



**SURVEY DESCRIPTION
SUPPLEMENTAL INGRESS/EGRESS AND UTILITY EASEMENT
WITHIN LOT 2
TO BE GRANTED TO THE
HOMEOWNERS ASSOCIATION
WINTERBERRY SUBDIVISION
TOWN OF MOREAU, NY**

SUPPLEMENTAL INGRESS/EGRESS AND UTILITY EASEMENT THROUGH ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND SITUATE in the Town of Moreau, County of Saratoga, State of New York lying along the easterly line of Winterberry Lane and within Lot 2, said lot as shown on a map entitled "Subdivision of Lands for Winterberry", dated January 5, 2018 as prepared by The Environmental Design Partnership, LLP and filed in the Saratoga County Clerk's Office on June 29, 2018 as Map No. M2018144 and being further bounded and described as follows:

Beginning at a point identified as proposed monument #7 at the point of intersection of the easterly line of Winterberry Lane and with the common division line of Lot 3 to the north and Lot 2 to the south as shown on said map;

Thence from said *Point of Beginning* along said common division line, North 58 deg. 41 min. 50 sec. East, 168.00 feet to the point of intersection of said common division line with the westerly line of Lot No. 1 (filed map M2017068);

Thence along the common division line of said Lot No. 1 (filed map M2017068) to the east and said Lot 2 to the west, South 38 deg. 30 min. 00 sec. East, 25.00 feet to a point;

Thence through said Lot 2 the following three (3) courses and distances:

- 1) South 58 deg. 31 min. 00 sec. West, 25.19 feet to a point;
- 2) North 38 deg. 30 min. 00 sec. West, 15.00 feet to a point; and
- 3) South 58 deg. 41 min. 50 sec. West, 144.06 feet to a point in the easterly line of Winterberry Lane;

Thence along said easterly line, North 31 deg. 18 min. 10 sec. West, 10.00 feet to the point or place of beginning of said easement and containing 2,060± square feet of land.

Said *easement* made subject to any and all other enforceable covenants, conditions, easements and restrictions of record as they may appear.

November 4, 2021

Prepared By: Timothy J. McAlonen, PLS



Winterberry - Supplemental Easement - Lot 2.docx