°57'51" E a distance of 75.00' to the Point of Beginning;

There herein described "Temporary Turn Around" contains 4,949.98 sq. ft..

Drainage easement to the Town of Plattsburgh over Lot 9

All that piece or portion of land situated in the Town of Plattsburgh, Clinton County, New York, depicted as a "Town Drainage Easement" on the "As-Built" subdivision plan entitled, "Subdivision Plan prepared for Thomas Latinville showing the 11 Plattsburgh LLC 2020 Subdivision..." prepared by Robert M. Sutherland, P.C. dated August 4, 2021, and being more particularly described as follows;

Point of Beginning is at a capped iron rod found at the southeasterly corner of lands now or formerly of Daniel L. Schlater and Jashara T. Wood, Deed Instrument # 2015-269445 and the southwesterly corner of "Lot 9", which point is in the northerly boundary of the "Road Extension", as depicted on the above referenced subdivision plan;

Thence turning and running southeasterly along the northerly boundary of said "Road Extension", S 46°02'09" E a distance of 64.40' to a point;

Thence turning and running northeasterly through said "Lot 9" the following three (3) courses and distances;

N 26°00'25" E a distance of 51.62' to a point;

Thence turning and running, N 07°26'51" E a distance of 56.03' to a point;

Thence turning and running northwesterly, N 46°02'09" W a distance of 15.14' to a point in the easterly boundary of said lands now or formerly of Daniel L. Schlater and Jashara T. Wood;

Thence turning and running southwesterly along the easterly boundary of said lands now or formerly of Daniel L. Schlater and Jashara T. Wood, S 43°57'51" W a distance of 94.14 to the **Point of Beginning**;

The herein described drainage easement contains 4204.05 sq. ft..

Drainage easement to the Town of Plattsburgh over Lot 10

All that piece or portion of land situated in the Town of Plattsburgh, Clinton County, New York, depicted as a "Town Drainage Easement" on the "As-Built" subdivision plan entitled, "Subdivision Plan prepared for Thomas Latinville showing the 11 Plattsburgh LLC 2020 Subdivision..." prepared by Robert M. Sutherland, P.C. dated August 4, 2021, and being more particularly described as follows;

Commencing at a capped iron rod set in the southerly boundary of the "Road Extension" at the northeasterly corner of "Lot 8" and the northwesterly corner of "Lot 10", as depicted on the above referenced subdivision plan;

Thence turning and running southeasterly along the southerly boundary of said "Road Extension", S 46°02'09" E a distance of 8.56' to the Point of Beginning;

Thence continuing southeasterly along the southerly boundary of said "Road Extension", S 46°02'09" E a distance of 35.35' to a point;

Thence turning and running southwesterly through said "Lot 10", S 46°09'45" W a distance of 8.00' to a point;

Thence turning and running northwesterly and continuing through said "Lot 10", N 46°02'09" W a distance of 30.64' to a point;

Thence turning and running northeasterly and continuing through said "Lot 10", N 15°07'19" E a distance of 9.13' to the Point of Beginning;

The herein described drainage easement contains 263.79 sq. ft..