

MAP, PLAN AND REPORT  
FOR  
THE PROPOSED  
WOODLAND HILLS PARK DISTRICT  
TOWN OF CLIFTON PARK  
SARATOGA COUNTY, NEW YORK



April 2025



## Table of Contents

I. INTRODUCTION .....	2
Background.....	2
Purpose.....	3
II. OPERATION OF PARK DISTRICT.....	3
III. EVALUATION.....	3
Mowing Open Space Areas.....	3
Tree Trimming & Removal.....	4
Landscaping, Flowers & Shrubs.....	4
Entrance Signs .....	4
IV. ESTIMATED COSTS.....	4
VI. FUNDING STRUCTURE FOR ANTICIPATED COSTS.....	5
VII. Appendix .....	6
Distric Boundary Map.....	6

## I. INTRODUCTION

### Background

The Woodland Hills Subdivision is located in the vicinity of New York State Highway Route 146 in the Town of Clifton Park, Saratoga County, New York. The Woodland Hills Residential Subdivision appears to have been built out under four separate subdivision plats from 1965 to 1972

Property owners within the Woodland Hills Neighborhood have approached the Town with their desire to explore the creation of a Park District to manage approximately 7.81 +/- acres of public open space within the proposed district. The purpose of the district formation is to provide for ongoing operation and maintenance of open space, park amenities, and management of future amenities and improvements when appropriate. Pursuant to Article 12-A of the Town Law, the Town Board has authorized and directed Town Staff to prepare a map, plan, and report for the maintenance and repair of public lands within the Woodland Hills Neighborhood. To further define the scope of the proposed Park District Town Staff has held site inspections, staff meetings, a public presentation and correspondence with representatives from the Woodland Hills Neighborhood.

## Purpose

This report aims to establish the extent and cost of repairs to the facilities, provide an operation and maintenance plan, and prepare an operations budget. The Woodland Hills Park District formation by the Town of Clifton Park may offer better operation and maintenance of the Woodland Hills Facilities.

## II. OPERATION OF PARK DISTRICT

Upon creation of the park district, the open space with amenities owned by the Town of Clifton Park, as shown on the enclosed map, will be maintained and operated with funds from the park district. Thereafter, the Clifton Park Town Board will be responsible for the operation and authorizations for eligible expenditures for the district. The Town will work cooperatively with volunteers from the neighborhood on maintenance priorities and new initiatives. The annual budget will reflect the total cost of all expenses. It should be noted that the Town Board cannot delegate Town Board authority for purchases and approval of rules and regulations governing the town-owned lands. Currently, the neighborhood has a volunteer group that accepts donations from residents in the neighborhood to provide plantings at the entrance signs, maintain public areas and perhaps other initiatives. Upon establishment of the park district, each property would be assessed an annual fee to perform maintenance of the public property and the entrance signs. The Town Comptroller will manage all funds collected through a Park District structure.

## III. EVALUATION

In the following sections, the existing conditions of the open space with improvements to be included within the Park District were evaluated based on site observations made by Town Staff. This section also includes the estimated costs of the recommended maintenance. To identify the costs for expenditures, an assumption is that either an outside contractor or Town Staff will perform the work. No bonding is anticipated.

### Mowing Open Space Areas

It is estimated that mowing will take approximately 1 hour per week over approximately 30 weeks to complete. Also, Spring and Fall clean-ups will consist of 3 hours per each. Mowing will include the two entranceway sign areas to the development from New York State Highway Route 146 identification sign within the Town's Highway Right-of-Way and cul-de-sacs. The goal of maintaining the park district's open space areas that includes public property to the rear area of Woodland Hills Neighborhood up to the Sherwood Forest Neighborhood, is to preserve the

existing habitats in a clean, well-kept condition, ensuring their ecological health and natural beauty.

### Tree Trimming & Removal

Mature vegetation may need to be removed if deemed dead or diseased. In addition, trimming may be needed where the brush is very thick, and mature trees may suffer damage to limbs.

### Landscaping, Flowers & Shrubs

Based on field conditions, it is anticipated that landscaping (including mulching and leaf removal) with annual and perennial plantings will be planted and maintained adjacent to the Woodland Hills Entrance Signs.

### Entrance Signs

The three entrance signs to the neighborhood will be the responsibility of the park district. The signs are generally in good condition. Initial field investigations by Town Staff assessed the condition of the signs and recommended brick repointing and new end caps with some brick replacement. However, as of the issuance of this report, private funds were used to improve and recondition the signs. Therefore, the Town and residents in attendance at an initial public meeting held on March 5, 2025, agreed to remove the initial recommended brick repointing and new end caps with some brick replacement from the scope of work for the Park District in year one. Subsequent years may elect to budget money towards future sign maintenance.

## IV. ESTIMATED COSTS

The following is an estimate of costs for the above-mentioned items:

- Mowing \$1500
  - Tree Trimming \$500
  - Tree Removal \$500
  - Flowers \$350
  - Shrubs \$350
- 
- Future maintenance of the signs or any plans for sign replacements will be considered between the residents of the neighborhood and the Town Board.
  - It is recommended the signs be maintained in current as-is conditions to limit deterioration of the structures, extending the useful life of each sign.

Estimated Park District Property Owner Cost - The average annual cost for property owners is \$21.57.

## VI. FUNDING STRUCTURE FOR ANTICIPATED COSTS

The Woodland Hills Park District is intended to be financed on an ad valorem basis. Residential properties within the district are to be assessed on an ad valorem basis. The amount specified in the estimate will be the basis for establishing the annual budget. The annual budget reflects only general maintenance expenses related to the neighborhood. It is recommended the neighborhood consider at some future point a contribution annually toward the maintenance of the signs. The Park District can save these funds over time to defray the expense of any future maintenance or replacement plans.

