

Grant-In-Aid Application

Federal Land and Water Conservation Fund

Heritage Conservation and Recreation Service

Department of the Interior

for Development of

THE FRANKLIN STREET PARK AND TRAIL

Village of South Nyack, New York

May, 1980

Submitted To: New York State Office of Parks and Recreation,  
Palisades Interstate Park Commission for  
Submission to the Heritage Recreation & Con-  
servation Service, Department of the Interior

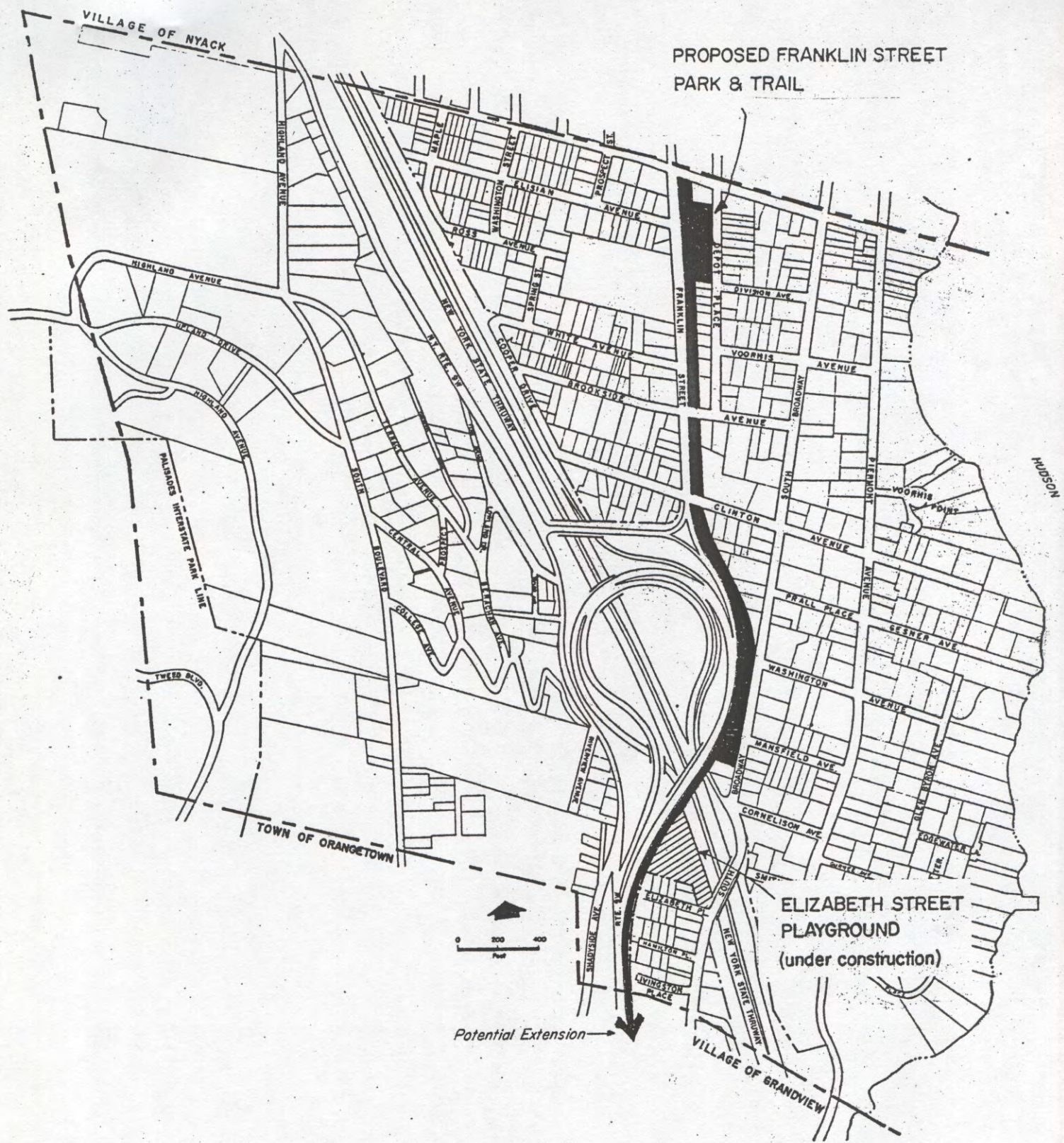
Submitted By: Village of South Nyack, New York

Prepared By: Raymond, Parish, Pine and Weiner, Inc.  
Planning and Community Development Consultants

Robert G. Torgersen, A.S.L.A.  
Landscape Architect



PROPOSED FRANKLIN STREET  
PARK & TRAIL



ELIZABETH STREET  
PLAYGROUND  
(under construction)

Potential Extension →

PARK LOCATION/SITE MAP  
Village of South Nyack  
ROCKLAND COUNTY, NEW YORK

RAYMOND, PARISH, PINE & WEINER, INC., TARRYTOWN, N.Y.  
Planning & Community Development Consultants  
BASE MAP BY ROCKLAND COUNTY PLANNING BOARD



LENGTH OF SOUTH NYACK JOGGING TRAIL

FROM CEDAR HILL AVENUE SIDEWALK TO:

<u>POINT</u>	<u>FEET</u>	<u>MILES</u>	<u>APPROX. FRACTION MILES</u>
Brookside (No.)	1,162	.22	1/5
Clinton (So.)	1,644	.31	1/3
Stairs near Village Hall	2,780	.53	1/2
Stairs at Elizabeth St. Park	3,482	.66	2/3
South End	4,318	.82	13/16

Measured by P. Lawler, 11/12/83

7. PROOF OF OWNERSHIP OF SITE

Submitted herewith are the deeds for the properties that comprise the Franklin Street Park and Trail.



CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT — THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

LIBER 820 PAGE 576 13996

THIS INDENTURE, made the 19<sup>th</sup> day of December, nineteen hundred and sixty six  
 BETWEEN GEORGE E. DeJONG, residing at North Midland Avenue,  
 Nyack, New York

party of the first part, and VILLAGE OF SOUTH NYACK, a municipal corporation  
 with its offices at South Broadway, South Nyack,  
 New York,

party of the second part,  
 WITNESSETH, that the party of the first part, in consideration of Ten and no/100  
 (\$10.00)----- dollars,  
 and other good and valuable consideration  
 lawful money of the United States, paid  
 to him  
 by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or  
 successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,  
 lying and being in the

All that certain piece or parcel of land situated in the  
 Village of South Nyack, County of Rockland, State of New York, and  
 bounded and described as follows:

Beginning at the point of intersection of the westerly line of  
 Railroad Avenue and the northerly line of Division Street;

(1) Thence N. 72° 15' W. along said northerly line of Division  
 Street 109.2 feet, more or less, to a point distant 22 feet south-  
 easterly, at right angles; from the center line of the main track of  
 the Northern Branch of Erie-Lackawanna Railroad Company;

(2) Thence N. 6° 49' E., parallel with said center line of main  
 track, 380.08 feet to a corner in the northeasterly property line of  
 lands of Erie-Lackawanna Railroad Company;

(3) Thence S. 80° 08' E., along said northeasterly property line  
 of lands of Erie-Lackawanna Railroad Company; 128.17 feet to the  
 westerly line of Railroad Avenue;

(4) Thence S. 9° 52' W., along said westerly line of Railroad  
 Avenue, 395 feet to the point of beginning.

Containing one and ten hundredths (1.10) acres, more or less.

Being and intended to be the same premises conveyed to the party  
 of the first part by Erie-Lackawanna Railroad Company by deed dated  
 September 20th, 1965, recorded in the Rockland County Clerk's office on  
 December 13th, 1965 in Liber 802 of deeds at page 357.

SUBJECT TO easements, covenants and restrictions of record.

**TOGETHER** with all rights, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

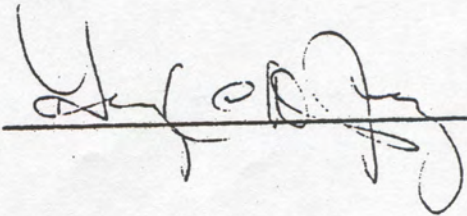
**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

**AND** the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires. **IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

**IN PRESENCE OF:**

A handwritten signature in black ink, appearing to be "W. J. O'Connell", is written over a horizontal line. The signature is cursive and somewhat stylized.



STATE OF NEW YORK, COUNTY OF ROCKLAND ss:

On the 19 day of December 1966, before me personally came GEORGE E. DeJONG

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

*Robert P. Kassel*

Robert P. Kassel  
Notary Public  
State of New York  
Qualified in Rockland  
County  
NY Commission  
Expires 3-30-68

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

, the corporation described and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19, before me personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

**Bargain and Sale Deed**

WITH COVENANT AGAINST GRANTOR'S ACTS

Title No. R-39593

*DeJong*

TO

*Village*

DEC 21 1966

Inter-County Title Guaranty and Mortgage Company  
NEW CITY, N. Y.

SECTION  
BLOCK  
LOT  
COUNTY OR TOWN

550

Recorded At Request of  
INTER-COUNTY Title Guaranty and Mortgage Company  
RETURN BY MAIL TO

LYNNE A. WARREN, Esq  
P.O. Box 229  
NYACK N.Y.  
Zip No. 10960

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS  
Distributed by  
**INTER-COUNTY TITLE GUARANTY and MORTGAGE COMPANY**  
CHARTERED 1927 IN NEW YORK

THIS SPACE FOR USE OF RECORDING OFFICE

BY COPY THAT THE  
ENGINE WAS RECORDED IN THE  
TITLE BOOKS OF THE  
LIBER 820 AT 38  
DEC 21 1966  
OF L.L.D.S.

CLERK

RECORDED DEC 21 1966 3:18 P.M.

