

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Castle, County of Westchester and State of New York, more particularly bounded and described as follows:

BEGINNING at a point on the easterly side of Hog Hill Road, where the same is intersected by the boundary line between lands now or formerly of Fitzhugh and lands now or formerly of Mabel M. Gabriel;

THENCE northerly along the easterly side of said road the following courses and distances: North 13 degrees 57 minutes 50 seconds East 250.27 feet; North 7 degrees 58 minutes 10 seconds West 156.40 feet; North 42 degrees 59 minutes 10 seconds West 286.83 feet; North 09 degrees 11 minutes 10 seconds West 60.40 feet; North 11 degrees 08 minutes 00 seconds East 84.25 feet; North 03 degrees 33 minutes 50 seconds East 275.73 feet; North 00 degrees 22 minutes 10 seconds West 46.77 feet; North 03 degrees 11 minutes 40 seconds West 18.13 feet; North 00 degrees 01 minutes 10 seconds West 82.17 feet; North 19 degrees 33 minutes 50 seconds East 34.26 feet; North 57 degrees 33 minutes 20 seconds East 11.81 feet; North 27 degrees 20 minutes 20 seconds East 135.01 feet; North 24 degrees 12 minutes 20 seconds East 134.50 feet; North 17 degrees 40 minutes 50 seconds East 122.13 feet; and North 18 degrees 33 minutes 50 seconds East 93.59 feet to a stone wall and other land now or formerly belonging to Mabel M. Gabriel, (being the assumed line between the Towns of New Castle and Yorktown);

THENCE ALONG said stone wall through lands now or formerly of Mabel M. Gabriel, South 86 degrees 25 minutes 00 seconds East 411.37 feet;

THENCE South 03 degrees 35 minutes 00 seconds West 25.00 feet; South 86 degrees 25 minutes 00 seconds East 216.48 feet; South 86 degrees 34 minutes 30 seconds West 161.94 feet; South 86 degrees 12 minutes 30 seconds East 53.83 feet; North 06 degrees 16 minutes 50 seconds East 25.02 feet; South 86 degrees 34 minutes 30 seconds East 161.99 feet;

THENCE South 86 degrees 12 minutes 30 seconds East 523.62 feet, and South 86 degrees 06 minutes 00 seconds East 256.25 feet to the westerly side of Seven Bridge Road;

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THENCE southerly along the westerly side of said road the following courses and distances; South 02 degrees 57 minutes 20 seconds West 73.64 feet; South 02 degrees 15 minutes 20 seconds East 26.33 feet; South 19 degrees 14 minutes 10 seconds West 47.86 feet; South 31 degrees 00 minutes 40 seconds West 43.02 feet; South 35 degrees 20 minutes 50 seconds West 69.50 feet; South 41 degrees 26 minutes 40 seconds West 41.17 feet; South 29 degrees 24 minutes 10 seconds West 55.33 feet; and South 36 degrees 29 minutes 10 seconds West 161.33 feet to lands now or formerly of Johnson;

THENCE southerly along said lands of Johnson, the following courses and distances; South 25 degrees 41 minutes 10 seconds West 20.27 feet; South 36 degrees 47 minutes 10 seconds West 40.01 feet; South 28 degrees 56 minutes 10 seconds West 80.46 feet; South 35 degrees 04 minutes 10 seconds West 70.00 feet; South 01 degree 24 minutes 50 seconds East 65.26 feet; South 80 degrees 56 minutes 10 seconds West 65.81 feet; South 00 degrees 31 minutes 10 seconds West, 48.02 feet; South 13 degrees 59 minutes 10 seconds West 151.58 feet to a stone wall and land now or formerly of Wood;

THENCE along said land of Wood and along land now or formerly of Oliver and along said stone wall, the following courses and distances: South 24 degrees 36 minutes 40 seconds West 38.19 feet; South 16 degrees 13 minutes 50 seconds West 93.74 feet; South 17 degrees 00 minutes 40 seconds West 281.31 feet; South 18 degrees 33 minutes 00 seconds West 85.18 feet; South 12 degrees 19 minutes 00 seconds West 116.10 feet; South 18 degrees 31 minutes 30 seconds West 67.46 feet; South 12 degrees 11 minutes 00 seconds West 30.95 feet, and South 17 degrees 49 minutes 00 seconds West 26.16 feet to a stone wall and lands now or formerly of Biderman;

THENCE along said stone wall and lands of Biderman, the following courses and distances: North 58 degrees 20 minutes 00 seconds West 12.84 feet; North 67 degrees 49 minutes 40 seconds West 122.20 feet; North 69 degrees 45 minutes 00 seconds West 13.28 feet; North 66 degrees 56 minutes 30 seconds West 25.44 feet; North 75 degrees 32 minutes 00 seconds West 42.99 feet, and North 69 degrees 06 minutes 00 seconds West 5.30 feet to lands now or formerly of Kelly;

THENCE along said lands of Kelly, North 45 degrees 53 minutes 40 seconds West 131.37 feet, and North 88 degrees 55 minutes 40 seconds West 145.91 feet to a stone wall;

THENCE continuing along said lands of Kelly and along said stone wall, North 67 degrees 07 minutes 00 seconds West 24.06 feet, and North 70 degrees 01 minutes 20 seconds West 15.00 feet to the northwest corner of said lands of Kelly;

THENCE still along said lands of Kelly, South 11 degrees 59 minutes 00 seconds East 240.61 feet to the center of the turnaround at the northerly terminus of Orchard Drive as the same is shown on Map or Orchard Hill Section of Seven Bridge Park, filed as Map No. 4105, said turnaround having a radius of 60 feet;

THENCE still along said land of Kelly, South 86 degrees 51 minutes 10 seconds East 0.73 feet and South 49 degrees 27 minutes 40 seconds East 43.22 feet to land now or formerly of Fitzhugh;

THENCE along said lands of Fitzhugh, North 79 degrees 55 minutes 30 seconds West 47.79 feet and South 89 degrees 47 minutes 50 seconds West 160.05 feet to an axle;

THENCE continuing along said lands of Fitzhugh, North 58 degrees 03 minutes 55 seconds West, passing through a monument distance 4.40 feet easterly from the easterly side of Hog Hill Road, 187.45 feet to the easterly side of Hog Hill Road and the point and place of BEGINNING.