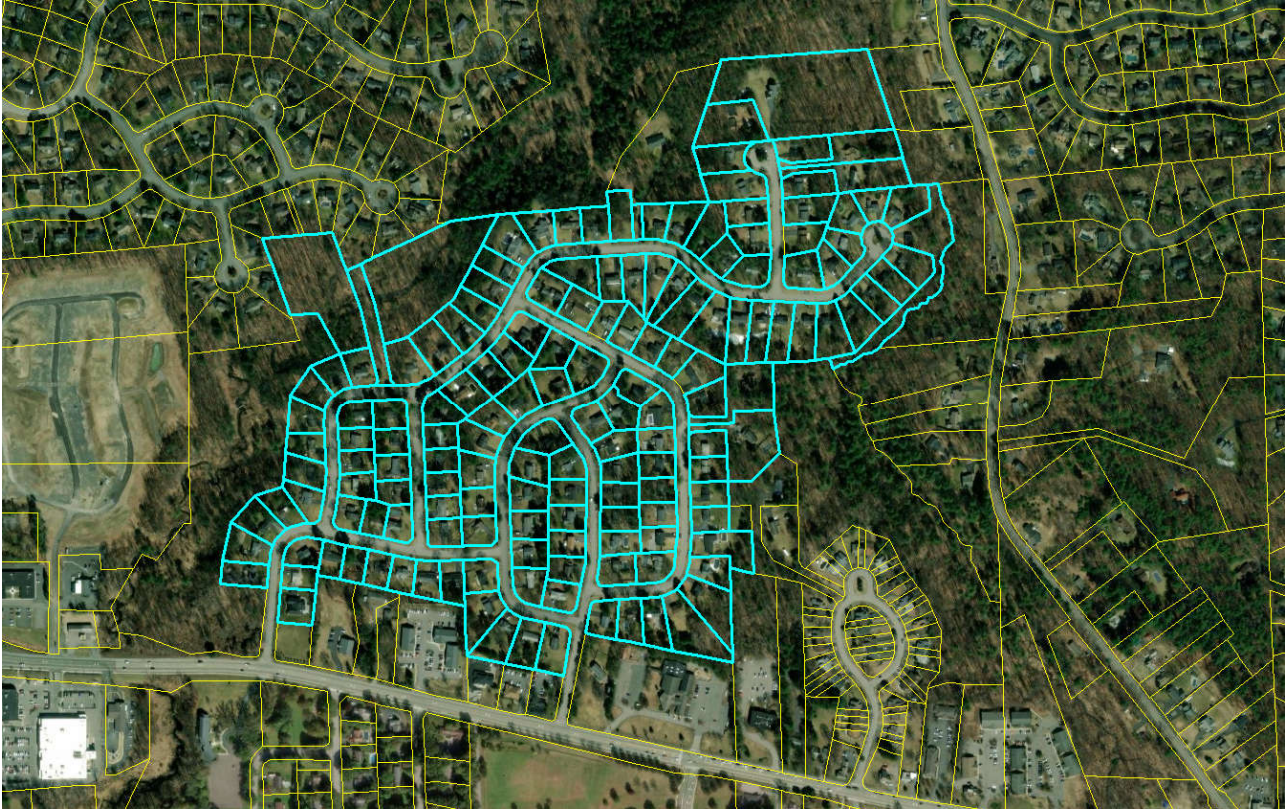
## VII. NEXT STEPS

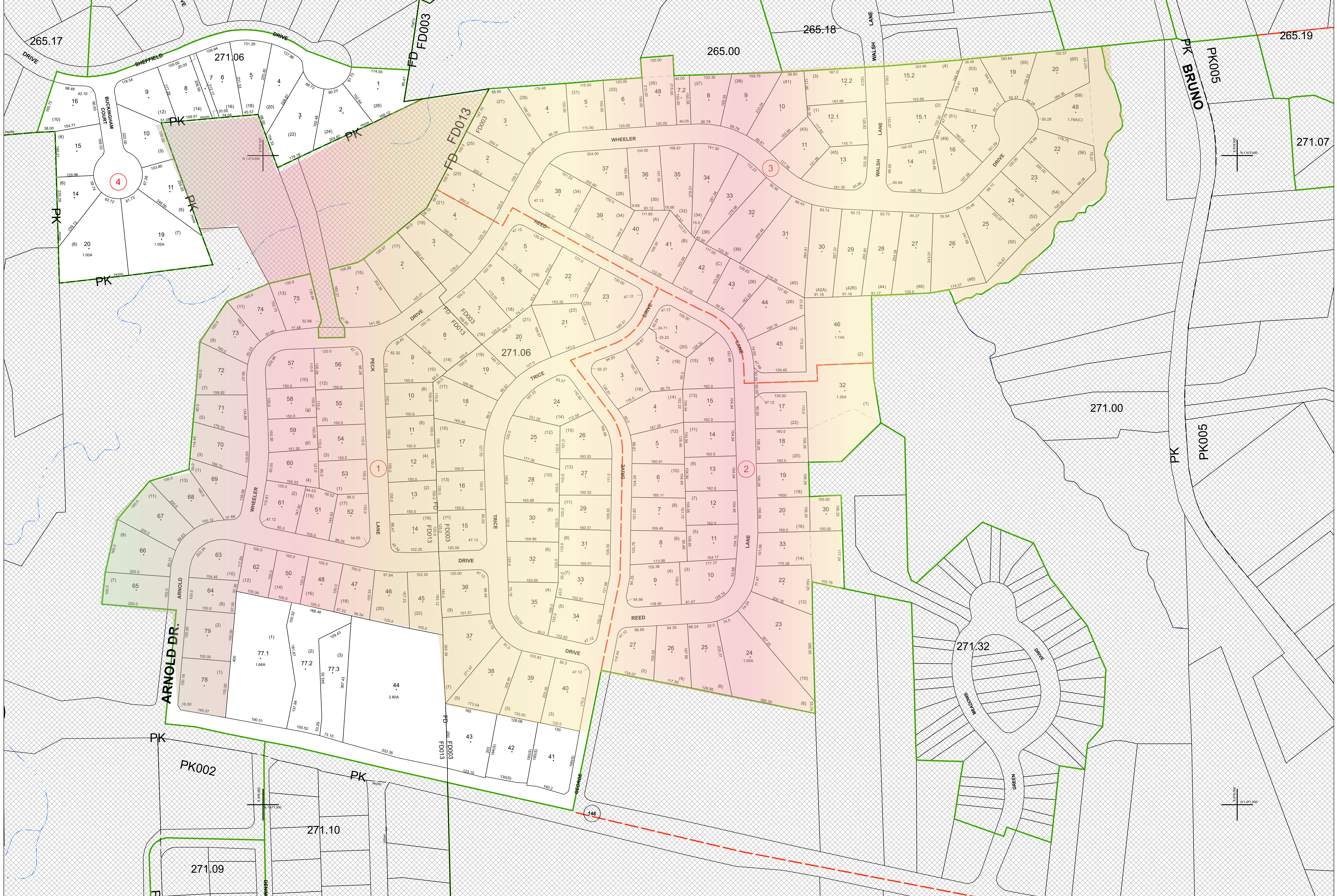
This report has been updated based on input from a March 5, 2025 neighborhood meeting with certain Town Officials and feedback received from property owners within the proposed Park District who received a prior draft of this report. The March 5, 2025 meeting allowed a discussion of this initiative and answered questions from property owners in attendance. There was strong support from property owners in attendance to form a Park District, therefore, the Town Board will hold a public hearing on the matter. Ultimately, the Town Board must vote affirmatively to create the Park District.

VIII. Appendix

Woodland Hills Park Distric  
Boundary Map  
&  
Easements for Signs Areas

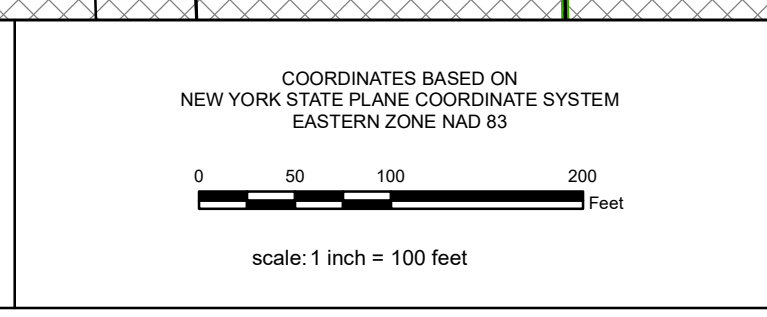
**Wood Land Hills Park District Parcels Map**





**REAL PROPERTY TAX MAP**  
 PREPARED FOR: SARATOGA COUNTY BOARD OF SUPERVISORS  
 UNDER SUPERVISION OF: REAL PROPERTY TAX SERVICE AGENCY  
 PREPARED BY:  
 L. ROBERT KIMBALL CONSULTING ENGINEERS, EBERSBURG, PA 1973-1978  
 CONVERTED TO DIGITAL FORMAT BY THE L.A. GROUP SARATOGA SPRINGS, NY (1996-1998)  
 CONVERTED TO DIGITAL FORMAT FROM NAD 27 TO NAD 83 BY WHEELER MAPPING, INC. (2002)  
 CONVERTED TO ESRI GDB/DATABASE FORMAT BY FOUNTAINS SPITAL, INC. (2007-2008)

THIS MAP HAS BEEN PREPARED FROM MAPS AND DEEDS AND OTHER INFORMATION OF PUBLIC RECORD. IN ACCORDANCE WITH THE PROVISIONS OF THE REAL PROPERTY TAX LAW, FOR ASSESSMENT PURPOSES ONLY.  
 IT DOES NOT REPRESENT A LAND SURVEY AND MUST NOT BE CONSIDERED AS SUCH.  
 DESCRIPTIONS OF REAL PROPERTY TAKEN HEREFROM FOR THE PURPOSE OF CONVEYANCE OR TRANSFER MUST BE LIMITED TO THOSE NECESSARY AND INCIDENTAL TO THE ADMINISTRATION OF THE REAL PROPERTY TAX LAW.



**SPECIAL DISTRICTS**

PK001	99000	SHERWOOD FOREST PARK
PK002	99000	CLIFFTOP PARK-WALSH PARK FIRE
PK003	99000	CLIFFTOP FIRE
PK004	412402	SHERIDAN CENTRAL

**PROPERTY LINE**

---	BLOCK LIMIT
---	SECTION LIMIT
---	TOWN/VILLAGE/CITY
---	COUNTY LINE
---	RAILROAD

**LEGEND**

---	GREAT LOT LINE
---	SUBDIVISION LOT LINE
---	STATE ROUTE
---	COUNTY ROUTE
---	STREET OR TOWN ROAD
---	SCHOOL DISTRICT LINE
---	FIRE DISTRICT LINE
---	WATER DISTRICT LINE
---	AGRICULTURAL DISTRICT
---	NAD 83 TIC LINES

**GREAT LOT NUMBER**

---	TAX MAP BLOCK NUMBER
---	FILED PLAN LOT NUMBER
---	TAX MAP PARCEL NUMBER
---	STREAM/WATERBODY

**CALCULATED ACREAGE**

---	9.5 A (C)
---	8.5 A
---	150 (S)
---	150.2

**COORDINATE LOCATOR**

IDENTIFY COMMON OWNER

**TAX MAP**

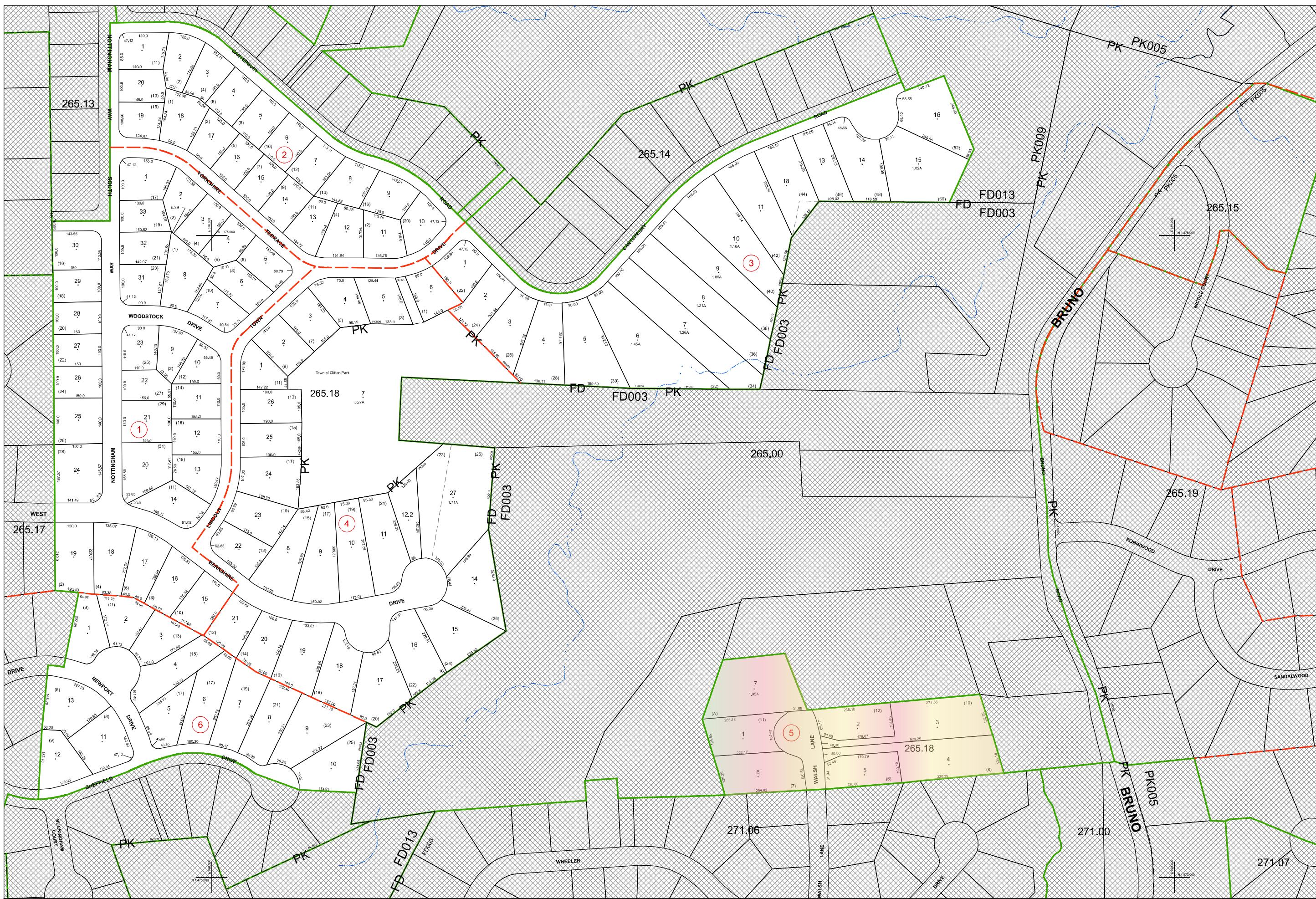
**TOWN OF CLIFTON PARK**  
 SARATOGA COUNTY, NEW YORK

