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In the Matter of the Dedication of

OLD GHOST ROAD

As a Town Highway in the Town  
of New Lebanon, County of  
Columbia, State of New York

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**DEDICATION  
AND  
RELEASE**

To the Superintendent of Highways  
of the Town of New Lebanon  
County of Columbia, State of New York

The undersigned hereby dedicates to the Town of New Lebanon, County of Columbia, State of New York, for highway purposes, the parcel of land now owned by the undersigned and particularly described on Schedule A attached hereto and made a part hereof.

The above-mentioned parcel of land is hereby dedicated in its entirety for highway purposes, and is more particularly and definitely shown on a map thereof attached hereto as Schedule B and made a part hereof.

The undersigned hereby further dedicates to the Town of New Lebanon, County of Columbia, State of New York, the right of use of all of the permanent rights of way and easements set forth in that certain Declaration as to Maintenance of Private Road and Drainage System dated May 23, 1998 and recorded in the Columbia County Clerk's Office in Cartridge 324 Frame 1910 (the "Declaration") for the construction, maintenance, and reconstruction of that part of the Deer Ridge Drainage System (as that term is defined in the Declaration), including detention basin and pipes leading thereto, depicted on Schedule B hereto.

The undersigned does hereby release the Town of New Lebanon, its officers or agents, from any and all claims by reason of the dedication and maintenance of said lands and does further acknowledge that it will receive no consideration for said dedication.

**IN WITNESS WHEREOF**, the undersigned has duly executed this Dedication and Release this \_\_\_ day of \_\_\_\_\_, 2024.

NEW LEBANON VENTURES, INC.

By: \_\_\_\_\_  
Richard McCarthy, President

**STATE OF NEW YORK**            }  
  }**ss.:**  
**COUNTY OF COLUMBIA**        }

On \_\_\_\_\_, 2024 before me the undersigned, a notary public of the State of New York, personally appeared **Richard McCarthy** personally to me known or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_  
Notary Public

## Schedule A

SUGGESTED DESCRIPTION  
LANDS OF NEW LEBANON VENTURES, INC.  
“OLD GHOST ROAD”

All that tract or parcel of land situate in the Town of New Lebanon, Columbia County, New York lying westerly and northerly of Deer Ridge Road and being more particularly bounded and described as follows:

Beginning at a point being a corner on the southwesterly side of Deer Ridge Road, a town highway dedicated in book 813 of deeds at page 7, running thence generally westerly, northerly, easterly & southerly along the southerly, westerly, northerly & easterly side of Old Ghost Road, the following thirty-four (34) courses and distances:

1. South 48°24'50" West, a distance of 84.06 feet to a point of curvature; thence
2. along a curve to the right having a radius of 173.78 feet an arc length of 175.78 feet, the chord for said curve being South 77°23'21" West, a distance of 168.38 feet to a point of tangency; thence
3. North 73°38'00" West, a distance of 275.49 feet to a point; thence
4. North 84°02'00" West, a distance of 126.90 feet to a point; thence
5. South 89°13'00" West, a distance of 154.97 feet to a point of curvature; thence
6. along a curve to the right having a radius of 169.08 feet an arc length of 268.39 feet, the chord for said curve being North 45°18'49" West, a distance of 241.09 feet to a point of reverse curvature; thence
7. along a curve to the left having a radius of 136.49 feet an arc length of 146.31 feet, the chord for said curve being North 29°27'09" West, a distance of 139.41 feet to a point of reverse curvature; thence
8. along a curve to the right having a radius of 307.47 feet an arc length of 136.09 feet, the chord for said curve being North 46°25'47" West, a distance of 134.98 feet to a point of tangency; thence
9. North 33°45'00" West, a distance of 163.00 feet to a point of curvature; thence

10. along a curve to the right having a radius of 205.63 feet an arc length of 85.25 feet, the chord for said curve being North  $21^{\circ}52'22''$  West, a distance of 84.64 feet to a point of tangency; thence

11. North  $10^{\circ}00'00''$  West, a distance of 112.76 feet to a point of curvature; thence

12. along a curve to the right having a radius of 317.80 feet an arc length of 170.12 feet, the chord for said curve being North  $05^{\circ}20'06''$  East, a distance of 168.09 feet to a point of tangency; thence

