

Metes and Bounds Description – 712 Kitchawan Road

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

BEGINNING at a point on the easterly side of Kitchawan Road said point being distant South 15 29 10 East 35.82 feet and South 15 53 00 East 1.13 feet from a point where the said easterly side of Kitchawan Road is intersected by the southerly line of land now or formerly of George Van B. Cochran, formerly land of Elizabeth R. Van Brunt; Mary Van Brunt Cochran; Catherine S. Van Brunt and Gertrude C. Van Brunt Jackson;

running thence from said point of beginning along land of the County of Westchester the following courses and distances:

NORTH 29° 22' 00" EAST,	9.93 FEET;
NORTH 80° 11' 00" EAST,	123.71 FEET;
NORTH 78° 51' 00" EAST,	99.26 FEET;
NORTH 89° 56' 00" EAST,	12.92 FEET;
NORTH 15° 43' 00" EAST,	271.29 FEET;
SOUTH 85° 57' 00" EAST,	18.65 FEET;
SOUTH 82° 36' 00" EAST,	58.26 FEET;
SOUTH 83° 52' 00" EAST,	43.22 FEET;
SOUTH 77° 31' 00" EAST,	33.70 EAST;
SOUTH 75° 13' 00" EAST,	28.29 EAST;
SOUTH 73° 24' 00" EAST,	128.26 EAST;
SOUTH 78° 47' 00" EAST,	57.95 FEET;
SOUTH 88° 53' 00" EAST,	58.35 FEET;
NORTH 74° 14' 00" EAST,	44.42 FEET;
NORTH 58° 27' 00" EAST,	46.47 FEET;
NORTH 55° 00' 00" EAST,	109.49 FEET;
NORTH 56° 46' 00" EAST,	18.13 FEET;
NORTH 58° 15' 00" EAST,	68.46 FEET;

NORTH 63° 56' 00" EAST, 71.29 FEET;
NORTH 68° 30' 00" EAST, 51.27 FEET;
NORTH 73° 44' 00" EAST, 24.03 FEET;
NORTH 81° 17' 00" EAST, 37.20 FEET;
NORTH 82° 44' 00" EAST, 60.59 FEET;
NORTH 77° 42' 00" FEET, 11.16 FEET; and

SOUTH 19° 12' 46" WEST, 1051.03 FEET to the northeasterly side of Kitchawan Road;

thence along the northeasterly and easterly side of Kitchawan Road the following courses and distances:

NORTH 60° 49' 30" WEST, 80.50 FEET;
NORTH 68° 20' 50" WEST, 205.22 FEET;
NORTH 71° 52' 30" WEST, 243.89 FEET, to a monument;
NORTH 71° 51' 00" WEST, 200.75 FEET; to a point of curve;

thence on a curve to the right having a radius of 240.00 feet and a central angle of 60° 20' 00" a distance of 252.72 feet to a point of tangency;

thence NORTH 11° 31' 00" WEST 55.30 FEET and NORTH 15° 53' 00" WEST 56.16 FEET to the point end place of beginning.