TAXABLE STATUS DATE: March 1, 2024  
 MAP PRINTED ON: Mar 21, 2024

**271.06**

**SHEET INDEX**

265.17	265.18	265.19
271.06	271.07	271.10
271.09	271.10	271.11



**REAL PROPERTY TAX MAP**  
 PREPARED FOR: SARATOGA COUNTY BOARD OF SUPERVISORS  
 UNDER SUPERVISION OF: REAL PROPERTY TAX SERVICE AGENCY  
 PREPARED BY: [unreadable]

THIS MAP HAS BEEN PREPARED FROM MAPS AND DEEDS AND OTHER  
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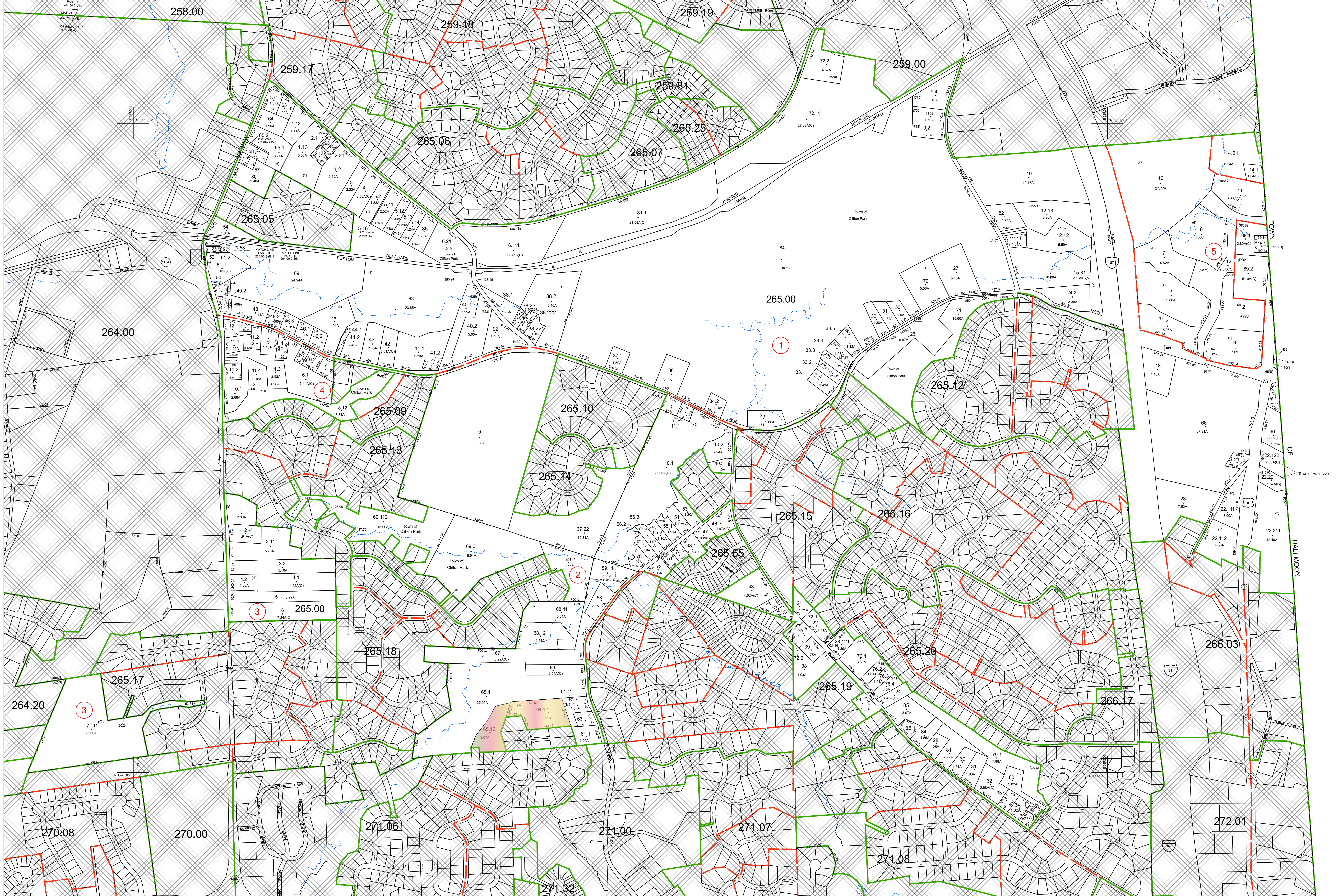
COORDINATES BASED ON  
 NEW YORK STATE PLANE COORDINATE SYSTEM  
 EASTERN ZONE NAD 83  
 SCALE: 1 inch = 100 feet

**SPECIAL DISTRICTS**  
 FD003  
 FD013  
 FD009

**LEGEND**  
 PROPERTY LINE  
 BLOCK LOT  
 SECTION LOT  
 TOWN VILLAGE CITY  
 COUNTY ZIP  
 RAILROAD  
 GREAT LOT LINE  
 SUBDIVISION LOT LINE  
 STATE ROUTE  
 COUNTY ROUTE  
 STREET OR TOWN ROAD  
 SCHOOL DISTRICT LINE  
 FIRE DISTRICT LINE  
 WATER DISTRICT LINE  
 AGRICULTURAL DISTRICT  
 MAP 93 LINES  
 GREAT LOT NUMBER  
 TAX MAP BLOCK NUMBER  
 FILED PLAN LOT NUMBER  
 TAX MAP PARCEL NUMBER  
 STREAM/WATERBODY  
 CALCULATED ACREAGE  
 DEED AGREEMENT  
 SCALED DIMENSION  
 DEED DIMENSION  
 COORDINATE LOCATOR  
 UNNOTED COMMON OWNERSHIP

**TAX MAP**  
 265.13 265.14 265.15  
 265.17 265.18 265.19  
 265.00 265.06 265.07  
 271.00 271.07

**TOWN OF CLIFTON PARK**  
 SARATOGA COUNTY, NEW YORK  
 TAXABLE STATUS DATE: March 1, 2024  
 MAP PRINTED ON: Mar 21, 2024



