

BARDOUN LAND SURVEYING

337 SHANTY CREEK ROAD
CENTRAL SQUARE, NY 13036
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August 22, 2023
File: 23.034
RE: 0.91± Ac.

PROPOSED LEGAL DESCRIPTION

All that tract or parcel of land situate in the Town of Parish, County of Oswego and State of New York, being part of Sub Lot No. 2 of Great Lot No. 11 of Township No. 23 of Scriba's Patent, and being part of lands conveyed by Lillian B. Horning Wallace to George R. Horning and Barbara A. Horning by deed dated July 1, 1968 and recorded at the Oswego County Clerk's Office on April 8, 1969 in Book of Deeds 711 at page 1059 and being more particularly described as follows:

Beginning in the centerline of Kipp Road at the southwesterly corner of Jesse P. Horning (R-2022-000694-Tax ID: 155.00-01-38.03), said point being N. 73° 06' 29" W. a distance of 109.37 feet from an existing survey nail at the southeasterly corner of Sub. Lot No. 2 of Great Lot No. 11 and being the centerline intersection of Kipp Road and Bidwell Road;

thence running N. 73° 06' 29" W. along the centerline of Kipp Road a distance of 13.57 feet to a point therein; thence N. 08° 37' 09" E. a distance of 274.82 feet to an iron rod set, along last said course passing through an iron rod set near road boundary; thence N. 72° 04' 31" W. along the northerly bounds of Bartell (R-2021-013441) a distance of 216.30 feet to a survey nail set in the easterly bounds of Limestone Ridge, L.L.C., (R-2014-003498) and being the northwesterly corner of Bartell; thence N. 17° 40' 57" E. along the easterly bounds of Limestone Ridge, L.L.C., a distance of 110.00 feet to an iron rod set; thence S. 89° 13' 06" E. a distance of 153.38 feet to an existing iron monument at a northwesterly corner of Jesse P. Horning (R-2022-000694-Tax ID: 155.00-01-38.03); thence S. 09° 13' 39" E. along the westerly bounds of Jesse P. Horning (R-2022-000694-Tax ID: 155.00-01-38.03) a distance of 69.64 feet to a point therein; thence S. 65° 22' 31" E. along an easterly jog in the westerly bounds of Jesse P. Horning (R-2022-000694-Tax ID: 155.00-01-38.03) a distance of 86.08 feet to an existing iron monument; thence S. 16° 07' 54" W. along the westerly bounds of Jesse P. Horning (R-2022-000694-Tax ID: 155.00-01-38.03) a distance of 354.30 feet to the point and place of beginning containing 0.91 acres of land, more or less.

Subject to any and all easements and restrictions of record and the highway rights of the public and the Town of Parish in and to the portions of Kipp Road lying within the bounds of the above described parcel.

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The above described parcel is required to be combined with the existing lands of Jesse P. Horning (R-2022-000694-Tax ID: 155.00-01-38.03) and is as shown upon a survey map by David Bardoun, P.L.S., dated August 21, 2023, File No. 23.034.

The total combined lands of Jesse P. Horning (R-2022-000694-Tax ID: 155.00-01-38.03) and the above described parcel is described as follows:

All that tract or parcel of land situate in the Town of Parish, County of Oswego and State of New York, being part of Sub Lot No. 2 of Great Lot No. 11 and Sub Lot No. 1 of Great Lot No. 12 of Township No. 23 of Scriba's Patent, and being all of lands conveyed by George R. Horning and Barbara A. Horning to Jesse P. Horning by deed dated January 7, 2022 and recorded at the Oswego County Clerk's Office on January 21, 2022 as Instrument No. R-2022-000694, and being part of lands conveyed by Lillian B. Horning Wallace to George R. Horning and Barbara A. Horning by deed dated July 1, 1968 and recorded at the Oswego County Clerk's Office on April 8, 1969 in Book of Deeds 711 at page 1059 and being more particularly described as follows:

Beginning at an existing survey nail in the southeasterly corner of Sub Lot No. 2 of Lot No. 11 and being the centerline intersection of Kipp Road and Bidwell Road;

thence N. 73° 06' 29" W. along the centerline of Kipp Road a distance of 122.94 feet to a point therein; thence N. 08° 37' 09" E. a distance of 274.82 feet to an iron rod set, along last said course passing through an iron rod set near road boundary; thence N. 72° 04' 31" W. along the northerly bounds of Bartell (R-2021-013441) a distance of 216.30 feet to a survey nail set in the easterly bounds of Limestone Ridge, L.L.C., (R-2014-003498) and being the northwesterly corner of Bartell; thence N. 17° 40' 57" E. along the easterly bounds of Limestone Ridge, L.L.C., a distance of 110.00 feet to an iron rod set; thence S. 89° 13' 06" E. a distance of 153.38 feet to an existing iron monument at a northwesterly corner of Jesse P. Horning (R-2022-000694); thence S. 69° 36' 09" E. along the northerly bounds of Jesse P. Horning (R-2022-000694) a distance of 234.78 feet to an existing iron monument; thence S. 35° 49' 19" E. along the northeasterly bounds of Jesse P. Horning (R-2022-000694) a distance of 173.68 feet to an existing iron monument; thence S. 05° 42' 23" W. along the easterly bounds of Jesse P. Horning (R-2022-000694) a distance of 315.22 feet to the centerline of Kipp Road; thence N. 72° 59' 21" W. along the centerline of Kipp Road a distance of 203.64 feet to the point and place of beginning containing 3.54 acres of land, more or less.