13. North  $20^{\circ}40'00''$  East, a distance of 130.78 feet to a point; thence

14. North  $40^{\circ}00'00''$  East, a distance of 64.87 feet to a point of curvature; thence

15. along a curve to the right having a radius of 426.35 feet an arc length of 196.45 feet, the chord for said curve being North  $53^{\circ}11'59''$  East, a distance of 194.71 feet to a point of tangency; thence

16. North  $66^{\circ}24'00''$  East, a distance of 161.52 feet to a point of cusp; thence

17. along a curve to the right having a radius of 75.00 feet an arc length of 405.62 feet, the chord for said curve being South  $04^{\circ}22'28''$  East, a distance of 63.54 feet to a point of cusp; thence

18. South  $66^{\circ}24'00''$  West, a distance of 140.60 feet to a point of curvature; thence

19. along a curve to the left having a radius of 366.35 feet an arc length of 168.80 feet, the chord for said curve being South  $53^{\circ}11'59''$  West, a distance of 167.31 feet to a point of tangency; thence

20. South  $40^{\circ}00'00''$  West, a distance of 54.65 feet to a point; thence

21. South  $20^{\circ}40'00''$  West, a distance of 120.56 feet to a point of curvature; thence

22. along a curve to the left having a radius of 257.80 feet an arc length of 138.00 feet, the chord for said curve being South  $05^{\circ}20'07''$  West, a distance of 136.36 feet to a point of tangency; thence

23. South  $10^{\circ}00'00''$  East, a distance of 112.76 feet to a point of curvature; thence

24. along a curve to the left having a radius of 145.63 feet an arc length of 60.38 feet, the chord for said curve being South 21°52'20" East, a distance of 59.95 feet to a point of tangency; thence

25. South 33°45'00" East, a distance of 163.00 feet to a point of curvature; thence

26. along a curve to the left having a radius of 247.47 feet an arc length of 109.06 feet, the chord for said curve being South 46°22'30" East, a distance of 108.18 feet to a point of reverse curvature; thence

27. along a curve to the right having a radius of 196.49 feet an arc length of 210.00 feet, the chord for said curve being South 29°21'38" East, a distance of 200.15 feet to a point of reverse curvature; thence

28. along a curve to the left having a radius of 109.11 feet an arc length of 172.01 feet, the chord for said curve being South 45°37'15" East, a distance of 154.74 feet to a point of tangency; thence

29. North 89°13'00" East, a distance of 158.51 feet to a point; thence

30. South 84°02'00" East, a distance of 135.90 feet to a point; thence

31. South 73°38'00" East, a distance of 280.95 feet to a point of curvature; thence

32. along a curve to the left having a radius of 113.78 feet an arc length of 115.09 feet, the chord for said curve being North 77°23'20" East, a distance of 110.25 feet to a point of tangency; thence