<p><b>REAL PROPERTY TAX MAP</b>          SARATOGA COUNTY BOARD OF SUPERVISORS          UNDER SUPERVISION OF: REAL PROPERTY TAX SERVICE AGENCY</p> <p>PREPARED BY:          ROBERT KIMBALL CONSULTING ENGINEERS, EBENSBURG, PA (1973-1978)          CONVERTED TO DIGITAL FORMAT BY THE L.A. GROUP SARATOGA SPRINGS, NY (1996-1998)          CONVERTED TO DIGITAL FORMAT FROM NAD 27 TO NAD 83 BY WILHELM HANFING, INC. (2002)          CONVERTED TO ESRI GDB/DATABASE FORMAT BY FOUNTAINS SPITAL, INC. (2007-2008)</p>	<p>THIS MAP HAS BEEN PREPARED FROM MAPS AND DEEDS AND OTHER INFORMATION OF PUBLIC RECORD. NO ACCURANCY WITH THE PROVISION OF THE REAL PROPERTY TAX LAW, FOR ASSESSMENT PURPOSES ONLY.</p> <p>IT DOES NOT REPRESENT A LAND SURVEY AND MUST NOT BE CONSIDERED AS SUCH.</p> <p>DESCRIPTIONS OF REAL PROPERTY TAKEN HEREFROM FOR THE PURPOSE OF CONVEYANCE OR TRANSFER, MUST BE LIMITED TO THOSE NECESSARY AND INCIDENTAL TO THE ADMINISTRATION OF THE REAL PROPERTY TAX LAW.</p>	<p>COORDINATES BASED ON          NEW YORK STATE PLANE COORDINATE SYSTEM          EASTERN ZONE NAD 83</p> <p>0 200 400 800 Feet</p> <p>Scale: 1 inch = 400 feet</p>	<p><b>SPECIAL DISTRICTS</b></p> <table border="1"> <tr> <td>NAME:</td> <td>99000</td> <td>ONAS HILL PARK 1</td> </tr> <tr> <td></td> <td>99009</td> <td>BERKSHIRE FOREST PARK</td> </tr> <tr> <td>FORM:</td> <td>F0003</td> <td>CLIFTON PARK-HALFMOON FIRE</td> </tr> <tr> <td></td> <td>F0013</td> <td>JEWETTVILLE FIRE</td> </tr> <tr> <td>SCHOOL:</td> <td>41202</td> <td>SHERBORNWOOD CENTRAL</td> </tr> </table>	NAME:	99000	ONAS HILL PARK 1		99009	BERKSHIRE FOREST PARK	FORM:	F0003	CLIFTON PARK-HALFMOON FIRE		F0013	JEWETTVILLE FIRE	SCHOOL:	41202	SHERBORNWOOD CENTRAL	<p><b>PROPERTY LINE</b>          BLOCK LIMIT          SECTION LIMIT          TOWN/VILLAGE/CITY          COUNTY LINE          COUNTY LINE          RAILROAD</p>	<p><b>LEGEND</b></p> <table border="1"> <tr> <td>GREAT LOT NUMBER</td> <td>100-0-0-0</td> </tr> <tr> <td>SUBDIVISION LOT LINE</td> <td>100-0-0-0</td> </tr> <tr> <td>STATE ROUTE</td> <td>100-0-0-0</td> </tr> <tr> <td>COUNTY ROUTE</td> <td>100-0-0-0</td> </tr> <tr> <td>STREET OR TOWN ROAD</td> <td>100-0-0-0</td> </tr> <tr> <td>SCHOOL DISTRICT LINE</td> <td>100-0-0-0</td> </tr> <tr> <td>FIRE DISTRICT LINE</td> <td>100-0-0-0</td> </tr> <tr> <td>WATER DISTRICT LINE</td> <td>100-0-0-0</td> </tr> <tr> <td>AGRICULTURAL DISTRICT</td> <td>100-0-0-0</td> </tr> <tr> <td>NAD 83 TIC LINES</td> <td>100-0-0-0</td> </tr> <tr> <td>MAIN ST</td> <td>100-0-0-0</td> </tr> <tr> <td>STREAM/WATERBODY</td> <td>100-0-0-0</td> </tr> </table>	GREAT LOT NUMBER	100-0-0-0	SUBDIVISION LOT LINE	100-0-0-0	STATE ROUTE	100-0-0-0	COUNTY ROUTE	100-0-0-0	STREET OR TOWN ROAD	100-0-0-0	SCHOOL DISTRICT LINE	100-0-0-0	FIRE DISTRICT LINE	100-0-0-0	WATER DISTRICT LINE	100-0-0-0	AGRICULTURAL DISTRICT	100-0-0-0	NAD 83 TIC LINES	100-0-0-0	MAIN ST	100-0-0-0	STREAM/WATERBODY	100-0-0-0	<p>GREAT LOT NUMBER          TAX MAP BLOCK NUMBER          FILED PLAN LOT NUMBER          TAX MAP PARCEL NUMBER          STREAM/WATERBODY</p> <p>100-0-0-0          100-0-0-0          100-0-0-0          100-0-0-0</p>	<p><b>TOWN OF CLIFTON PARK</b>          SARATOGA COUNTY, NEW YORK</p> <p>TAXABLE STATUS DATE: March 1, 2024          MAP PRINTED ON: Mar 21, 2024</p>
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Woodland  
Hills

Assessor  
Scavo

Resolution No. 3 of 2015, a resolution accepting permanent easements over parcels at the intersection of Arnold Drive and Route 146.

Introduced by Councilman Romano, who moved its adoption, seconded by Councilwoman Walowit.

WHEREAS, neighborhood signs identifying the Woodland Hills neighborhood development exist on two parcels at the northeastern and northwestern corner of the intersection of Arnold Drive with State Route 146 within the town, and

WHEREAS, the signs and associated landscaping have been maintained by volunteers from the Woodland Hills Garden Club and neighborhood, and

WHEREAS the parcels are jointly owned by the D. Brooks Teele Revocable Trust and the Timothy K. Mitchell Revocable Trust, and

WHEREAS, Mr. Mitchell and Mr. Teele are willing to donate permanent easements over the property containing the neighborhood signs and associated landscaping to the town to ensure the permanent preservation of the corners and to preserve the neighborhood signs identifying the entrance to the Woodland Hills neighborhood from Route 146, and

WHEREAS, the town is willing to accept the dedication of these permanent easements to ensure that volunteers from the Woodland Hills Garden Club and neighborhood will have access to the corners for the beautification and landscaping of the neighborhood signs and associated improvements; now, therefore, be it

RESOLVED, that the Town Board accepts the dedication of the attached permanent easements and authorizes the Supervisor to execute the easements and cause them to be filed with the County Clerk.

ROLL CALL VOTE

Ayes: Councilman Whalen, Councilwoman Standaert, Councilman Romano,  
Councilwoman Walowit, Supervisor Barrett

Noes: None

DECLARED ADOPTED

January 5, 2015

\_\_\_\_\_  
Patricia O'Donnell, Town Clerk

R + R  
TOWN ATTORNEY  
ONE TOWN HALL PLAZA  
CLIFTON PARK, NY 12065

DEED OF EASEMENT

-0-

THIS EASEMENT AGREEMENT made the 25<sup>th</sup> day of November, 2014 between D. Brooks Teele, as Trustee of the D. Brooks Teele Revocable Trust dated December 26, 2012, residing at 10 Fishing Hole Loop, Kattskill Bay, NY 12844 and Timothy K. Mitchell, as Trustee of the Timothy K. Mitchell Revocable Trust dated May 4, 2012, residing at 266 Green Lake Road, Caroga Lake, NY 12032 (Grantors), and the Town of Clifton Park, a municipal corporation with an address of 1 Town Hall Plaza, Town of Clifton Park, County of Saratoga (Grantee or The Town)

WHEREAS, Grantor Owns an 13.16± acre parcel of land at the Northwest Corner of the Intersection of Rt. 146 and Arnold Drive, in the Town of Clifton Park, identified as SBL 271.-1-19 and

WHEREAS, the parcel contains signage and landscaping identifying the adjacent Woodland Hills Residential Subdivision, and

WHEREAS, the signage and landscaping is maintained by residents and members of the adjacent neighborhood Association, and

WHEREAS, THE Grantee wishes to obtain deeded access to the signed and landscaped portion of the parcel for the purpose of maintaining the Woodland Hills Residential Subdivision signs, landscaping and grass surrounding the neighborhood signs, and

WHEREAS, the Grantor is willing to grant an easement to the Grantee for such purpose upon certain terms and conditions,

WITNESSETH:

NOW THEREFORE, Grantor, in consideration of the sum of One (\$1.00) Dollar lawful money of the United States of America, and other good and valuable consideration from the Grantee, the receipt and sufficiency of which is hereby acknowledged by the Grantor, the parties hereto covenant, agree and bind themselves as follows:

1. Grantor does hereby grant, convey and release unto the Grantee, its successors, assigns, to have and to hold forever, a permanent non-exclusive easement for the purpose to permit the Grantee and the Grantee's designees to maintain neighborhood signs, landscaping and grass on the portion of the


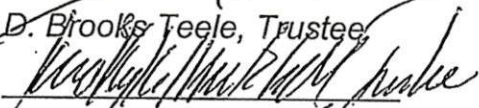
premises described in attachment A (the "Easement").

2. Grantee shall defend, indemnify and hold harmless the Grantor from all claims of for injuries or damages whatsoever arising out of the maintenance or operation of the signs, landscaping activities and mowing of the Easement area.

IN WITNESS WHEREOF, the Grantor and Grantee have executed this Easement Agreement as of the date and year first above written.

GRANTORS

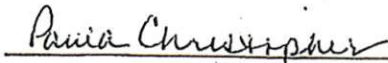
GRANTEE

  
 D. Brooks Teele, Trustee  
  
 Timothy K. Mitchell, Trustee

\_\_\_\_\_  
 Phil Barrett, Town Supervisor

STATE OF NEW YORK )  
 COUNTY OF SARATOGA ) ss.:

On the 25<sup>th</sup> day of November in the year 2014 before me, the undersigned, a notary public in and for said state, personally appeared D. Brooks Teele, 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 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  
 PAULA CHRISTOPHER  
 Notary Public, State of New York  
 No. 4864727  
 Qualified in Schenectady County  
 Commission Expires July 7, 2018

STATE OF NEW YORK )  
COUNTY OF SARATOGA ) ss.:

On the 25<sup>th</sup> day of November in the year 2014 before me, the undersigned, a notary public in and for said state, personally appeared Timothy K. Mitchell, 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 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.

