



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 :
THOMAS MAGGY
4732 ROUTE 3
SARANAC, NY 12981

Return To :
THOMAS MAGGY
4732 ROUTE 3
SARANAC, NY 12981

First 1ST PARTY(---OR)
MAGGY, THOMAS

First 2ND PARTY(--EE)
PLATTSBURGH TOWN OF

Index Type : Land Records

Type of Transaction : Deed - (Other Property)
Recording Fee : \$320.00

Recording Pages : 5

Instr Number : 2022-00322666
:

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

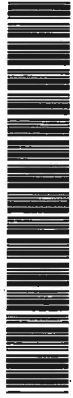
Real Estate Transfer Tax

State of New York
County of Clinton

RETT # : 1517
Deed Amount : \$0.00
RETT Amount : \$0.00
Total Fees : \$320.00

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

On (Recorded Date) : 02/15/2022
At (Recorded Time) : 12:00:00 PM



Doc ID - 009600890005



John H. Zurlo
John H. Zurlo, County Clerk

This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: KAITLYN Printed On : 02/15/2022 At : 12:01:22PM

THOMAS P. MAGGY'S
PAGE DRIVE SUBDIVISION
PHASE IV, LOTS 8, 9, 10 & 11
ROAD DEDICATION
DRAINAGE EASEMENTS

THIS INDENTURE is made the 15th day of February, Two
Thousand Twenty-Two

by and between **Thomas Maggy**, with a mailing address of 4732 Route 3, Saranac, N.Y.
12981, *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, Thomas Maggy
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 at the
westerly end of Page Drive, 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 a
dedication of land for a town road premises following improvements by the party of the
first part in accordance with the Town Highway Department specification and other
consideration including easements described herein:

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 forever all, the **Road Dedication and Drainage Easements** located within the
lands herein after described,

ALL THOSE CERTAIN PIECES OR PARCELS 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 and Drainage
Easements** are set forth on **Schedule A** which is referred to and made a part hereof and
/ or are more particularly shown on a entitled "**Map Showing As-Built Easement Plan
of Thomas P. Maggy's Page Drive Subdivision, Phase IV, Lots 8, 9, 10 & 11, FKA
Trudeau Road Subdivision, Page Drive, Town of Plattsburgh, Clinton County,
New York**" by Dean H Lashway, L.S. dated October 04, 2021 and said map was filed
on December 28, 2021 in the Clinton County Clerk's Office as Instrument No. 2021-321652
thru 2021-321655,

Road Dedication Description
50 Foot Wide Roadway Description

Beginning at a point at the northwesterly terminus of the existing Page Drive and said point
marks the northeasterly corner of the parcel described herein;

Thence turning and running N 88° 24' 10" W, along a portion of the northerly bounds of the
parcel described herein and being along a portion of the southerly bounds of Lot No. 8, a distance of
91.36 feet to an iron pin set at the southwesterly corner of Lot 8, said pin also marks the southeasterly
corner of Lot 10;

Thence turning and running N 88° 24' 10" W, along a portion of the northerly bounds of the
parcel described herein and being along a portion of the southerly bounds of Lot No. 10, a distance
of 55.02 feet to an angle point in the parcel described herein;

Thence turning and running N 83° 47' 16" W, along a portion of the northerly bounds of the parcel described herein and being along a portion of the southerly bounds of Lot No. 10, a distance of 122.46 feet to an iron pin set at the southwestern corner of Lot 10, said pin also marks the southeasterly corner of Future Lot 12;

Thence turning and running N 83° 37' 31" W, along a portion of the northerly bounds of the parcel described herein and being along a portion of the southerly bounds of Future Lot No. 12, a distance of 5.42 feet to a point marking the beginning of a curve concave to the south;

Thence turning and running westerly along said curve concave to the south, along a portion of the southerly bounds of Future Lot No. 12, having a radius of 825.00 feet, through a delta angle of 07° 21' 24", a distance of 105.93 feet to a point marking the end of said curve, said point also marks the northwesterly corner of the parcel described herein;

Thence turning and running S 01° 08' 40" E, along the westerly bounds of the parcel described herein, a distance of 50.00 feet to a point marking the beginning of a curve concave to the south, said point also marks a point on the northerly bounds of Future Lot No. 13, said point also marks the southwesterly corner of the parcel described herein;

Thence turning and running easterly along said curve concave to the south, along a portion of the northerly bounds of Future Lot No. 13, having a radius of 775.00 feet, through a delta angle of 03° 58' 32", a distance of 53.78 feet to an iron pin set at the northwesterly corner of Lot 11;

Thence turning and running easterly along said curve concave to the south, along a portion of the northerly bounds of Lot No. 11, having a radius of 775.00 feet, through a delta angle of 03° 52", a distance of 45.73 feet to a point;

Thence turning and running S 83° 47' 16" E, along a portion of the southerly bounds of the parcel described herein and being along a portion of the northerly bounds of Lot No. 11, a distance of 129.52 feet to an iron pin set at the northeasterly corner of Lot 11, said pin also marks the northwesterly corner of Lot 9;

Thence turning and running S 88° 24' 10" E, along a portion of the southerly bounds of the parcel described herein and being along a portion of the northerly bounds of Lot No. 9, a distance of 150.50 feet to a point at the southeasterly corner of the parcel described herein, said point also marks the existing southwesterly terminus of Page Drive;

Thence turning and running N 00° 23' 00" W, along the easterly bounds of the parcel described herein, a distance of 50.00 feet to the point of beginning and containing 0.4 acres of land.