33. North 48°24'50" East, a distance of 84.06 feet to a northwest corner of the aforesaid Deer Ridge Road; and

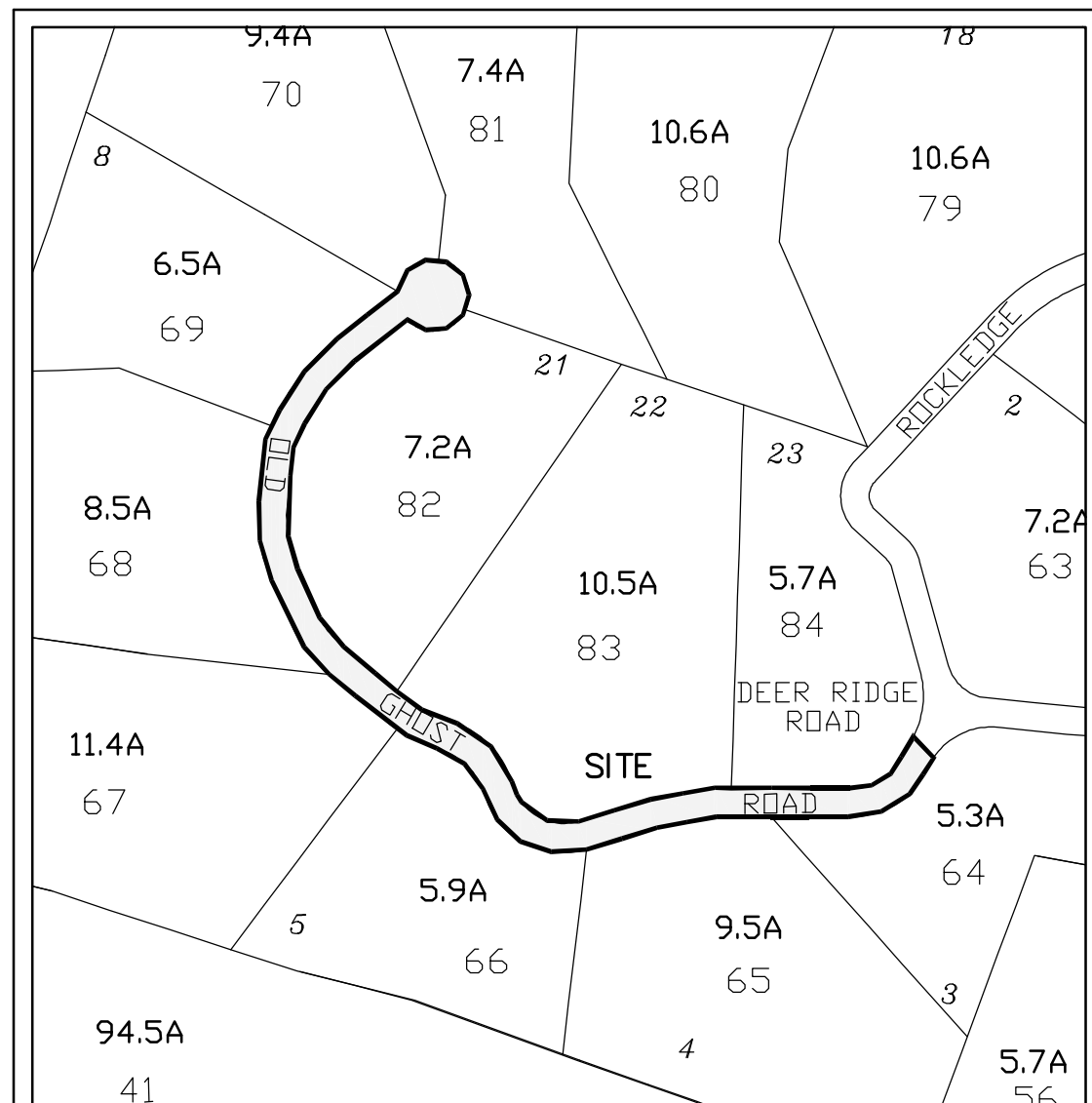
34. South 41°35'17" East, crossing along the southwesterly end of said Deer Ridge Road, a distance of 60.00 feet to the point of beginning, containing 3.62 acres of land more or less.

Subject to any covenants, easements, or restrictions of record.

All as shown on a plan entitled “LANDS OF NEW LEBANON VENTURES, INC., OLD GHOST ROAD AND DETENTION POND DEDICATION MAP”, dated August 19, 2024, as prepared by Frederick J. Haley PLS LLC.