Paula Christopher  
Notary Public

PAULA CHRISTOPHER  
Notary Public, State of New York  
No. 4864727  
Qualified in Schenectady County  
Commission Expires July 7, 2018

STATE OF NEW YORK )  
COUNTY OF \_\_\_\_\_ ) ss.:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year 2014 before me, the undersigned, a notary public in and for said state, personally appeared PHILIP BARRETT, 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 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



ENVIRONMENTAL DESIGN  
PARTNERSHIP, LLP

---

ATTACHMENT A

**SURVEY DESCRIPTION  
INGRESS/EGRESS EASEMENT  
THROUGH A PORTION OF LANDS OF  
D. BROOKS TEELE, AS TRUSTEE OF THE  
D. BROOKS TEELE REVOCABLE TRUST  
AND TIMOTHY K. MITCHELL  
TO BE GRANTED TO  
THE TOWN OF CLIFTON PARK  
(WEST SIDE OF ARNOLD DRIVE)**

INGRESS/EGRESS AND REGRESS EASEMENT THROUGH ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND SITUATE in the Town of Clifton Park, County of Saratoga, State of New York lying along the northerly line of N.Y.S. Route 146 (State Highway No. 8137) and along the westerly line of Arnold Drive and being further bounded and described as follows:

**Beginning** at the point of intersection of the northerly line of N.Y.S. Route 146 as appropriated in 1987 by the People of the State of New York with the westerly line of Arnold Drive;

*Thence* from said *Point of Beginning* along said 1987 northerly line of N.Y.S. Route 146 the following two (2) courses and distances:

- 1) North 83 deg. 20 min. 50 sec. West, 18.68 feet to a point;
- 2) North 80 deg. 43 min. 00 sec. West, 26.00 feet to a point;

*Thence* through lands of D. Brooks Teele and Timothy K. Mitchell as conveyed in Book 1256 of Deeds at Page 78 (D. Brooks Teele transferred his one-half ownership interest to the D. Brooks Teele Revocable Trust in Instrument No. 2013001868 On December 28, 2012, Timothy K. Mitchell conveyed his interest to the revocable Trust. The parcel described in Book 1256 at page 78 was recorded as Instrument No. 2012049531), North 51 deg. 21 min. 50 sec. East, 71.65 feet to a point in the westerly line of Arnold Drive;

*Thence* along said westerly line the following two (2) courses and distances:



- 
- 1) South 05 deg. 32 min. 00 sec. West, 33.00 feet to a point of curvature;
  - 2) Along a curve to the right having a radius of 30.00 feet, a chord length of South 25 deg. 10 min. 00 sec. West, 20.16 feet and an arc length of 20.56 feet to the point or place of beginning of said *easement* and containing 1,313± square feet of land.

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

October 15, 2014  
Prepared by CB

---

Timothy J. McAlonen, P.L.S. No. 50,471

C:\MyDocuments\WordDocuments\Descriptions\2014\Route\_146\_Arnold\_Drive\_West\_Easement\_Clifton\_Park\_NY.DOC

R+R  
TOWN ATTORNEY  
ONE TOWN HALL PLAZA  
CLIFTON PARK, N.Y. 12065

DEED OF EASEMENT

-0-

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WHEREAS, Grantor Owns an 1.12± acre parcel of land at the Northeast Corner of the Intersection of Rt. 146 and Arnold Drive, in the Town of Clifton Park, identified as SBL 271.-1-2.111 and

WHEREAS, the parcel contains signage and landscaping identifying the adjacent Woodland Hills Residential Subdivision, and

WHEREAS, the signage and landscaping is maintained by residents and members of the adjacent neighborhood Association, and

WHEREAS, THE Grantee wishes to obtain deeded access to the signed and landscaped portion of the parcel for the purpose of maintaining the Woodland Hills Residential Subdivision signs, landscaping and grass surrounding the neighborhood signs, and

WHEREAS, the Grantor is willing to grant an easement to the Grantee for such purpose upon certain terms and conditions,

WITNESSETH:

NOW THEREFORE, Grantor, in consideration of the sum of One (\$1.00) Dollar lawful money of the United States of America, and other good and valuable consideration from the Grantee, the receipt and sufficiency of which is hereby acknowledged by the Grantor, the parties hereto covenant, agree and bind themselves as follows:

1. Grantor does hereby grant, convey and release unto the Grantee, its successors, assigns, to have and to hold forever, a permanent non-exclusive easement for the purpose to permit the Grantee and the Grantee's designees to maintain neighborhood signs, landscaping and grass on the portion of the

premises described in attachment A (the "Easement").

2. Grantee shall defend, indemnify and hold harmless the Grantor from all claims of for injuries or damages whatsoever arising out of the maintenance or operation of the signs, landscaping activities and mowing of the Easement area.

IN WITNESS WHEREOF, the Grantor and Grantee have executed this Easement Agreement as of the date and year first above written.

GRANTORS

GRANTEE

*D. Brooks Teele, Trustee*

D. Brooks Teele, Trustee

*Timothy K. Mitchell, Trustee*

Timothy K. Mitchell, Trustee

\_\_\_\_\_  
Phil Barrett, Town Supervisor

STATE OF NEW YORK )  
COUNTY OF SARATOGA ) ss.:

On the 25<sup>th</sup> day of November in the year 2014 before me, the undersigned, a notary public in and for said state, personally appeared D. Brooks Teele, 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 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.

*Paula Christopher*

Notary Public

PAULA CHRISTOPHER  
Notary Public, State of New York  
No. 4864727  
Qualified in Schenectady County  
Commission Expires July 7, 2014  
2

STATE OF NEW YORK )  
COUNTY OF SARATOGA ) ss.:

On the 25<sup>th</sup> day of November in the year 2014 before me, the undersigned, a notary public in and for said state, personally appeared Timothy K. Mitchell, 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 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.

Paula Christopher  
Notary Public  
PAULA CHRISTOPHER  
Notary Public, State of New York  
No. 4864727  
Qualified in Schenectady County  
Commission Expires July 7, 20 18

STATE OF NEW YORK )  
COUNTY OF \_\_\_\_\_ ) ss.:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year 2014 before me, the undersigned, a notary public in and for said state, personally appeared PHILIP BARRETT, 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 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

ATTACHMENT A

SURVEY DESCRIPTION  
INGRESS/EGRESS EASEMENT  
THROUGH A PORTION OF LANDS OF  
D. BROOKS TEELE, AS TRUSTEE OF THE  
D. BROOKS TEELE REVOCABLE TRUST  
AND TIMOTHY K. MITCHELL  
TO BE GRANTED TO  
THE TOWN OF CLIFTON PARK  
(EAST SIDE OF ARNOLD DRIVE)

INGRESS/EGRESS AND REGRESS EASEMENT THROUGH ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND SITUATE in the Town of Clifton Park, County of Saratoga, State of New York lying along the northerly line of N.Y.S. Route 146 (State Highway No. 8137) and along the easterly line of Arnold Drive and being further bounded and described as follows:

**Beginning** at the point of intersection of the northerly line of N.Y.S. Route 146 as appropriated in 1987 by the People of the State of New York with the easterly line of Arnold Drive;

*Thence* from said *Point of Beginning* along said easterly line of Arnold Drive the following two (2) courses and distances:

- 1) Along a curve to the right an arc length of 12.30 feet to a point of tangency, said curve having a radius of 30.00 feet and a chord length of North 06 deg. 12 min. 30 sec. West, 12.21 feet;
- 2) North 05 deg. 32 min. 00 sec. East, 33.00 feet to a point;

*Thence* through lands of D. Brooks Teele and Timothy K. Mitchell as conveyed in Book 1292 of Deeds at Page 680 (D. Brooks Teele transferred his one-half ownership interest to the D. Brooks Teele Revocable Trust in Instrument No. 2013001867; On December 28, 2012, Timothy K. Mitchell conveyed his interest to the revocable Trust. The parcel described in Book 1292 at page 680 was recorded as Instrument No. 2012049530), South 32 deg. 36 min. 00 sec. East, 68.87 feet to a point in said 1987 northerly line of N.Y.S. Route 146;



---

*Thence* along said 1987 northerly line the following two (2) courses and distances:

- 1) North 79 deg. 28 min. 00 sec. West, 35.00 feet to a point;
- 2) North 34 deg. 28 min. 40 sec. West, 8.05 feet to the point or place of beginning of said *easement* and containing 1,034± square feet of land.

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

October 15, 2014  
Prepared by CB

---

Timothy J. McAlonen, P.L.S. No. 50,471

C:\MyDocuments\WordDocuments\Descriptions\2014\Route\_146\_Arnold\_Drive\_East\_Easement\_Clifton\_Park\_NY.DOC

LANDS N/F OF  
D. BROOKS TEELE AND  
TIMOTHY K. MITCHELL

BOOK 1256 OF DEEDS AT PAGE 78

(NOTE: D. BROOKS TEELE TRANSFERRED HIS 1/2 INTEREST TO D. BROOKS TEELE, AS TRUSTEE OF THE D. BROOKS TEELE REVOCABLE TRUST IN INSTRUMENT No. 2013001868.)

