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General Information

Control No: 201512290589	Book: DEEDS
Book No: 11637	Page No: 593
Filing Date: 12/29/2015	Filing Time: 2:18:17 PM
Instrument Type: EASEMENT WITHOUT A TPS584	Status:
Transfer Amount: \$0.00	Mortgage Amount: \$0.00
Reference No:	Reference 2:
Comments:	Secured: NO
Instrument Date: 12/29/2015	
# of Pages: 7	

Grantor

RIVERS RUN HOMEOWNERS ASSOCIATION

Grantee

HENRIETTA TOWN OF BOARD

Legal Description(s)

Town or City: HENRIETTA - 263200
Property Address: RIVER RUN HENRIETTA

Tax Account:
Land Description:

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MONROE COUNTY CLERK'S OFFICE

THIS IS NOT A BILL. THIS IS YOUR RECEIPT

ROCHESTER, NY

Receipt # 1347242

Index DEEDS

Book 11637 Page 593

No. Pages : 7

Instrument EASEMENT WITHOUT A TPS584

Date : 12/29/2015

Time : 02:18:17PM

Control # 201512290589

Ref 1 #

Employee : RebeccaZ

Return To:

TOWN OF HENRIETTA
475 CALKINS ROAD
ATTN ROLAND OSTERWINTER
HENRIETTA, NY 14467-

RIVERS RUN HOMEOWNERS ASSOCIATION
HENRIETTA TOWN OF BOARD OF MANAGERS

COUNTY FEE NUMBER PAGES	\$	30.00
RECORDING FEE	\$	45.00

Total \$ 75.00

State of New York

MONROE COUNTY CLERK'S OFFICE

WARNING - THIS SHEET CONSTITUTES THE CLERKS
ENDORSEMENT, REQUIRED BY SECTION 317-a(5) &
SECTION 319 OF THE REAL PROPERTY LAW OF THE
STATE OF NEW YORK. DO NOT DETACH OR REMOVE.

CHERYL DINOLFO
MONROE COUNTY CLERK



ACCESS EASEMENT

THIS INDENTURE, made this 5th day of November, 2015, between Rivers Run Homeowners Association, herein called the "Grantor" having offices located at 50 Fairwood Drive, Rochester NY, 14623, and THE TOWN BOARD OF THE TOWN OF HENRIETTA, Monroe County, organized under the laws of the State of New York, with offices located at 475 Calkins Road, Henrietta, NY 14467, herein called the "Grantee".

WITNESSETH, that the Grantor, in consideration of One or More Dollars (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the Grantee does hereby grant and release unto the Grantee, its successors and assigns forever,

A PERPETUAL EASEMENT for ingress and egress purposes: To enter upon the lands hereinafter described, it being expressly agreed that the Grantee, their successors and assigns, shall have at all time the right to enter on said lands to remove trees, shrubs, brush, debris, buildings and structures and that the grantor, his distributees and assigns shall keep said land free from same, but may use the lands for farm crops, lawns, pastures and other uses which in the sole judgment of the Grantee do not conflict with the use of said lands for ingress and egress purposes; and the Grantor, his distributees and assigns hereby release the Grantee, its successors and assigns from any and all claims by reason of any damage resulting to said lands, or to lands not granted, from any use which may be made of the rights herein granted both upon the original entry and upon future re-entries. The Grantor accepts in consideration paid for this easement in full settlement of any and all claims of any nature whatsoever arising out of the granting and exercise of the easement.

THIS GRANT AND EASEMENT shall at all times be deemed to be and shall be a continuing easement and covenant running with the land and shall include the appurtenances and all the estate and rights of the Grantor in the subject premises which are more particularly described in SCHEDULE "A" attached hereto.

Tax Account No.(s): part of 174.10-1-69.11
Property Address: Rivers Run

2015 DEC 29 PM 2:18
MONROE COUNTY CLERK

RECORDED

Return to:
Town of Henrietta
475 Calkins Road
Henrietta, NY 14467
Attn: Roland Osterwinter

AND SAID Grantor covenants as follows:

FIRST, that the Grantee shall quietly enjoy the said premises;

SECOND, that the Grantor will forever warrant the title to said premises;

THIRD, that, in Compliance with Section 13 of the Lien Law, the Grantor 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 purposes.