*August H. Hansen*, CLERK

THIS INDENTURE, made this <sup>12<sup>th</sup></sup> day of *June*, A. D., 1967, between ERIE-LACKAWANNA RAILROAD COMPANY, a New York corporation, having its principal office at 250 Park Avenue, New York, New York, hereinafter called the Grantor, and VILLAGE OF SOUTH NYACK, a municipal corporation of the State of New York, having an office in the Village of South Nyack, Rockland County, New York, hereinafter called the Grantee,

## WITNESSETH, THAT:

The said Grantor, in consideration of the sum of One Dollar (\$1.00) lawful money of the United States and other good and valuable considerations unto it well and truly paid by said Grantee at or before the ensealing and delivery of this Indenture, receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto said Grantee, its successors and assigns, forever, all those two parcels of land situated in the Village of South Nyack, County of Rockland, State of New York, and described as follows:

Parcel No. 1

(1) All that parcel of land acquired by The Nyack & Northern Railroad Company from William H. Mansfield and wife by Award dated October 9, 1869, recorded in Volume 3, Page 412, of Supreme Court Orders of 1865 of Dutchess County, which lies northerly of the division line between the Town of Orangetown on the south and the Village of South Nyack on the north, except that triangular portion, at the northerly end hereof, which was acquired by The People of the State of New York by the filing of Map No. 327, Parcel No. 338, The Hudson Section, County of Rockland, Subdivision No. 9A, in said County Clerk's Office on February 4, 1955;

(2) All that portion of a parcel of land acquired by The Nyack & Northern Railroad Company from Seth B. Cole and wife by deed dated July 17, 1869, recorded in Volume 64,



Page 142, of Rockland County Deed Records, which lies easterly of and adjacent to the southeasterly line of aforesaid Parcel No. 338, Map No. 327, acquired by The People of the State of New York on February 4, 1955;

(3) All that parcel of land acquired by Erie-Lackawanna Railroad Company from The People of the State of New York by Deed dated December 23, 1965, and which parcel is designated as Parcels 388, 389 and 390 on a conveyance map prepared by the New York State Department of Public Works entitled - New York State Thruway, The Hudson Section, County of Rockland, Subdivision No. 9A, Village of South Nyack, District No. 8, Map No. 8-C, Par. No. 388, 389, 359, 391 and 390;

(4) All that parcel of land acquired by The Nyack & Northern Railroad Company from Conrad Braker by Award dated October 9, 1869, recorded in Volume 3, Page 422, of Supreme Court Orders of 1865 of Dutchess County, except the southerly portion thereof which was acquired by The People of the State of New York by the filing of Map No. 328, Parcels Nos. 339, 340 & 342, The Hudson Section, County of Rockland, Subdivision No. 9A, in said County Clerk's Office on February 4, 1955.

Parcel No. 1 containing three and sixty-one hundredths (3.61) acres, more or less, subject, however, to the rights of the public in and to any streets or highways crossing the same.

#### Parcel No. 2

(1) All those two parcels of land acquired by Erie-Lackawanna Railroad Company from The People of the State of New York by deed dated December 23, 1965, and designated as Parcel No. 359 and Parcel No. 391 on a conveyance map prepared by the New York State Department of Public Works entitled - New York State Thruway, The Hudson Section, County of Rockland, Subdivision No. 9A, Village of South Nyack, District No. 8, Map No. 8C, Par. No. 388, 389, 359, 391 and 390;

(2) All that parcel of land acquired by The Nyack & Northern Railroad Company from John I. Polhemus by Award dated October 9, 1869, recorded in Volume 3, Page 409, of Supreme Court Orders of 1865 in Dutchess County;



(3) All that parcel of land acquired by The Nyack & Northern Railroad Company from Joseph Hart, et ux, et al, by deed dated August 9, 1869, recorded in Volume 64, Page 147 of Rockland County Deed Records.

Parcel No. 2 containing one and four hundredths (1.04) acres, more or less, subject, however, to the rights of the public in and to any streets or highways crossing these land parcels.

TO HAVE AND TO HOLD the same unto said Grantee, its successors and assigns, forever, subject to any occupancies, if any, on or across the aforescribed premises.

IN WITNESS WHEREOF, said Grantor has duly executed this Indenture as of the day and year first hereinbefore written.

Signed, sealed and acknowledged in the presence of:

ERIE-LACKAWANNA RAILROAD COMPANY

By

*Richard Quinn*

Vice President

*H. P. Gyles*

Attest:

*H. C. Frank*

Secretary

*H. P. Gyles*



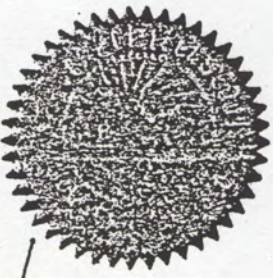
STATE OF OHIO }  
COUNTY OF CUYAHOGA } SS:

On the 14th day of June, Nineteen  
Hundred and Sixty-Seven, before me personally came  
Richard Jackson, to me known, who, being by me duly  
sworn, did depose and say that he resides at  
13305 Shaker Blvd., Cleveland, Ohio ;  
that he is a Vice President of Erie-Lackawanna Railroad  
Company, the corporation described in and which executed the  
foregoing instrument; that he knows the seal of said corpora-  
tion; that the seal affixed to said instrument is such  
corporate seal; that it was so affixed by order of the Board  
of Directors of said corporation; and that he signed his  
name thereto by like order.

Walter E. Violand

WALTER E. VIOLAND, Notary Public  
Cuyahoga County, Ohio  
My Commission Expires April 19, 1970

The State of Ohio }  
Cuyahoga County } ss.