LANDS N/F OF  
D. BROOKS TEELE AND  
TIMOTHY K. MITCHELL

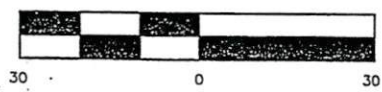
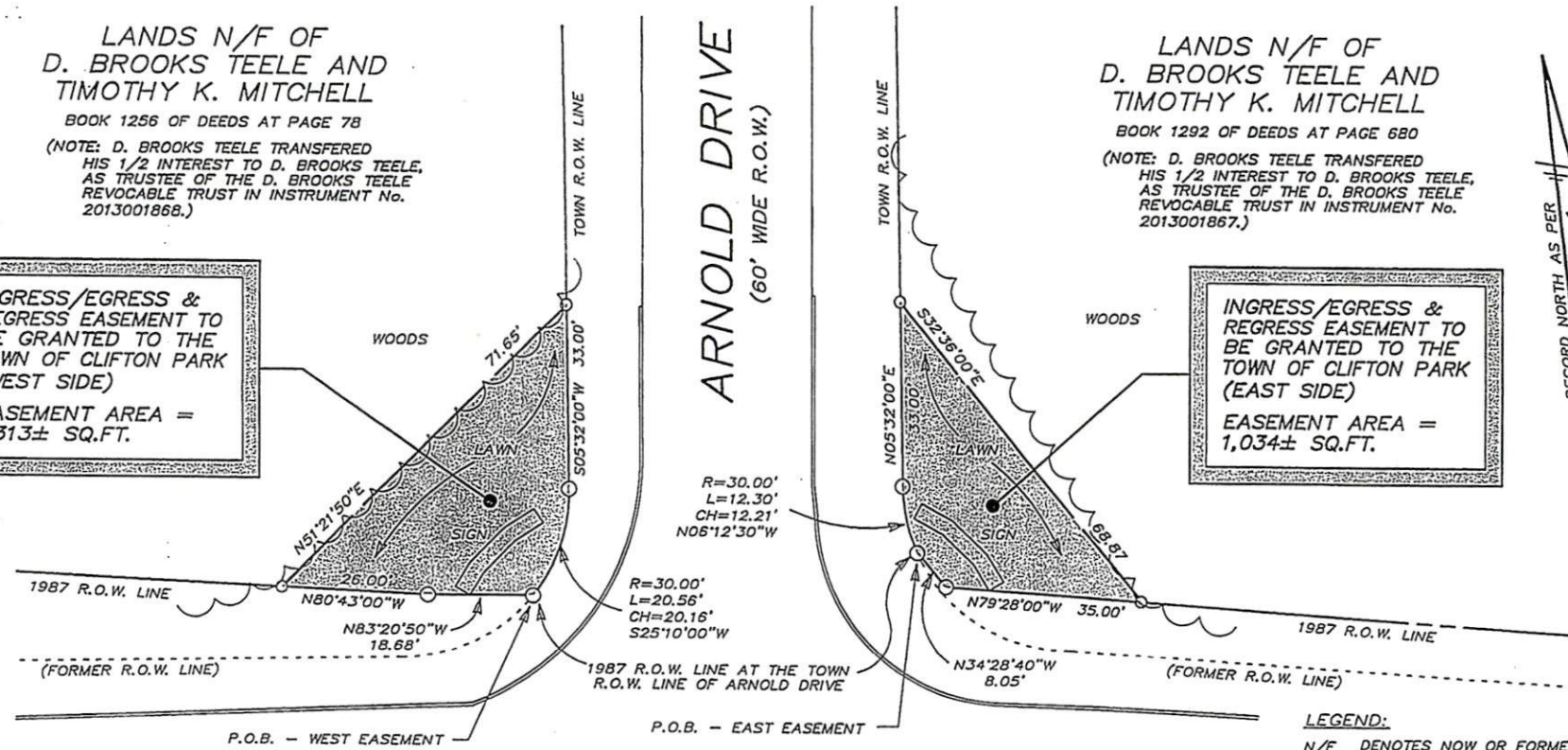
BOOK 1292 OF DEEDS AT PAGE 680

(NOTE: D. BROOKS TEELE TRANSFERRED HIS 1/2 INTEREST TO D. BROOKS TEELE, AS TRUSTEE OF THE D. BROOKS TEELE REVOCABLE TRUST IN INSTRUMENT No. 2013001867.)

RECORD NORTH AS PER  
MAP REFERENCE No. 1

INGRESS/EGRESS &  
REGRESS EASEMENT TO  
BE GRANTED TO THE  
TOWN OF CLIFTON PARK  
(WEST SIDE)  
EASEMENT AREA =  
1,313± SQ.FT.

INGRESS/EGRESS &  
REGRESS EASEMENT TO  
BE GRANTED TO THE  
TOWN OF CLIFTON PARK  
(EAST SIDE)  
EASEMENT AREA =  
1,034± SQ.FT.



GRAPHIC SCALE  
(IN FEET)  
1 INCH = 30 FT.

N.Y.S. ROUTE 146 (STATE HIGHWAY No. 8137)

INGRESS/EGRESS & REGRESS EASEMENTS  
THROUGH LANDS N/F OF D. BROOKS TEELE  
AND TIMOTHY K. MITCHELL TO BE GRANTED  
TO THE TOWN OF CLIFTON PARK

TOWN OF CLIFTON PARK SARATOGA COUNTY, NEW YORK  
SCALE: 1" = 30' OCTOBER 10, 2014

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP  
ROUTE 146 CLIFTON PARK, N.Y. 12065 (518) 371-7621  
ENGINEERING LANDSCAPE ARCHITECTURE LAND SURVEYING

TIMOTHY J. McALONEN P.L.S. 50,471 tmcalonen@edpllp.com

MAP REFERENCE:  
1) MAP ENTITLED: "3 LOT SUBDIVISION OF LANDS OF D. BROOKS TEELE & TIMOTHY K. MITCHELL ACCORDING TO BOOK 1061 OF DEEDS AT PAGE 187"  
MAP DATE: JUNE 6, 2012  
PREPARED BY: ENVIRONMENTAL DESIGN PARTNERSHIP, LLP  
MAP FILED: AUGUST 10, 2012  
SARATOGA COUNTY CLERK'S OFFICE  
MAP No. M2012127

COGO 12 JOB 44

## Memorandum

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Date: January 20, 2015

To: Pat O'Donnell

From: Tom McCarthy

Re: Deeds of Easement for Arnold Drive from Teele and Mitchell

---

Attached are the Originals of the fully executed Deeds of Easement as referenced above, and filed in the Office of the Saratoga County Clerk.



SARATOGA COUNTY – STATE OF NEW YORK  
 SARATOGA COUNTY CLERK  
 CRAIG A. HAYNER  
 40 MCMASTER STREET, BALLSTON SPA, NY 12020

COUNTY CLERK'S RECORDING PAGE  
 \*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



INSTRUMENT #: 2015000455  
 Receipt#: 2015211951091  
 Clerk: GB  
 Rec Date: 01/07/2015 09:37:52 AM  
 Doc Grp: D  
 Descrip: REGULAR EASEMENT  
 Num Pgs: 6  
 Party1: TEELE D BROOKS AS TRUSTEE  
 Party2: CLIFTON PARK TOWN OF  
 Town: CLIFTON PARK

Recording:	
Pages	25.00
Cover Sheet Fee	5.00
Recording Fee	20.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Names	1.50
TP 584	5.00
Sub Total:	<u>76.50</u>
Transfer Tax	
Transfer Tax	0.00
Sub Total:	<u>0.00</u>
Total:	<u>76.50</u>
**** NOTICE: THIS IS NOT A BILL ****	

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 3226  
 Transfer Tax  
 Consideration: 0.00  
 Total: 0.00

Record and Return To:

TOWN ATTORNEY  
 ONE TOWN HALL PLAZA  
 CLIFTON PARK NY 12065

R + R  
TOWN ATTORNEY  
ONE TOWN HALL PLAZA  
CLIFTON PARK, NY 12065

**DEED OF EASEMENT**

THIS EASEMENT AGREEMENT made the 25<sup>th</sup> day of November, 2014 between D. Brooks Teele, as Trustee of the D. Brooks Teele Revocable Trust dated December 26, 2012, residing at 10 Fishing Hole Loop, Kattskill Bay, NY 12844 and Timothy K. Mitchell, as Trustee of the Timothy K. Mitchell Revocable Trust dated May 4, 2012, residing at 266 Green Lake Road, Caroga Lake, NY 12032 (Grantors), and the Town of Clifton Park, a municipal corporation with an address of 1 Town Hall Plaza, Town of Clifton Park, County of Saratoga (Grantee or The Town)

WHEREAS, Grantor Owns an 13.16± acre parcel of land at the Northwest Corner of the Intersection of Rt. 146 and Arnold Drive, in the Town of Clifton Park, identified as SBL 271.-1-19 and

WHEREAS, the parcel contains signage and landscaping identifying the adjacent Woodland Hills Residential Subdivision, and

WHEREAS, the signage and landscaping is maintained by residents and members of the adjacent neighborhood Association, and

WHEREAS, THE Grantee wishes to obtain deeded access to the signed and landscaped portion of the parcel for the purpose of maintaining the Woodland Hills Residential Subdivision signs, landscaping and grass surrounding the neighborhood signs, and

WHEREAS, the Grantor is willing to grant an easement to the Grantee for such purpose upon certain terms and conditions,

WITNESSETH:

NOW THEREFORE, Grantor, in consideration of the sum of One (\$1.00) Dollar lawful money of the United States of America, and other good and valuable consideration from the Grantee, the receipt and sufficiency of which is hereby acknowledged by the Grantor, the parties hereto covenant, agree and bind themselves as follows:

1. Grantor does hereby grant, convey and release unto the Grantee, its successors, assigns, to have and to hold forever, a permanent non-exclusive easement for the purpose to permit the Grantee and the Grantee's designees to maintain neighborhood signs, landscaping and grass on the portion of the


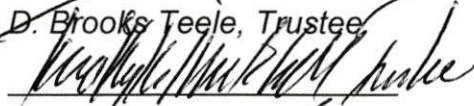
premises described in attachment A (the "Easement").


- 2. Grantee shall defend, indemnify and hold harmless the Grantor from all claims of for injuries or damages whatsoever arising out of the maintenance or operation of the signs, landscaping activities and mowing of the Easement area.

IN WITNESS WHEREOF, the Grantor and Grantee have executed this Easement Agreement as of the date and year first above written.