## Schedule B





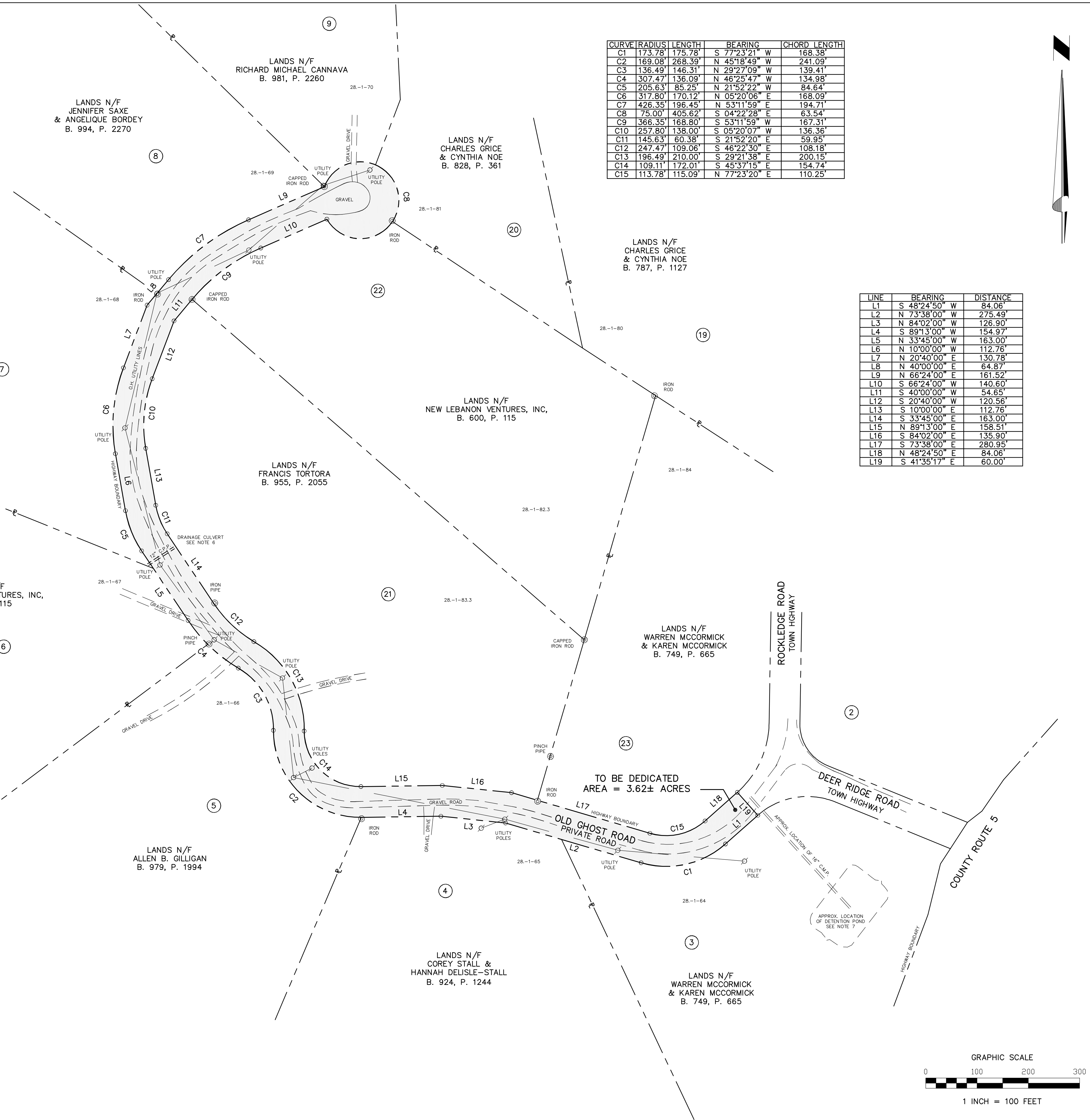
**LOCATION MAP**  
TOWN OF NEW LEBANON TAX MAPS  
SCALE: NONE

**TOWN OF NEW LEBANON ZONING NOTE:**  
ALL PRIVATE LOTS SHOWN HEREON ARE ZONED  
RESIDENTIAL AGRICULTURAL - 2 (RA-2)  
MIN. LOT SIZE = 2 ACRES  
MIN FRONT SETBACK = 75' (FROM CENTERLINE)  
MIN. SIDE & REAR SETBACK = 50'  
MIN. ROAD FRONTAGE = 60'

- NOTES:**
- MAPPING PREPARED BY FREDERICK J. HALEY PLS FROM AN ACTUAL FIELD SURVEY CONDUCTED IN AUGUST 2024.
  - NORTH REFERENCE USED HEREON IS APPROXIMATE MAGNETIC PER MAP REFERENCE.
  - UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.
  - PARCEL SURVEYED IS TO BE DEDICATED TO THE TOWN OF NEW LEBANON FOR ALL TYPICAL HIGHWAY PURPOSES.
  - PARCEL SURVEYED MAY BE SUBJECT TO UTILITY EASEMENTS DESCRIBED IN LIBER 811 OF DEEDS AT PAGE 135, IN CARTRIDGE 326 OF DEEDS AT FRAME 716, IN CARTRIDGE 366 OF DEEDS AT FRAME 22, IN LIBER 523 OF DEEDS AT PAGE 2043 AND IN BOOK 921 OF DEEDS AT PAGE 1446 ALL FOR THE LINES AND POLES SHOWN HEREON.
  - OLD GHOST ROAD DEDICATION IS ALONG WITH ANY NECESSARY AND/OR EXISTING DRAINAGE STRUCTURES, AS SHOWN.
  - DETENTION POND SHOWN HEREON ON LOT 3 IS FURTHER REFERENCED TO THE DECLARATION AS TO MAINTENANCE OF PRIVATE ROAD AND DRAINAGE SYSTEM DESCRIBED IN CARTRIDGE 324 OF DEEDS AT FRAME 1910 AND AS SHOWN PER MAP REFERENCE NO. 2.
  - PARCEL SURVEYED IS NOT SUBJECT TO THE RIGHT-OF-WAY IN FAVOR OF LOT 2 DESCRIBED IN LIBER 799 OF DEEDS AT PAGE 168, NOT SHOWN HEREON.

