

## SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of New Hartford, Oneida County, New York, being part of the Farm known as the "Moreland Farm", lying on the southerly side of the road, leading from New Hartford to Clinton, known as New York State Route No. 12B and more particularly described as follows: Beginning at a point in the division line between said "Moreland Farms" and the Harold Thomas Farm and at the northwesterly corner of said "Moreland Farm" (said point of beginning is also in the southerly line of property formerly owned by the New York State Railways); running thence easterly along the northerly line of the aforesaid "Moreland Farm" (being also the southerly line of property formerly owned by the New York State Railways aforesaid), a distance of 95.00 feet to a point; thence southerly parallel to the property division line between the Moreland Farm and Harold Thomas farm aforesaid, a distance of 210.00 feet to a point; thence westerly parallel to the first course a distance of 95.00 feet to a point in the last mentioned farm division line; thence northerly along the Moreland Farm-Harold Thomas property division line, aforesaid, a distance of 210.00 feet to the place of beginning.

ALSO included in this conveyance is the right of ingress and egress upon, over and across a 30 foot right of way to run from the aforementioned public highway running from New Hartford to Clinton, known as N.Y.S. Route No. 12B to the northerly line of the parcel of land hereinabove described. This right of way shall be permanent until a suitable public highway shall be provided making such right of way unnecessary.

BEING the same premises conveyed by Warranty Deed dated November 3, 2005 and recorded on December 21, 2005 in the Oneida County Clerk's office as Instrument No. 2005-026961.

ALSO CONVEYING,

All that tract or parcel of land in Lot No. 68 of Grand Division of Coxe's Patent formerly known as the Hughes Farm in the Towns of New Hartford and Kirkland, Oneida County, New York, except that part of said farm which lies north of the center of the highway formerly known as the Waterville and Utica Plank Road; and also excepting a strip of land now in possession of the Utica, Clinton and Binghamton Railroad Co.; and also excepting a strip of land now in possession of the New York State Railways formerly the Utica Suburban Railway Co. The land hereby conveyed consists of two parcels and is more particularly described as follows, viz:

Parcel No. I. Beginning in the center of said highway one hundred fifteen and five-tenths feet easterly from the southwest corner of that part of said Hughes farm which is north of said highway and at an northeast corner of Owen Thomas' land and running thence by the magnetic needle (declination 11 deg. 00' W.) S. 84 deg. 32' E 1166.7 ft. along the center of said highway to the west line of lands now or formerly owned by William M. Osborn; thence S. 4 deg. 16' 30" W. 130.55 ft. to a point marked by an iron pipe driven into the ground in the north line of the Utica, Clinton and Binghamton Railroad and in the east line of said Hughes Farm; thence N. 85 deg. 34' 30" W. 1166.3 ft. along the north line of said railroad to an iron pipe in the east line of said Thomas' land; thence N. 4 deg. 54' E. 153.7 ft. along said Thomas' east line to the place of beginning; containing 3.808 acres. This parcel includes all of the abandoned Chenango Canal

land, which was taken from this farm, except a narrow strip along the southerly edge of said canal now in possession of said Utica, Clinton and Binghamton Railroad Co.

Parcel No. II. Beginning at a point marked by an iron pipe driven into the ground on the southerly line of land belonging to the New York State Railways, formerly Utica Suburban Railway Co. and in the east line of said Thomas' farm and running thence S. 85 deg. 55' E. 388.1 ft. along the south line of the New York State Railways right of way; thence S. 86 deg. 40' E. 102.3 ft. along the southerly line of said New York State Railways; thence S. 86 deg. 03' E. 676.5 ft. along the southerly line of said New York State Railways to an iron pipe in the west line of land belonging to the Humphreys Owens Estate; thence S. 4 deg. 16' 30" W. 2192 ft. along said Owens' west line to a stake; thence S. 84 deg. 50' E. 883 ft. along south line of said Owens' land to a point marked by a small boulder; thence S. 4 deg. 39' W. 1429 ft. along the west line of said Owens' land to the north line of J. Pylman's formerly Albert Tibbitt's land to a fence corner; thence N. 84 deg. 57' 30" W. 2080 ft. along the north line of said Pylman's land and land belonging to Guller, formerly the Griffiths farm to the remains of a beech tree marked "R.W." at the southwest corner of said lot 68, and at the southeast corner of said Thomas' land; thence N. 4 deg. 54' E. 3600½ ft. along said Thomas' east line to the place of beginning; containing 127.199 acres. This parcel includes the ten acres lot specified in the second descriptive clause in the deed from Emma M. Hughes and Albert G. Hughes, her husband, to Hugh Hughes, dated Jan. 24, 1902.

A more detailed description of the premises hereby conveyed is shown by a survey and map of the premises made by A. M. Scripture C. E. in April 1914, and which said map is filed in Oneida County Clerk's Office and is hereby made a part of this description. It is also intended by these presents to convey the right of way across the railroad property and tracks at a point west of the house on the above described second parcel and along the east line of said Thomas' land.

Excepting and reserving therefrom the premises conveyed to Utica Construction Company, Inc. by deed of F. Belle and Lena D. Moore dated Dec. 3, 1927 and recorded in Liber No. 881 of Deeds at page 485, containing 63239.8 ft. to which deed reference is hereby made for a more particular description.

Also excepting and reserving therefrom the premises conveyed to The Southern Oil Company of New York, Inc. by deed of Moreland Farms Incorporated dated May 15, 1928 and recorded in Liber No. 884 at page 426 of Deeds, to which deed reference is hereby made for a more particular description.