GRANTORS

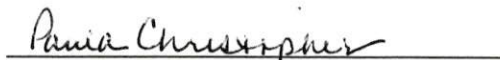
GRANTEE

  
 D. Brooks Teele, Trustee  
  
 Timothy K. Mitchell, Trustee

  
 Phil Barrett, Town Supervisor

STATE OF NEW YORK )  
COUNTY OF SARATOGA ) ss.:

On the 25<sup>th</sup> day of November in the year 2014 before me, the undersigned, a notary public in and for said state, personally appeared D. Brooks Teele, 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 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

PAULA CHRISTOPHER  
 Notary Public, State of New York  
 No. 4864727  
 Qualified in Schenectady County  
 Commission Expires July 7, 2018

STATE OF NEW YORK )  
COUNTY OF SARATOGA ) ss.:

On the 25<sup>th</sup> day of November in the year 2014 before me, the undersigned, a notary public in and for said state, personally appeared Timothy K. Mitchell, 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 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.

Paula Christopher  
Notary Public

PAULA CHRISTOPHER  
Notary Public, State of New York  
No. 4864727  
Qualified in Schenectady County  
Commission Expires July 7, 2018

STATE OF NEW YORK )  
COUNTY OF Saratoga ) ss.:

On the 6<sup>th</sup> day of January in the year 2015 before me, the undersigned, a notary public in and for said state, personally appeared PHILIP BARRETT, 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 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.

Rosemarie Di Marco  
Notary Public

ROSEMARIE DI MARCO  
Notary Public, State of New York  
Reg. No. 01015027668  
Qualified in Saratoga County  
Commission Expires May 16, 2018

**ATTACHMENT A**

**SURVEY DESCRIPTION  
INGRESS/EGRESS EASEMENT  
THROUGH A PORTION OF LANDS OF  
D. BROOKS TEELE, AS TRUSTEE OF THE  
D. BROOKS TEELE REVOCABLE TRUST  
AND TIMOTHY K. MITCHELL  
TO BE GRANTED TO  
THE TOWN OF CLIFTON PARK  
(WEST SIDE OF ARNOLD DRIVE)**

INGRESS/EGRESS AND REGRESS EASEMENT THROUGH ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND SITUATE in the Town of Clifton Park, County of Saratoga, State of New York lying along the northerly line of N.Y.S. Route 146 (State Highway No. 8137) and along the westerly line of Arnold Drive and being further bounded and described as follows:

**Beginning** at the point of intersection of the northerly line of N.Y.S. Route 146 as appropriated in 1987 by the People of the State of New York with the westerly line of Arnold Drive;

*Thence* from said *Point of Beginning* along said 1987 northerly line of N.Y.S. Route 146 the following two (2) courses and distances:

- 1) North 83 deg. 20 min. 50 sec. West, 18.68 feet to a point;
- 2) North 80 deg. 43 min. 00 sec. West, 26.00 feet to a point;

*Thence* through lands of D. Brooks Teele and Timothy K. Mitchell as conveyed in Book 1256 of Deeds at Page 78 (D. Brooks Teele transferred his one-half ownership interest to the D. Brooks Teele Revocable Trust in Instrument No. 2013001868 On December 28, 2012, Timothy K. Mitchell conveyed his interest to the revocable Trust. The parcel described in Book 1256 at page 78 was recorded as Instrument No. 2012049531), North 51 deg. 21 min. 50 sec. East, 71.65 feet to a point in the westerly line of Arnold Drive;

*Thence* along said westerly line the following two (2) courses and distances:

---



- 1) South 05 deg. 32 min. 00 sec. West, 33.00 feet to a point of curvature;
- 2) Along a curve to the right having a radius of 30.00 feet, a chord length of South 25 deg. 10 min. 00 sec. West, 20.16 feet and an arc length of 20.56 feet to the point or place of beginning of said *easement* and containing 1,313± square feet of land.

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

October 15, 2014  
Prepared by CB

---

Timothy J. McAlonen,                      P.L.S. No. 50,471

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SARATOGA COUNTY – STATE OF NEW YORK  
 SARATOGA COUNTY CLERK  
 CRAIG A. HAYNER  
 40 MCMASTER STREET, BALLSTON SPA, NY 12020

COUNTY CLERK'S RECORDING PAGE  
 \*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



INSTRUMENT #: 2015000454  
 Receipt#: 2015211951091  
 Clerk: GB  
 Rec Date: 01/07/2015 09:37:52 AM  
 Doc Grp: D  
 Descrip: REGULAR EASEMENT  
 Num Pgs: 7  
 Party1: TEELE D BROOKS AS TRUSTEE  
 Party2: CLIFTON PARK TOWN OF  
 Town: CLIFTON PARK

Recording:

Pages	30.00
Cover Sheet Fee	5.00
Recording Fee	20.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Names	1.50
TP 584	5.00
<b>Sub Total:</b>	<b>81.50</b>
Transfer Tax	
Transfer Tax	0.00
<b>Sub Total:</b>	<b>0.00</b>
<b>Total:</b>	<b>81.50</b>

\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 3225  
 Transfer Tax  
 Consideration: 0.00  
 Total: 0.00

Record and Return To:

TOWN ATTORNEY  
 ONE TOWN HALL PLAZA  
 CLIFTON PARK NY 12065

R+R  
TOWN ATTORNEY  
ONE TOWN HALL PLAZA  
CLIFTON PARK N.Y. 12065

**DEED OF EASEMENT**

THIS EASEMENT AGREEMENT made the 25<sup>th</sup> day of November, 2014 between D. Brooks Teele, as Trustee of the D. Brooks Teele Revocable Trust dated December 26, 2012, residing at 10 Fishing Hole Loop, Kattskill Bay, NY 12844 and Timothy K. Mitchell, as Trustee of the Timothy K. Mitchell Revocable Trust dated May 4, 2012, residing at 266 Green Lake Road, Caroga Lake, NY 12032 (Grantors), and the Town of Clifton Park, a municipal corporation with an address of 1 Town Hall Plaza, Town of Clifton Park, County of Saratoga (Grantee or The Town)

WHEREAS, Grantor Owns an 1.12± acre parcel of land at the Northeast Corner of the Intersection of Rt. 146 and Arnold Drive, in the Town of Clifton Park, identified as SBL 271.-1-2.111 and

WHEREAS, the parcel contains signage and landscaping identifying the adjacent Woodland Hills Residential Subdivision, and

WHEREAS, the signage and landscaping is maintained by residents and members of the adjacent neighborhood Association, and

WHEREAS, THE Grantee wishes to obtain deeded access to the signed and landscaped portion of the parcel for the purpose of maintaining the Woodland Hills Residential Subdivision signs, landscaping and grass surrounding the neighborhood signs, and

WHEREAS, the Grantor is willing to grant an easement to the Grantee for such purpose upon certain terms and conditions,

WITNESSETH:

NOW THEREFORE, Grantor, in consideration of the sum of One (\$1.00) Dollar lawful money of the United States of America, and other good and valuable consideration from the Grantee, the receipt and sufficiency of which is hereby acknowledged by the Grantor, the parties hereto covenant, agree and bind themselves as follows:

1. Grantor does hereby grant, convey and release unto the Grantee, its successors, assigns, to have and to hold forever, a permanent non-exclusive easement for the purpose to permit the Grantee and the Grantee's designees to maintain neighborhood signs, landscaping and grass on the portion of the

premises described in attachment A (the "Easement").

- 2. Grantee shall defend, indemnify and hold harmless the Grantor from all claims of for injuries or damages whatsoever arising out of the maintenance or operation of the signs, landscaping activities and mowing of the Easement area.

IN WITNESS WHEREOF, the Grantor and Grantee have executed this Easement Agreement as of the date and year first above written.

GRANTORS

GRANTEE

*D. Brooks Teele, Trustee*

D. Brooks Teele, Trustee

*Timothy K. Mitchell, Trustee*

Timothy K. Mitchell, Trustee

*Phil Barrett, Town Supervisor*

Phil Barrett, Town Supervisor

STATE OF NEW YORK )  
COUNTY OF SARATOGA ) ss.:

On the 25<sup>th</sup> day of November in the year 2014 before me, the undersigned, a notary public in and for said state, personally appeared D. Brooks Teele, 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 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.

*Paula Christopher*

Notary Public

PAULA CHRISTOPHER  
Notary Public, State of New York  
No. 4864727  
Qualified in Schenectady County  
Commission Expires July 7, 20 15

STATE OF NEW YORK )  
COUNTY OF SARATOGA ) ss.:

On the 25<sup>th</sup> day of November in the year 2014 before me, the undersigned, a notary public in and for said state, personally appeared Timothy K. Mitchell, 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 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.

Paula Christopher  
Notary Public  
PAULA CHRISTOPHER  
Notary Public, State of New York  
No. 4864727  
Qualified in Schenectady County  
Commission Expires July 7, 2018

STATE OF NEW YORK )  
COUNTY OF Saratoga ) ss.:

On the 6<sup>th</sup> day of January in the year 2015 before me, the undersigned, a notary public in and for said state, personally appeared PHILIP BARRETT, 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 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.

