

Tompkins County Clerk Recording Page

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BERNARD CORNELIUS
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Maureen Reynolds, County Clerk

Tompkins County Clerk
320 North Tioga Street
Ithaca, NY 14850
(607) 274-5431

Document Type: **BOUNDARY LINE AGREEMENT**

Receipt Number: 23-359665

Grantor (Party 1)
CORNELIUS, BERNARD

Grantee (Party 2)
TOWN OF DRYDEN

Fees	
Recording Fee	\$20.00
Pages Fee	\$20.00
State Surcharge	\$20.00
TP-584 Form Fee	\$5.00
Total Fees Paid:	\$65.00

Transfer Amt: \$0.00
Instrument #: 2023-01730
Transfer Tax #: 001300

State of New York
County of Tompkins

Recorded on March 3rd, 2023 at 1:14:40 PM with a total page count of 4.

Tompkins County Clerk

This sheet constitutes the Clerk's endorsement required by section 319 of the Real Property Law of the State of New York

Do Not Detach

BOUNDARY LINE AGREEMENT AND GRANT OF RIGHT-OF-WAY

This Boundary Line Agreement and Grant of Right-of-Way (this "Agreement") is made effective the 1st day of March, 2022, by and between Bernard Cornelius, of 253 Ringwood Road, Freeville NY 13068 ("Cornelius"), and the Town of Dryden, a municipal corporation under the laws of the State of New York and having offices at 93 East Main Street, Dryden, NY 13053 (the "Town").

WITNESSETH:

WHEREAS, Cornelius is the owner of real property located in the Village of Dryden, County of Tompkins and State of New York pursuant to a deed recorded in the Office of the Tompkins County Clerk as Instrument No. 502749-001 and bearing tax parcel number 10-1-3 ("Cornelius Parcel"); and

WHEREAS, Town is the owner of certain real property located in the Village of Dryden, County of Tompkins and State of New York pursuant to a deed recorded in the Office of the Tompkins County Clerk as Instrument No. 483965-001 and bearing tax parcel number 11-1-8.2 ("Town Parcel"); and

WHEREAS, the Cornelius and the Town parcels are depicted on a certain "SURVEY MAP SHOWING LOT LINE ADJUSTMENT LANDS OF BERNARD CORNELIUS LOCATED ON EAST MAIN STREET - N.Y.S. ROUTE 392 VILLAGE OF DRYDEN, TOMPKINS COUNTY, NEW YORK" made December 7, 2021 by T.G. Miller, P.C., Engineers and Surveyors (the "Survey"), a copy of which is intended to be filed in the Tompkins County Clerk's Office concurrently herewith; and

WHEREAS, the parties wish to adjust the boundaries of their respective parcels to reflect the metes-and-bounds descriptions set forth on the Survey; and

WHEREAS, the Town wishes to provide to Cornelius a right-of-way to serve the Cornelius Parcel; and

WHEREAS, the town board of the Town by resolution No. 199 of 2021, adopted November 18, 2021 by the Town Board of the Town has approved the entry by the Town into this Agreement and the grant to Cornelius of a right-of-way across lands of the Town,

NOW, THEREFORE, the parties agree as follows:

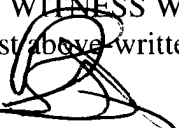
1. The boundary between the Town Parcel and the Cornelius Parcel shall be a line running east-to-west between what is depicted as Parcel A and Parcel B on said Survey ("New Boundary Line"). Said New Boundary Line shall commence at a point marked by an iron pin with survey cap set in the corporation line between the Town of Dryden and the Village of Dryden, and which point is located North 03 degrees 21 minutes 10 seconds West a distance of 1663.01 feet from a calculated point in the centerline of East Main Street, which point is the intersection of said center line with the said corporation line.

Running thence South 18 degrees 19 minutes 21 seconds West a distance of 1914.29 feet to a point marked by a set iron pin with survey cap.