Also excepting and reserving therefrom the premises conveyed to the County of Oneida by deed of Moreland Farms, Inc. dated Mar. 21, 1928 and recorded in Liber No. 889 at page 121 of Deeds, containing .11 acres to which deed reference is hereby made for a more particular description.

Also excepting a wood lot on the southeast corner of the farm, contracted to be sold to the Town of New Hartford, as described in a land contract recorded in the Oneida County Clerk's Office in Book of Deeds No. 1707, at page 23.

Also excepting premises conveyed by the parties of the first part to Lawrence and Carole Van Slyke by Warranty Deed dated August 11, 1966 and recorded in the Oneida County Clerk's Office June 15, 1967 in Book 1858 of Deeds at Page 771 to which deed reference is hereby made for a more particular description.

Also excepting the southeast corner of the land to be conveyed known as Rock City, which the parties of the first part have conveyed by Warranty Deed to the Town of New Hartford, which deed was dated January 25, 1968 and recorded in the Oneida County Clerk's Office in Book of Deeds 1872 at Page 176 to which deed reference is hereby made for a more particular description.

Also excepting premises conveyed by the parties of the first part to Jim G. Brock by Warranty Deed February 6, 1968 and recorded May 1, 1968 in the Oneida County Clerk's Office in Book of Deeds 1874 at Page 723 to which deed reference is hereby made for a more particular description.

ALSO CONVEYING,

1. The premises described in the last exception and reservation set forth in a Warranty Deed from Emma M. Hughes and Albert G. Hughes, her husband to Hugh Hughes, recorded in the Oneida County Clerk's Office January 29, 1902 in Book 570 of Deeds at Page 470.

a. Except changes in courses noted in the Warranty Deed from John H. Finen to the parties of the first part; said deed having been recorded December 27, 1961 in the Oneida County Clerk's Office in Book of Deeds 1709 at Page 223.

SUBJECT TO:

1. An easement and right of way conveyed by an instrument from F. Belle Moore and Lena D. Moore to Niagara Mohawk Power Corporation described and recorded in the Oneida County Clerk's Office Jan. 22, 1953 in Book 1387 of Deeds at Page 387.

BEING the same premises conveyed to Jeanette A. Roberts by executors deed dated May 12, 1987 and recorded in the Oneida County Clerk's Office on May 28, 1987 in Book 2341 of deeds at page 136.

The foregoing premises being more modernly described as Parcel "A" as shown on Survey Map prepared by Bruce W. Snyder, LS# 050195, entitled "Topographic and Boundary Survey" "Lands of Jeanette A. Roberts and David S. Barron" dated December 3, 2015, revised May 3, 2016, to be filed concurrently herewith, and described as follows:

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of New Hartford, County of Oneida and State of New York, bounded and described as follows:

Beginning at an iron pin on the southerly highway boundary of Clinton Road (Utica-Oneida Castle, Pt. 1 S.H. No. 250) (New York State Route #12B), said iron pin standing at the

intersection of the southerly highway boundary of Clinton Road with the easterly boundary of Paul Dudajek, Susan Dudajek and Philip W. Dudajek, Trustees of the Paul Dudajek and Susan Dudajek Irrevocable Trust dated March 21, 2007 (Now or Formerly), as described in a Quit Claim Deed dated July 6, 2007 and filed in the Oneida County Clerk's Office in Instrument Number 2007-014184; thence **N83°12'18"E 251.45 feet** along the southerly highway boundary of Clinton Road to an iron rod standing on the westerly boundary of David S. Barron (Now or Formerly); thence **S06°54'13"E 106.01 feet** along the westerly boundary of David S. Barron to an iron rod standing on the southerly boundary of David S. Barron; the southerly boundary of David S. Barron being further described as the northerly line of the former New York, Ontario and Western Railroad; thence **N82°01'28"E 913.30 feet** along the southerly boundary of David S. Barron and then along the southerly boundary of Homestead Enterprises, LLC (Now or Formerly) to a concrete monument standing on the westerly boundary of the lands of the People of the State of New York (Now or Formerly); thence **S07°55'56"E 525.46 feet** along the westerly boundary of the lands of the People of the State of New York, the westerly boundary of John M. McKennan and Joanne G. McKennan (Now or Formerly), the westerly boundary of Ronald T. Sierak and Janice M. Sierak (Now or Formerly) and then along the westerly boundary of John Kolczynski and Susan Kolczynski (Now or Formerly) to an iron rod standing on the northerly boundary of the lands of the Clintonview Farms, LLC (Now or Formerly); thence **S82°38'40"W 1,169.71 feet** along the northerly boundary of the lands of the Clintonview Farms, LLC to an iron rod standing on the easterly boundary of other lands of Paul Dudajek, Susan Dudajek and Philip W. Dudajek, Trustees of the Paul Dudajek and Susan Dudajek Irrevocable Trust dated March 21, 2007; thence **N07°18'13"W 624.02 feet** along the easterly boundary of other lands of Paul Dudajek, Susan Dudajek and Philip W. Dudajek, Trustees of the Paul Dudajek and Susan Dudajek Irrevocable Trust dated March 21, 2007, the easterly boundary of the lands of the State of New York (**New** or Formerly) and then along the easterly boundary of Paul Dudajek, Susan Dudajek and Philip W. Dudajek, Trustees of the Paul Dudajek and Susan Dudajek Irrevocable Trust dated March 21, 2007 to the **point and place of beginning**.

The above described parcel containing 14.532 acres (633,029.8 sq. ft.) of land, more or less.