Rosemarie Di Marco  
Notary Public  
ROSEMARIE DI MARCO  
Notary Public, State of New York  
Reg. No. 01D15027668  
Qualified in Saratoga County  
Commission Expires May 16, 2018

ATTACHMENT A

**SURVEY DESCRIPTION  
INGRESS/EGRESS EASEMENT  
THROUGH A PORTION OF LANDS OF  
D. BROOKS TEELE, AS TRUSTEE OF THE  
D. BROOKS TEELE REVOCABLE TRUST  
AND TIMOTHY K. MITCHELL  
TO BE GRANTED TO  
THE TOWN OF CLIFTON PARK  
(EAST SIDE OF ARNOLD DRIVE)**

INGRESS/EGRESS AND REGRESS EASEMENT THROUGH ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND SITUATE in the Town of Clifton Park, County of Saratoga, State of New York lying along the northerly line of N.Y.S. Route 146 (State Highway No. 8137) and along the easterly line of Arnold Drive and being further bounded and described as follows:

**Beginning** at the point of intersection of the northerly line of N.Y.S. Route 146 as appropriated in 1987 by the People of the State of New York with the easterly line of Arnold Drive;

*Thence* from said *Point of Beginning* along said easterly line of Arnold Drive the following two (2) courses and distances:

- 1) Along a curve to the right an arc length of 12.30 feet to a point of tangency, said curve having a radius of 30.00 feet and a chord length of North 06 deg. 12 min. 30 sec. West, 12.21 feet;
- 2) North 05 deg. 32 min. 00 sec. East, 33.00 feet to a point;

*Thence* through lands of D. Brooks Teele and Timothy K. Mitchell as conveyed in Book 1292 of Deeds at Page 680 (D. Brooks Teele transferred his one-half ownership interest to the D. Brooks Teele Revocable Trust in Instrument No. 2013001867; On December 28, 2012, Timothy K. Mitchell conveyed his interest to the revocable Trust. The parcel described in Book 1292 at page 680 was recorded as Instrument No. 2012049530), South 32 deg. 36 min. 00 sec. East, 68.87 feet to a point in said 1987 northerly line of N.Y.S. Route 146;



---

*Thence* along said 1987 northerly line the following two (2) courses and distances:

- 1) North 79 deg. 28 min. 00 sec. West, 35.00 feet to a point;
- 2) North 34 deg. 28 min. 40 sec. West, 8.05 feet to the point or place of beginning of said *easement* and containing 1,034± square feet of land.

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

October 15, 2014  
Prepared by CB

\_\_\_\_\_  
Timothy J. McAlonen,                      P.L.S. No. 50,471

C:\MyDocuments\WordDocuments\Descriptions\2014\Route\_146\_Arnold\_Drive\_East\_Easement\_Clifton\_Park\_NY.DOC

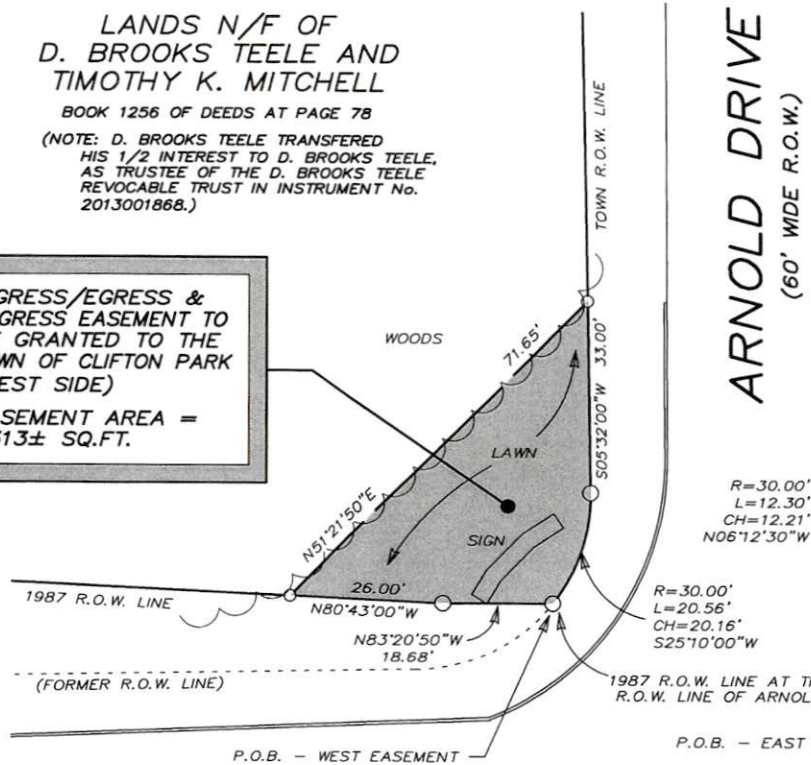
LANDS N/F OF  
D. BROOKS TEELE AND  
TIMOTHY K. MITCHELL

BOOK 1256 OF DEEDS AT PAGE 78

(NOTE: D. BROOKS TEELE TRANSFERRED  
HIS 1/2 INTEREST TO D. BROOKS TEELE,  
AS TRUSTEE OF THE D. BROOKS TEELE  
REVOCABLE TRUST IN INSTRUMENT No.  
2013001868.)

INGRESS/EGRESS &  
REGRESS EASEMENT TO  
BE GRANTED TO THE  
TOWN OF CLIFTON PARK  
(WEST SIDE)

EASEMENT AREA =  
1,313± SQ.FT.



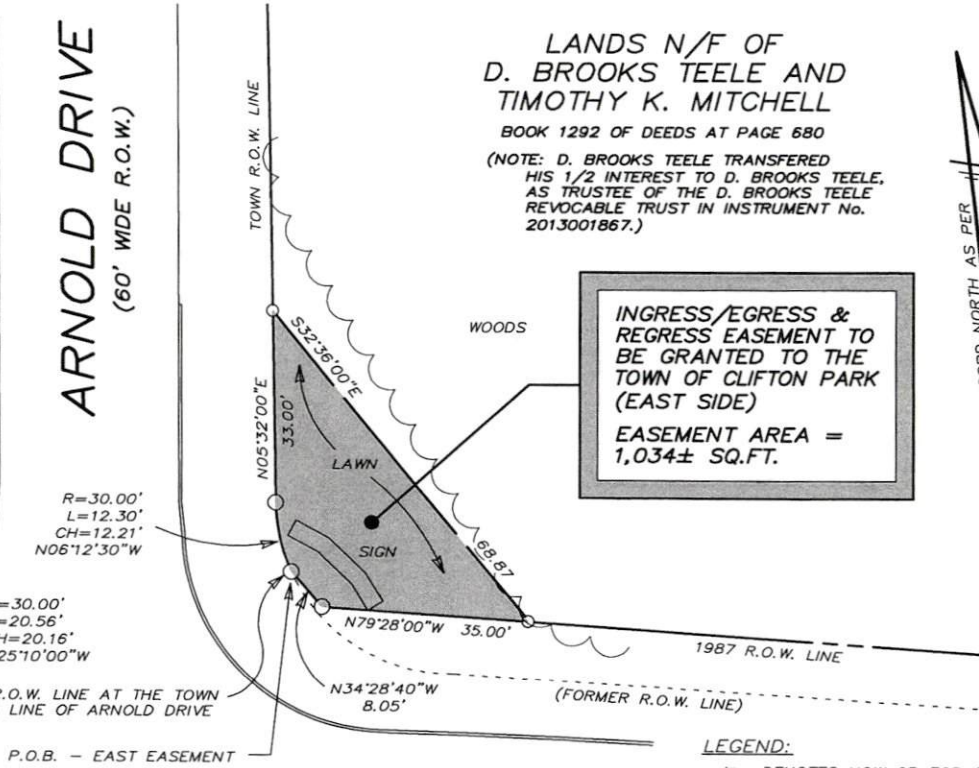
LANDS N/F OF  
D. BROOKS TEELE AND  
TIMOTHY K. MITCHELL

BOOK 1292 OF DEEDS AT PAGE 680

(NOTE: D. BROOKS TEELE TRANSFERRED  
HIS 1/2 INTEREST TO D. BROOKS TEELE,  
AS TRUSTEE OF THE D. BROOKS TEELE  
REVOCABLE TRUST IN INSTRUMENT No.  
2013001867.)

INGRESS/EGRESS &  
REGRESS EASEMENT TO  
BE GRANTED TO THE  
TOWN OF CLIFTON PARK  
(EAST SIDE)

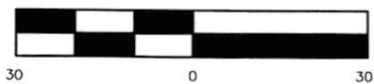
EASEMENT AREA =  
1,034± SQ.FT.



RECORD NORTH AS PER  
MAP REFERENCE No. 1

N.Y.S. ROUTE 146 (STATE HIGHWAY No. 8137)

LEGEND:  
N/F DENOTES NOW OR FORMERLY  
P.O.B. DENOTES POINT OF BEGINNING  
R.O.W. DENOTES RIGHT OF WAY



GRAPHIC SCALE  
(IN FEET)  
1 INCH = 30 FT.

MAP REFERENCE:  
1) MAP ENTITLED: "3 LOT SUBDIVISION OF  
LANDS OF D. BROOKS TEELE  
& TIMOTHY K. MITCHELL  
ACCORDING TO BOOK 1061  
OF DEEDS AT PAGE 187"  
MAP DATE: JUNE 6, 2012  
PREPARED BY: ENVIRONMENTAL DESIGN  
PARTNERSHIP, LLP  
MAP FILED: AUGUST 10, 2012  
SARATOGA COUNTY CLERK'S  
OFFICE  
MAP No. M2012127

# INGRESS/EGRESS & REGRESS EASEMENTS THROUGH LANDS N/F OF D. BROOKS TEELE AND TIMOTHY K. MITCHELL TO BE GRANTED TO THE TOWN OF CLIFTON PARK

TOWN OF CLIFTON PARK SARATOGA COUNTY, NEW YORK  
SCALE: 1" = 30' OCTOBER 10, 2014

**ENVIRONMENTAL DESIGN PARTNERSHIP, LLP**  
ROUTE 146 CLIFTON PARK, N.Y. 12065 (518) 371-7621  
ENGINEERING LANDSCAPE ARCHITECTURE LAND SURVEYING  
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