I, EMIL J. MASGAY, Clerk of the Court of Common Pleas, a Court of Record of  
Cuyahoga County, aforesaid,

Do hereby Certify that Walter E. Violand  
before whom the annexed acknowledgment, oath, affidavit, was taken, was at the date  
thereof a NOTARY PUBLIC, in and for said County, duly authorized by the laws  
of Ohio to take the same, also to make acknowledgments, affidavits and proofs, of  
deeds or conveyances for land, tenements or hereditaments situated and lying in said  
State of Ohio, and further that I am well acquainted with his handwriting and believe  
his signature thereto is genuine, and that the annexed instrument is executed accord-  
ing to the laws of the State of Ohio.

Commission expires April 19, 1970  
In Testimony Whereof, I hereunto subscribe my name and affix the seal of said  
Court, at Cleveland, Ohio, this 17th day of June, A. D. 1967

D 1536

EMIL J. MASGAY, CLERK OF COURTS  
Stephen D. Taylor Deputy Clerk

RECORDED JUN 27 1967 9:15 A.M.

:4: August A. Hansen, CLERK



# This Indenture,

Made the <sup>16<sup>th</sup></sup> day of January, nineteen hundred and seventy

Between WILLIAM H. HAND, residing at 122 South Franklin Street, South Nyack, Rockland County, New York,

part y of the first part, and

VILLAGE OF SOUTH NYACK, a municipal corporation with its offices located at 282 South Broadway, South Nyack, Rockland County, New York,

part y of the second part:

Witnesseth, that the part y of the first part, in consideration of One (\$1.00) Dollars, lawful money of the United States,

does hereby grant and release unto the part y of the second part, its successors and assigns forever,

All that certain plot, piece or parcel of land, situate, lying and being in the Village of South Nyack, in the Town of Crangetown, County of Rockland, and State of New York, which parcel of land is bounded and described as follows:

**BEGINNING** at a point formed by the intersection of the Southerly line of Cedar Hill Avenue with the Westerly line of Railroad Avenue, and running thence Southerly along the Westerly line of Railroad Avenue, fifty-five feet; thence Westerly at right angles with Railroad Avenue, one hundred twenty-nine feet to a point in the Easterly line of land of the Nyack and Northern Railroad Company distant ninety-four feet and eight inches Southerly from the Southerly line of Cedar Hill Avenue; thence Northwardly along the Easterly line of the land of the Nyack and Northern Railroad Company, ninety-four feet eight inches to the Southerly line of Cedar Hill Avenue, and thence Easterly along said Southerly line of Cedar Hill Avenue, one hundred thirty-seven feet nine inches to the point or place of beginning. Being the whole of lot eight and part of lot nine on Map of property belonging to Peter Depew and William Voorhis situate at Nyack on Hudson, as laid out by Ward Carpenter & Son, Surveyors, and now on file in the office of the Clerk of said County of Rockland.

**BEING** the same premises which, with the buildings and improvements at that time were erected thereon, were conveyed to the Village of South Nyack by deed of Willcox & Gibbs, Inc. dated February 12th, 1968 and recorded in the Rockland County Clerk's office on September 5th, 1968 in Liber 848 of Deeds at Page 330 and by deed of Willcox & Gibbs, Inc. dated February 12th, 1968 and recorded in the Rockland County Clerk's office on September 5th, 1968 in Liber 848 of Deeds at Page 333.

**AND BEING** also the same premises which have this day been conveyed by said Village of South Nyack, the party of the second part herein as the party of the first part therein, to William H. Hand, the party of the first part herein as the party of the second part therein, by deed bearing even date herewith and delivered immediately prior to the delivery of the within conveyance and intended to be recorded in the office of the County Clerk of Rockland County.

This conveyance is made upon the express condition that the premises and all portions of the same shall continue to be owned by the party of the second part and shall be permanently used only for municipal purposes directly connected with the operation of the government of the party of the second part including its use as a public park. The parties agree that if at any time the premises shall cease to be owned by the party of the second part or shall be used for other than said purposes, that then in either event this conveyance shall thereupon become null and void and

KNOW ALL MEN BY THESE PRESENTS that

WHEREAS, BANKERS TRUST COMPANY, a corporation of the State of New York, having its office and place of business at No. 16 Wall Street, in the City and State of New York, is the Trustee named in that certain mortgage deed dated as of July 1, 1941, known as the "General Mortgage," made and executed by Erie Railroad Company, a corporation of the State of New York, having its principal office at No. 50 Church Street in the City and State of New York, and recorded on the 23rd day of December, 1941, in the office of the County Clerk in and for Rockland County, New York, and there recorded in Book 365 of Mortgages at Page 527; and

WHEREAS, effective October 17, 1960, The Delaware, Lackawanna and Western Railroad Company was merged into Erie Railroad Company, and the corporate name of Erie Railroad Company was changed to Erie-Lackawanna Railroad Company, and its corporate address was changed to 140 Cedar Street, in the City and State of New York; and

WHEREAS, the said Trustee finds that all of the terms and conditions of said Mortgage relating to the release of property from the lien and operation thereof have been complied with with respect to the release of property hereinafter described;

NOW, THEREFORE, in consideration of the premises and of the sum of One Dollar (\$1.00) to it paid, and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Bankers Trust Company, as Trustee of the Mortgage above referred to, does hereby remise, release and forever quitclaim unto Erie-Lackawanna Railroad Company all the right, title and interest it, the said Bankers Trust Company, as Trustee, may have acquired in, through or by virtue of said Mortgage and any supplements thereto, in and to the premises and property described as follows:



All those two parcels of land situated in the Village of South Nyack, County of Rockland, State of New York, and described as follows:

Parcel No. 1

(1) All that parcel of land acquired by The Nyack & Northern Railroad Company from William H. Mansfield and wife by Award dated October 9, 1869, recorded in Volume 3, page 412, of Supreme Court Orders of 1865 of Dutchess County, which lies northerly of the division line between the Town of Orangetown on the south and the Village of South Nyack on the north, except that triangular portion, at the northerly end hereof, which was acquired by The People of the State of New York by the filing of Map No. 327, Parcel No. 338, The Hudson Section, County of Rockland, Subdivision No. 9A, in said County Clerk's Office on February 4, 1955;

(2) All that portion of a parcel of land acquired by The Nyack & Northern Railroad Company from Seth B. Cole and wife by deed dated July 17, 1869, recorded in Volume 64, Page 142, of Rockland County Deed Records, which lies easterly of and adjacent to the southeasterly line of aforesaid Parcel No. 338, Map No. 327, acquired by The People of the State of New York on February 4, 1955;

(3) All that parcel of land acquired by Erie-Lackawanna Railroad Company from The People of the State of New York by Deed dated December 23, 1965, and which parcel is designated as Parcels 388, 389 and 390 on a conveyance map prepared by the New York State Department of Public Works entitled - New York State Thruway, The Hudson Section, County of Rockland, Subdivision No. 9A, Village of South Nyack, District No. 8, Map No. 8-C, Par. No. 388, 389, 359, 391 and 390;

(4) All that parcel of land acquired by The Nyack & Northern Railroad Company from Conrad Braker by Award dated October 9, 1869, recorded in Volume 3, Page 422, of Supreme Court Orders of 1865 of Dutchess County, except the southerly portion thereof which was acquired by The People of the State of New York by the filing of Map No. 328, Parcels Nos. 339, 340 & 342, The Hudson Section, County of Rockland, Subdivision No. 9A, in said County Clerk's Office on February 4, 1955.

Parcel No. 1 containing three and sixty-one hundredths (3.61) acres, more or less, subject, however, to the rights of the public in and to any streets or highways crossing the same.

Parcel No. 2

(1) All those two parcels of land acquired by Erie-Lackawanna Railroad Company from The People of the State of New York by deed dated December 23, 1865, and designated as Parcel No. 359 and Parcel No. 391 on a conveyance map prepared by the New York State Department of Public Works entitled - New York State Thruway, The Hudson Section, County of Rockland, Sub-division No. 9A, Village of South Nyack, District No. 8, Map No. 8C, Par. No. 388, 389, 359, 391 and 390;

(2) All that parcel of land acquired by The Nyack & Northern Railroad Company from John I. Polhemus by Award dated October 9, 1869, recorded in Volume 3, Page 409, of Supreme Court Orders of 1865 in Dutchess County;

(3) All that parcel of land acquired by The Nyack & Northern Railroad Company from Joseph Hart, et ux, et al, by deed dated August 9, 1869, recorded in Volume 64, Page 147 of Rockland County Deed Records.

Parcel No. 2 containing one and four hundredths (1.04) acres, more or less, subject however, to the rights of the public in and to any streets or highways crossing these land parcels.



TO HAVE AND TO HOLD the same unto Erie-Lackawanna Railroad Company, its successors and assigns, forever, free from the lien of said Mortgage and any supplements thereto.

This release is executed and delivered by said Trustee in accordance with the terms of said Mortgage, upon representations made to it by Erie-Lackawanna Railroad Company, and is executed and delivered without covenant of warranty, express or implied, and without recourse against said Trustee in any event whatsoever. It shall in no wise be held to invalidate or affect the lien of said Mortgage as to other property covered thereby.

IN WITNESS WHEREOF, the said Bankers Trust Company, as Trustee, has caused these presents to be signed by its Assistant Vice President and its corporate seal to be hereunto affixed and attested by its Assistant Secretary, this *7<sup>th</sup>* day of *August*, 19*67*.

In presence of:

BANKERS TRUST COMPANY,  
as Trustee,

By

*J. B. Peterson*  
Assistant Vice President

**J. B. PETERSON**

Attest:

*G. E. Maier*  
Assistant Secretary

**G. E. MAIER**



N. Y.

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

On this 7th day of August, 1957,  
before me personally came J. B. PETERSON,  
to me known, who, being by me duly sworn, deposes and says that  
he resides at No. 215 E. 73rd St. NEW YORK, N. Y. 10021,  
in the City of NEW YORK, N. Y. 10021;  
that he is Asst. Vice President of Bankers Trust  
Company, the corporation named in  
and which executed the foregoing Indenture; that he knows the  
seal of said corporation; that the seal affixed to said Indenture is  
such corporate seal; that it was so affixed by Authority of the  
Board of Directors of said corporation; and that he signed his  
name thereto by like Authority.

Victor Evans

R. VICTOR EVANS  
Notary Public, State of New York  
No. 31-621900  
Qualified in New York County  
Commission Expires March 30, 1958



RECORDED SEP 19 1957 3:50 P.M.

