



SCHEDULE "A"

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate in and being a part of Lot 247, Fourth Lake Allotment, TWP 8, John Brown's Tract, Town of Webb, County of Herkimer and State of New York, and being bounded and described as follows:

BEGINNING at a 3/4" iron pipe on the easterly boundary of Lot 247, Fourth Lake Allotment, 9' ± from the northerly shore of Fourth Lake at high water mark; thence S. 29° 29 min. E., along the easterly boundary of said Lot 247, 9' ± to the northerly shore of Fourth Lake at high water mark, thence westerly, along the northerly shore of Fourth Lake at high water mark, as it winds and turns, 100' ± to a point; thence N. 20° 49 min. W. 5' ± to a 1" iron pipe set S. 70° 19 min. W. 98.5' from the point of beginning; thence N. 20° 49 min. W. 154.6' to a 1" iron pipe; thence N. 34° 55 min. W. 249.6' to a 1/2 inch iron pipe; thence N. 60° 31 min. E. 80.0' to the easterly boundary of said Lot 247, said point being marked by a 3/4" iron pipe; thence S. 29° 29 min. E., along the easterly boundary of said Lot 247, 484.9' to the point and place of beginning, containing .9 acre of land more or less, as shown on "Map of Division of Lands of John C. and Judith A. Metzler" by D.G. Hollister, dated September 7, 1979, Map #JJ 2B 14.

ALSO conveying a permanent easement and right of way for ingress and egress across Lot 246 and Lot 247 as more particularly set forth in a certain easement agreement by and between John C. Metzler, Judith Ann Metzler, Janet B. Fedder, Elliott M. Hastings, Jr., and Robert Allen Cole, recorded in the Herkimer County Clerk's Office on March 19, 1990 in Book 670 at Page 760.

ALSO conveying a permanent easement and right of way for ingress and egress over the so-called Gravel Road, as described on the aforesaid Hollister Map, and commencing at the point on the boundary line between Lots 247 and 246 where the northerly of the two gravel roads crosses the said boundary line; thence westerly and southerly to the area of the so-called "Garage" on said map; thence easterly along the road to the parking lot northeasterly of the garage; thence along the northerly side of the parking lot and the northerly line of said parking lot, extended easterly to the westerly line of the premises hereinabove conveyed. This easement is to run with the land.

The grantors warrant for themselves, their heirs, successors and assigns, to grantees, their heirs, successors and assigns, that if for any reason, the owner of Lot 249 should bar use of that portion of the gravel road over Lot 249 to the parties hereto, or any one of them, then the grantors shall, at their own expense, move said road wholly onto Lot 248.

The parties hereto agree to share the routine maintenance costs of said gravel road according to the percentage that their real property bears to the total area of Lots 247 and 248, as designated on said map. No contribution toward annual road maintenance costs shall exceed 1/2 of 1 percent of the purchase price of the respective lots without prior written consent of such lot owner.

SUBJECT TO AND TOGETHER WITH all restrictions, conditions, covenants, easements and rights of way of record, without renewing or reimposing conditions, restrictions, covenants or reverters that may not be valid, enforceable or that may have lapsed.

BEING the same premises conveyed to the parties of the first part by Robert J. Haughton and Anne M. Haughton by Warranty Deed dated May 8, 1991 and recorded in the Herkimer County Clerk's Office on May 23, 1991 in Book 785 of Deeds at Page 688.

Parties of the second part, their heirs, assigns and successors, in accepting delivery of this deed, agree to share equally with the owners of Lots 246, 247 and 248, the cost of maintenance and repair of that portion of the right of way used for ingress and egress by grantees.

AND ALSO, ALL THAT TRACT OR PARCEL OF LAND situate in Lots 247 and 248, Fourth Lake Allotment, Township 8, John Brown's Tract, Town of Webb, Herkimer County, New York, more particularly described as follows:

COMMENCING AT A POINT on the westerly line of Lot 246, said point being marked by a 3/4" iron pipe, said point also being the northeasterly corner of lands now owned by Robert J. Haughton and Anne M. Haughton; thence North 29° 29' West 325 feet, said point being the Northeast corner of the lands being conveyed herein; Thence South 60° 31' West 80 feet to a point, said point being the Northwest corner of the lands being conveyed herein; Thence South 29° 29' East 325 feet to a point, said point being marked by a 1/2 " iron pipe, said point also being the Northwest corner of the lands now owned by Robert J. Haughton and Anne M. Haughton; Thence North 60° 31' East 80 feet to the point and place of beginning.

SUBJECT TO any easements of record and subject to the gravel road as it now exists over the lands herein conveyed. Subject also to a restrictive covenant restricting the use of the premises being conveyed herein. The Grantees, their heirs, successors and assigns will be prohibited from building on the premises conveyed herein.

BEING THE SAME PREMISES conveyed to the grantors by warranty deed dated April 1, 1991 and recorded in the Herkimer County Clerk's Office on April 8, 1991, in Book 784 of Deeds at Page 616.

Haughton

Created by: null

-  Roads
-  Parcels
- Parcel Numbers