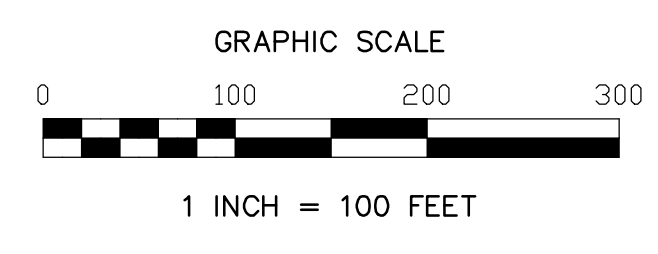
- MAP REFERENCES:**
- "DEER RIDGE", DATED OCTOBER 12, 1987 REVISED TO JUNE 22, 2005 AS PREPARED BY RAYMOND M. LUBIANETSKY, LS AND AS FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 07-309.
  - "NEW LEBANON VENTURE INC., PLOT PLAN", REVISED TO MARCH 15, 1989 AS PREPARED BY JOHN D. RUSACK, P.C.

- CERTIFIED:**
- AMTRUST TITLE INSURANCE COMPANY, SMRP ORDER NO.: M-088149, EFFECTIVE JULY 17, 2024
  - NEW LEBANON VENTURES, INC.
  - TOWN OF NEW LEBANON



CURVE	RADIUS	LENGTH	BEARING	CHORD LENGTH
C1	173.78'	175.78'	S 77°23'21" W	168.38'
C2	169.08'	268.39'	N 45°18'49" W	241.09'
C3	136.49'	146.31'	N 29°27'09" W	139.41'
C4	307.47'	136.09'	N 46°25'47" W	134.98'
C5	205.63'	85.25'	N 21°52'22" W	84.64'
C6	317.80'	170.12'	N 05°20'06" E	168.09'
C7	426.35'	196.45'	N 53°11'59" E	194.71'
C8	75.00'	405.62'	S 04°22'28" E	63.54'
C9	366.35'	168.80'	S 53°11'59" W	167.31'
C10	257.80'	138.00'	S 05°20'07" W	136.36'
C11	145.63'	60.38'	S 21°52'20" E	59.95'
C12	247.47'	109.06'	S 46°22'30" E	108.18'
C13	196.49'	210.00'	S 29°21'38" E	200.15'
C14	109.11'	172.01'	S 45°37'15" E	154.74'
C15	113.78'	115.09'	N 77°23'20" E	110.25'

LINE	BEARING	DISTANCE
L1	S 48°24'50" W	84.06'
L2	N 73°38'00" W	275.49'
L3	N 84°02'00" W	126.90'
L4	S 89°13'00" W	154.97'
L5	N 33°45'00" W	163.00'
L6	N 10°00'00" W	112.76'
L7	N 20°40'00" E	130.78'
L8	N 40°00'00" E	64.87'
L9	N 66°24'00" E	161.52'
L10	S 66°24'00" W	140.60'
L11	S 40°00'00" W	54.65'
L12	S 20°40'00" W	120.56'
L13	S 10°00'00" E	112.76'
L14	S 33°45'00" E	163.00'
L15	N 89°13'00" E	158.51'
L16	S 84°02'00" E	135.90'
L17	S 73°38'00" E	280.95'
L18	N 48°24'50" E	84.06'
L19	S 41°35'17" E	60.00'



**NOTES :**

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FREDERICK J. HALEY PLS LLC

1218 STATE ROUTE 43  
STEPHENTOWN, NY 12169  
Tel: (518) 577-5044  
email: frederickhaley@hotmail.com

**CLIENT:**

**OWNER INFORMATION:**  
NEW LEBANON VENTURES, INC.  
1125 PARK AVE. APT 4D  
NEW YORK, NY 10128

**DEED INFORMATION:**  
BOOK 600, PAGE 115  
DEED DATED APRIL 20, 1987  
BOOK 600, PAGE 119  
DEED DATED APRIL 20, 1987

**PROJECT TITLE:**

LANDS OF  
NEW LEBANON VENTURES, INC.

OLD GHOST ROAD  
NEW LEBANON, NEW YORK

**SHEET TITLE:**

OLD GHOST ROAD  
& DETENTION POND  
DEDICATION MAP

**SCALE:** 1"=100'

**DATE:** AUGUST 19, 2024