August H. Hansen, CLERK



KNOW ALL MEN BY THESE PRESENTS that

WHEREAS FIRST NATIONAL CITY BANK (Successor by merger to THE FIRST NATIONAL BANK OF THE CITY OF NEW YORK), a national banking association having its corporate trust office at 55 Wall Street in the City and State of New York, is the Trustee under that certain mortgage deed dated as of July 1, 1941, known as the "First Consolidated Mortgage," made and executed by Erie Railroad Company, a corporation of the State of New York, having its principal office at No. 50 Church Street in the City and State of New York, which mortgage was recorded on the 23rd day of December, 1941 in the office of the County Clerk of Rockland County, New York in Book 365 of Mortgages, at Page 434 ; and

WHEREAS, effective October 17, 1960, The Delaware, Lackawanna and Western Railroad Company was merged into Erie Railroad Company, and the corporate name of Erie Railroad Company was changed to Erie-Lackawanna Railroad Company, and its corporate address was changed to 140 Cedar Street, in the City and State of New York; and

WHEREAS, the said Trustee finds that all of the terms and conditions of said Mortgage relating to the release of property from the lien and operation thereof have been complied with respect to the release of property hereinafter described;

NOW, THEREFORE, in consideration of the premises and of the sum of One Dollar (\$1.00) to it paid, and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said First National City Bank, as Trustee of the Mortgage above referred to, does hereby remise, release and forever quitclaim unto Erie-Lackawanna Railroad Company, its successors and assigns, all the right, title and interest it, the said First National City Bank, as Trustee, may have acquired in, through or by virtue of said Mortgage and any supplements thereto in and to the premises and property described as follows:

All those two parcels of land situated in the Village of South Nyack, County of Rockland, State of New York and described as follows:

Parcel No. 1

(1) All that parcel of land acquired by The Nyack & Northern Railroad Company from William H. Mansfield and wife by Award dated October 9, 1869, recorded in Volume 3, page 412, of Supreme Court Orders of 1865 of Dutchess County, which lies northerly of the division line between the Town of Orangetown on the south and the Village of South Nyack on the north, except that triangular portion, at the northerly end hereof, which was acquired by The People of the State of New York by the filing of Map No. 327, Parcel No. 338, The Hudson Section, County of Rockland, Subdivision No. 9A, in said County Clerk's Office on February 4, 1955;

(2) All that portion of a parcel of land acquired by The Nyack & Northern Railroad Company from Seth B. Cole and wife by deed dated July 17, 1869, recorded in Volume 64, Page 142, of Rockland County Deed Records, which lies easterly of and adjacent to the southeasterly line of aforesaid Parcel No. 338, Map No. 327, acquired by The People of the State of New York on February 4, 1955;

(3) All that parcel of land acquired by Erie-Lackawanna Railroad Company from The People of the State of New York by Deed dated December 23, 1965, and which parcel is designated as Parcels 388, 389 and 390 on a conveyance map prepared by the New York State Department of Public Works entitled - New York State Thruway, The Hudson Section, County of Rockland, Subdivision No. 9A, Village of South Nyack, District No. 8, Map No. 8-C, Par. No. 388, 389, 359, 391 and 390;

(4) All that parcel of land acquired by The Nyack & Northern Railroad Company from Conrad Braker by Award dated October 9, 1869, recorded in Volume 3, Page 422, of Supreme Court Orders of 1865 of Dutchess County, except the southerly portion thereof which was acquired by The People of the State of New York by the filing of Map No. 328, Parcels Nos. 339, 340 & 342, The Hudson Section, County of Rockland, Subdivision No. 9A, in said County Clerk's Office on February 4, 1955.



Parcel No. 1 containing three and sixty-one hundredths (3.61) acres, more or less, subject, however, to the rights of the public in and to any streets or highways crossing the same.

Parcel No. 2

(1) All those two parcels of land acquired by Erie-Lackawanna Railroad Company from The People of the State of New York by deed dated December 23, 1965, and designated as Parcel No. 359 and Parcel No. 391 on a conveyance map prepared by the New York State Department of Public Works entitled - New York State Thruway, The Hudson Section, County of Rockland, Subdivision No. 9A, Village of South Nyack, District No. 8, Map No. 8C, Par. No. 388, 389, 359, 391 and 390;

(2) All that parcel of land acquired by The Nyack & Northern Railroad Company from John I. Polhemus by Award dated October 9, 1869, recorded in Volume 3, Page 409, of Supreme Court Orders of 1865 in Dutchess County;

(3) All that parcel of land acquired by The Nyack & Northern Railroad Company from Joseph Hart, et ux, et al, by deed dated August 9, 1869, recorded in Volume 64, Page 147 of Rockland County Deed Records.

Parcel No. 2 containing one and four hundredths (1.04) acres, more or less, subject however, to the rights of the public in and to any streets or highways crossing these land parcels.

TO HAVE AND TO HOLD the same unto Erie-Lackawanna Railroad Company, its successors and assigns, forever, free from the lien of said Mortgage and any supplements thereto.

This release is executed and delivered by said Trustee in accordance with the terms of said Mortgage, upon representations made to it by Erie-Lackawanna Railroad Company, and is executed and delivered without covenants of warranty, express or implied, and without recourse against said Trustee in any event whatsoever. It shall in no wise be held to invalidate or affect the lien of said Mortgage as to other property covered thereby.