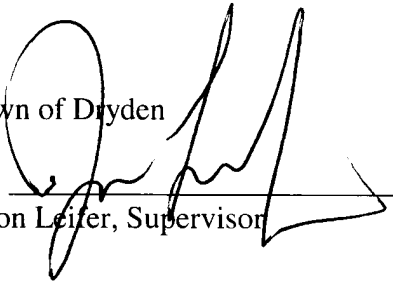
2. The Town hereby remises, releases and quit claims to Cornelius all of the right, title and interest of Town in and to land lying north of said New Boundary Line.
3. Cornelius hereby remises, releases and quit claims to Town all of his right, title and interest in and to land south of said New Boundary Line, provided, however, that Cornelius reserves a right to construct and maintain across said Parcel B a footpath up to twelve feet in width running south from the southeast corner of Parcel A, parallel and immediately adjacent to the said corporation line of the Village of Dryden and the Town of Dryden, to East Main Street.
4. Town grants to Cornelius a 60-foot wide right-of-way as depicted on the Survey ("Right-of-Way"), running northeasterly from the eastern terminus of Neptune Drive to the southwesterly corner of Parcel A as depicted on said Survey, described as follows:

Beginning at a calculated point which is the southeast corner of Neptune Drive;
Thence North 39 degrees 42 minutes 22 seconds East a distance of 938.17 feet to a point marked by a set iron pin with survey cap, which point is also the western terminus of the New Boundary Line;
Thence North 02 degrees 26 minutes 39 seconds West a distance of 63.83 feet to a point marked by a set iron pin with survey cap;
Thence South 39 degrees 42 minutes 22 seconds West a distance of 939.30 feet to a calculated point which is the northeast corner of Neptune Drive;
Thence South 03 degrees 09 minutes 57 seconds East a distance of 60.00 feet to the point or place of beginning.
5. Town, at its entire cost and expense, upon request of Cornelius, shall construct to the Town's then-current specifications for a town road, a road upon the Right-of-Way, open to the public and serving Parcel A as depicted on said Survey.
6. In the event that the Town should notify Cornelius in writing that it intends to construct a road across remaining lands of the Town running north from East Main Street to and serving in part Parcel A, upon the completion of said road Cornelius shall surrender the Right-of-Way to the Town and said Right-of-Way shall cease to exist.
7. This Agreement shall run with the land and bind and inure to the benefit of the parties hereto, their respective heirs, representatives, successors and assigns.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals, effective the date first ~~above~~ written.

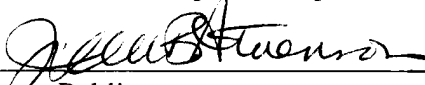


Bernard Cornelius

Town of Dryden
 By: 
 Jason Leifer, Supervisor

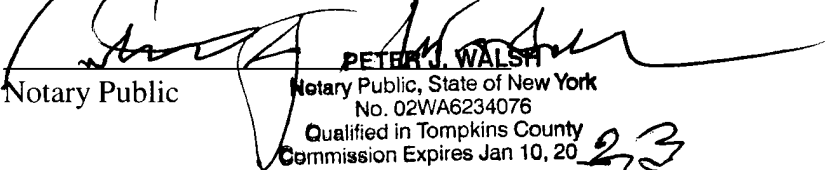
State of New York)
 County of Tompkins) ss:

On the 22nd day of November, 2022, before me, the undersigned, personally appeared Bernard Cornelius, personally known to me 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 their capacity, and that by his signature on the instrument the individuals or the persons upon behalf of which the individuals acted executed the instrument.


 Notary Public
 JESSIE B. STEVENSON
 Notary Public, State of New York
 No. 01ST4813232
 Qualified in Tompkins County
 Commission Expires January 31, 20 26

State of New York)
 County of Tompkins) ss:

On the 18th day of November, 2022, before me, the undersigned, personally appeared Jason Leifer, personally known to me 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 their capacity, and that by his signature on the instrument the individuals or the persons upon behalf of which the individuals acted executed the instrument.


 Notary Public
 PETER J. WALSH
 Notary Public, State of New York
 No. 02WA6234076
 Qualified in Tompkins County
 Commission Expires Jan 10, 20 23