Northerly Permanent Grading Easement

10 Foot Wide Permanent Easement

Being a 10 foot wide strip located adjacent to and along the northerly bounds of the above described 50 foot wide roadway running from the westerly terminus of an existing town highway and existing 10 foot wide drainage easement conveyed by the Grantors herein to the Town of Plattsburgh and running westerly along the northerly bounds of said 50 foot wide roadway to the westerly terminus of the said 50 foot wide roadway described herein, said easement is shown on a map of easement for the Map Showing As-Built Easement Plan of Thomas P. Maggy's Page Drive Subdivision, Phase IV, Lots 8, 9, 10 & 11, FKA Trudeau Road Subdivision, Page Drive, Town of Plattsburgh, Clinton County, New York and filed in the Clinton County Clerk's Office as Instrument No. 2021-321653.

Southerly Permanent Grading Easement

10 Foot Wide Permanent Easement

Being a 10 foot wide strip located adjacent to and along the southerly bounds of the above described 50 foot wide roadway running from the westerly terminus of an existing town highway and existing 10 foot wide drainage easement conveyed by the Grantors herein to the Town of Plattsburgh and running westerly along the southerly bounds of said 50 foot wide roadway to the westerly terminus of the said 50 foot wide roadway, said easement is shown on a map of easement for the Map Showing As-Built Easement Plan of Thomas P. Maggy's Page Drive Subdivision, Phase IV, Lots 8, 9, 10 & 11, FKA Trudeau Road Subdivision, Page Drive, Town of Plattsburgh, Clinton County, New York and filed in the Clinton County Clerk's Office as Instrument No. 2021-321653.

Turn-A-Round Easement

50 Foot Wide Temporary Easement

Being located on the northerly bounds of the 50 foot wide roadway description described above over a part of Future Lot 12. Intending to convey a 50 foot wide temporary roadway turn-a-round easement,

said easement is shown on a map of easement for the Map Showing As-Built Easement Plan of Thomas P. Maggy's Page Drive Subdivision, Phase IV, Lots 8, 9, 10 & 11, FKA Trudeau Road Subdivision, Page Drive, Town of Plattsburgh, Clinton County, New York and filed in the Clinton County Clerk's Office as Instrument No. 2021-321653. Said easement shall expire with the future extension of Page Drive.

Grading Easement

10 Foot Wide Temporary Easement

Being located adjacent to the bounds of the temporary 50 foot wide roadway turn-a-round described above over a part of Future Lot 12. Intending to convey a 10 foot wide temporary drainage easement, said easement is shown on a map of easement for the Map Showing As-Built Easement Plan of Thomas P. Maggy's Page Drive Subdivision, Phase IV, Lots 8, 9, 10 & 11, FKA Trudeau Road Subdivision, Page Drive, Town of Plattsburgh, Clinton County, New York and filed in the Clinton County Clerk's Office as Instrument No. 2021-321653. Said easement shall expire with the future extension of Page Drive.

TOGETHER WITH the grantor's right, title and interest in and to: All pipes, cutouts, for any water, sewer, storm or drainage systems, all street lights facilities, poles, if any and other fixtures or related structures and other improvements or other related appurtenances associated with or as required by subdivision regulations and installation lying within the aforementioned premises as described in Schedule A road dedication area, therein.

TOGETHER WITH the right, privilege and authority to enter thereon, upon, in, over and across the easement area and other lands of grantor to access the easement area to construct, install, operate, inspect, repair, protect, replace, relocate, reconstruct, maintain, alter, modify, refurbish one or more pipelines and other fixtures, parts or other equipment, and change the size of and improvements used or associated with said drainage, utility and grading easements. Further, the grant of this easement area restricts the grantor, their/ his/her/its successor or assigns from making any change of grade, placement of brush, trees or other structures therein said easement area that will prohibit or restrict or otherwise interfere with the drainage, 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 without charge or expense to the Town of Plattsburgh in said lands of the party of the first part described as follows:

IT IS FURTHER a condition of this grant for the Drainage Easement Purposes 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.

THE PARTY OF THE SECOND PART, TOWN OF PLATTSBURGH,


agrees as a condition of this grant, whenever any work is done, now or in the future, within an easement area on the lands (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.

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

FURTHER the party of the first part **hereby declares** that the premises as described in the Subdivision are subject to the conditions of approval, restrictions and covenants as more fully set forth in the Town of Plattsburgh Planning Board Resolution #_____ dated _____ and filed in the Town of Plattsburgh, which reference is hereto made and incorporated herein as set forth in full and on the Subdivision map hereinabove referenced as Conditions of Approval.

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

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.


Thomas Maggy

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

On the 15th day of February, in the year 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared THOMAS MAGGY, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose names are subscribed to the within instrument and acknowledged to me that s/he executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person 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