IN WITNESS WHEREOF, the said First National City Bank has caused these presents to be signed by one of its ~~Trust Officers~~ ~~Vice Presidents~~ and its corporate seal to be hereunto affixed and attested by one of its Assistant ~~Cashiers~~ <sup>Trust Officers</sup>, this 15<sup>th</sup> day of July, 19 27.

In presence of:

FIRST NATIONAL CITY BANK,  
as Trustee,

H. J. ENNIS

By B. B. Burrell  
Trust Officer ~~Vice President~~

G. B. BOBACHOWSKY

Attest: E. B. McCann  
Assistant Cashier  
Trust Officer



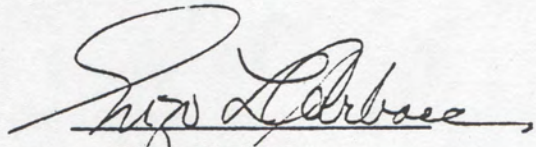
N. Y.

LIBER 908 PAGE 366

STATE OF NEW YORK  
COUNTY OF NEW YORK

} SS.:

On this 15<sup>th</sup> day of July, 1967,  
before me personally came E. A. Powell,  
to me known, who, being by me duly sworn, deposes and says that  
he resides at No. 19 Rose Terrace, Chatham, New Jersey 07928,  
in the \_\_\_\_\_ of \_\_\_\_\_;  
that he is Trust Officer \_\_\_\_\_ of First National  
City Bank \_\_\_\_\_, the corporation named in  
and which executed the foregoing Indenture; that he knows the  
seal of said corporation; that the seal affixed to said Indenture is  
such corporate seal; that it was so affixed by Authority of the  
Board of Directors of said corporation; and that he signed his  
name thereto by like Authority.



ENZO L. CARBOCCI  
Notary Public, State of New York  
No. 43-5605595  
Qualified in Richmond County  
Certificate filed in New York County  
Certificate filed in Kings County  
Certificate filed in Queens County  
Certificate filed in Bronx County  
Term Expires March 30, 1968



RECORDED SEP 19 1967 3:50 A.P.M.

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

00445

This Indenture, made the 22nd day of March, nineteen hundred and seventy-three Between TUNIS EUGENE DePEW, residing at 22 Tudor Road, Albany, New York; RALPH HUYLER DePEW, residing at 65 South Broadway, Nyack, New York; DOROTHY SANDISON LLOYD, residing at 170 North Broad Street, Norwich, New York; ELIZABETH SANDISON CARTER, residing at 129 Home Avenue, Rutherford, New Jersey; and FLORENCE SANDISON WILLIAMS, residing at East River Road (no street number) South New party of the first part, and Berlin, New York,

INCORPORATED VILLAGE OF SOUTH NYACK, having its office located at 282 South Broadway, South Nyack, New York,

party of the second part,

Witnesseth, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of South Nyack, Town of Orangetown, County of Rockland and State of New York, and more particularly bounded and described as follows:

BEGINNING at the intersection of the easterly line of Franklin Street (Formerly Grove Street) and the northerly line of Cedar Hill Avenue and running thence (1) along said northerly line of Cedar Hill Avenue on a course of South 68° 55' 42" east, a distance of 46.74 feet to a point, thence (2) turning and running across Cedar Hill Avenue and along the westerly lines of lots 8 through 18 on a map entitled, "Peter DePew and William Voorhis" filed on 3/7/1870 as Map No. 1673 on a course of South 1° 21' 7" west, a distance of 525.30 feet to a point, thence (3) turning and running along lands now or formerly of Hart on a course of North 72° 18' 01" west, a distance of 45.85 feet to a point in the easterly line of Franklin Avenue, (Grove Street), aforesaid, thence (4) turning and running along the same on a course of North 1° 21' 07" east, a distance of 528.16 feet to the point or place of beginning.

BEING and intended to be a portion of the same premises described in a judgment filed in the Rockland County Clerk's Office on 9/3/68 and also recorded in the Rockland County Clerk's Office on 9/3/68 in Liber 848 cp 226.

Together with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises; To Have And To Hold the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

And the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

And the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

In Witness Whereof, the party of the first part has duly executed this deed the day and year first above written.

In Presence Of:

Tunis Eugene DePew  
TUNIS EUGENE DePEW

Ralph Huyler DePew  
RALPH HUYLER DePEW

Dorothy Sandison Lloyd  
DOROTHY SANDISON LLOYD

Elizabeth Sandison Carter  
ELIZABETH SANDISON CARTER

Florence Sandison Williams



STATE OF NEW YORK )  
 : SS.:  
 COUNTY OF ALBANY )

On the 23<sup>rd</sup> day of March, 1973, before me personally came TUNIS EUGENE DEPEW to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that he executed the same.

ERNEST V. BARONE  
 Notary Public, State of New York  
 Residing in Rensselaer County  
 Commission expires March 31, 1975

Ernest V. Barone  
 Notary Public

STATE OF NEW YORK )  
 : SS.:  
 COUNTY OF ROCKLAND )

On the 24<sup>th</sup> day of March, 1973, before me personally came RALPH HUYLER DEPEW to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that he executed the same.

Notary Public, State of New York  
 Qualified in the State of New York  
 Term Expires 1974

Ernest V. Barone  
 Notary Public

STATE OF NEW YORK )  
 : SS.:  
 COUNTY OF CHENANGO )

On the 22 day of March, 1973 before me personally came DOROTHY SANDISON LLOYD to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that she executed the same.

Herbert W. Reed 093228250  
 Notary Public

HERBERT W. REED  
 Public Notary - Chen. Co.  
 My Comm. Expires 3/30/75

STATE OF NEW JERSEY )  
 : SS.:  
 COUNTY OF BERGEN )

On the 26<sup>th</sup> day of March, 1973 before me personally came ELIZABETH SANDISON CARTER to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that she executed the same.

Clara Gartley  
 Notary Public

CLARA GARTLEY  
 NOTARY PUBLIC - NEW JERSEY  
 My Commission Expires July 19, 1975

STATE OF NEW YORK )  
 : SS.:  
 COUNTY OF CHENANGO )

On the 22 day of March, 1973 before me personally came FLORENCE SANDISON WILLIAMS to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that she executed the same.

HERBERT W. REED

STATE OF NEW YORK, COUNTY OF ss:

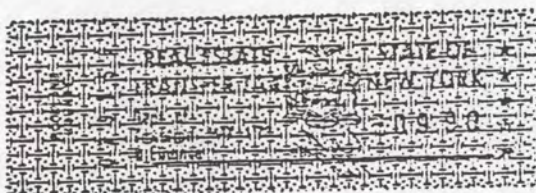
On the 2 day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.



STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of , the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed h name thereto by like order.

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw executed the same; and that he, said witness, at the same time subscribed h name as witness thereto.

**Bargain and Sale Deed**

With Covenant Against Grantor's Acts

Title No. *D-5071*

TUNIS EUGENE DePEW, et al  
TO

INCORPORATED VILLAGE OF SOUTH NYACK

SECTION 128  
BLOCK 1225  
LOT 14-1  
COUNTY OR TOWN County of Rockland

*1225  
14-1  
128*

*9.90  
029150*

Recorded At Request of  
USLIFE TITLE INSURANCE COMPANY of New York  
RETURN BY MAIL TO

USLIFE TITLE	
MAY 11 1973	Standard Form of New York Board of Title-Underwriters
	Distributed by USLIFE TITLE INSURANCE COMPANY of New York
<i>35</i>	Formerly INTER-COUNTY TITLE

<i>Trachtenberg &amp; Singer 72 Main St. Nyack, New York</i>
Zip No. 10960

Recorded By:  
USLIFE TITLE / New York  
61 South Main Street  
New City, NY 10956

Return to:

LEAVE THIS SPACE FOR USE OF RECORDING OFFICE

I HEREBY CERTIFY THAT THE WITHIN AND FOREGOING WAS RECORDED IN THE CLERK'S OFFICE FOR ROCKLAND CO., N. Y. *11 18 73* AT *4:10* P.M. IN LIBER *927* OF DEEDS PAGE *115*

*August H. Hansen*  
CLERK

RECORDED MAY 11 1973 *4:10 P.M.*

*August H. Hansen*, CLERK



VARIABLE WIDTH



GOV. THOMAS E. DEWEY THRUWAY

ESPOSITO TRAIL

U.S. ROUTE

W-6



INTERSTATE ROUTES 287 & 87



VARIABLE WIDTH



VARIABLE WIDTH

VARIABLE WIDTH



VILLAGE OF SOUTH NYACK

ELIZABETH PLACE

12  
13  
14

0.172(C)  
0.094(S)  
0.094(S)  
0.094(S)  
0.094(S)  
0.094(C)

100(S)  
312(S)  
94(S)  
66(S)  
39  
39  
40  
40  
43  
119.88

9  
8  
9  
10  
11

240(S)  
100(S)  
55(S)  
100(S)  
0.144(C)  
0.094(S)  
0.094(S)  
0.094(S)  
0.094(C)

9  
8  
9  
10  
11

0.39A(C)  
0.175(S)  
1.6(S)  
1.2(S)  
270(S)  
30(S)

21

VILLAGE OF SOUTH NYACK VILLAGE HALL

80  
60  
50  
52.00  
58.00  
87.00  
90.00

20  
22

3.97  
158.74  
90.96  
90.96  
12.37  
58.41  
0.24

44.00  
0.044(C)  
80(S)

GO

SOUTH







U.S. ROUTE 8-W

CLINTON AVENUE

BROOKSIDE AVENUE

FRANKLIN STREET

CLINTON AVENUE

DEPOT PLACE (A.K.A. RAILROAD AVE.)

PROSPECT AVENUE

CLINTON AVENUE

FRANKLIN STREET

DEPOT PLACE (A.K.A. RAILROAD AVE.)

PROSPECT AVENUE

CLINTON AVENUE

FRANKLIN STREET

DEPOT PLACE (A.K.A. RAILROAD AVE.)

PROSPECT AVENUE

CLINTON AVENUE

FRANKLIN STREET

DEPOT PLACE (A.K.A. RAILROAD AVE.)

PROSPECT AVENUE

CLINTON AVENUE

FRANKLIN STREET

DEPOT PLACE (A.K.A. RAILROAD AVE.)

PROSPECT AVENUE

66,45

965/088

3

2

3

1

VOORHIS AVENUE

DIVISION STREET

EDGAR HILL AVENUE