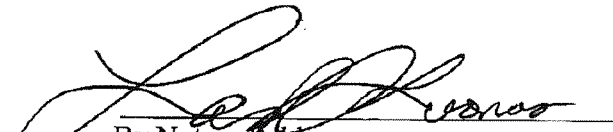
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Rivers Run Homeowners Association

By Howard Maslich, President

STATE OF NEW YORK)
COUNTY OF MONROE)

On the 5 day of November in the year 2015 before me, the undersigned, personally appeared Howard Maslich, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their/ signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


By Notary Public

LAURA M THOMAS
Notary Public State Of New York
Qualified In Ontario
Lic. #01TH6316166
My Commission Expires 12/08/2016



Environmental Design & Research,
Landscape Architecture, Engineering & Environmental Services, D.P.C.
274 North Goodman Street, Rochester, New York 14607
P. 585.271.0040 • F. 585.271.0042 • www.edrdpc.com

July 29, 2015

RE: PROPOSED INGRESS - EGRESS EASEMENT TO; ✓
RIVERS RUN HOA INC. & THE TOWN OF HENRIETTA

EDR Project No. 1170

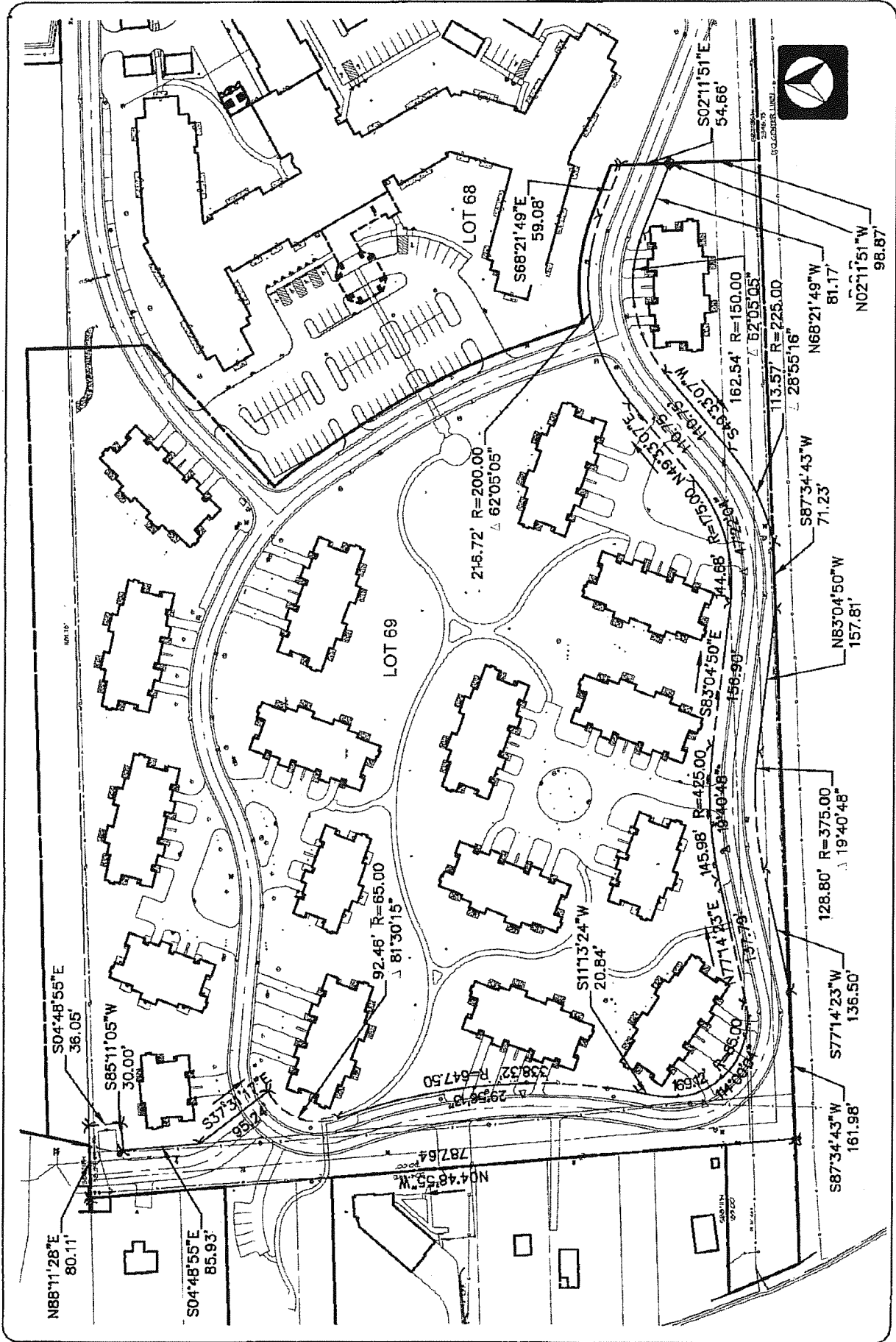
ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Henrietta, County of Monroe and State of New York being more particularly described as follows:

COMMENCING at a point on the westerly highway boundary of East River Road, County Route 84 (66 feet wide), said point being on the southerly property line of lands now or formerly owned by Rochester Institute of Technology (Tax map #174.01-02-58) as filed in the Monroe County Clerk's office as liber 7244 of deeds page 4; thence,

- A.) Westerly, along the southerly property line of said lands of the Rochester Institute of Technology, a distance of 950.33 feet on recorded subdivision map L-327, P.93 to a point on the westerly line of lot 68; thence,
- B.) Continuing westerly, along the southerly property line of said lands of the Rivers Run LLC, a distance of 251.44 feet to a point; thence
- C.) N 02°11'51" W, along the easterly boundary of Lot 68 of the Rivers Run LLC, a distance of 98.87 feet to the POINT OF BEGINNING; thence,
 - 1.) N 68°21'49" W, a distance of 81.17 feet, to a point of curvature; thence,
 - 2.) Westerly, along a curve to the left, having a radius of 150.00 feet
(Chord = S 80°35'39" W, 154.70 feet), an arc distance of 162.54 to a point; thence,
 - 3.) S 49°33'07" W, a distance of 110.75 feet, to a point of curvature; thence,
 - 4.) Westerly, along a curve to the right, having a radius of 225.00 feet
(Chord = S 64°00'45" W, 112.37 feet), an arc distance of 113.57 to a point; thence,
 - 5.) S 87°34'43" W, along the southerly property line of said lands of the Rochester Institute of Technology, a distance of 71.23 feet, to a point; thence,
 - 6.) N 83°04'50" W, a distance of 157.81 feet, to a point of curvature; thence,
 - 7.) Westerly, along a curve to the left, having a radius of 375.00 feet
(Chord = S 87°04'46" W, 128.17 feet), an arc distance of 128.80 to a point; thence,
 - 8.) S 77°14'23" W, a distance of 136.50 feet, to a point; thence

- 9.) S 87°34'43" W, along the southerly property line of said lands of the Rochester Institute of Technology, a distance of 161.98 feet, to a point; thence,
- 10.) N 04°48'55" W, along the westerly property line of said lands of the Rochester Institute of Technology, a distance of 787.64 feet, to a point; thence,
- 11.) N 88°11'28" E, a distance of 80.11 feet, to a point on the northerly property line of lot 69; thence,
- 12.) S 04°48'55" E, a distance of 36.05 feet, to a point; thence,
- 13.) S 85°11'05" W, a distance of 30.00 feet, to a point; thence,
- 14.) S 04°48'55" E, a distance of 85.93 feet, to a point; thence,
- 15.) S 37°31'17" E, a distance of 95.24 feet, to a point of curvature; thence,
- 16.) Southerly, along a curve to the left, having a radius of 65.00 feet
(Chord = S 20°46'13" W, 84.86 feet), an arc distance of 92.46 to a point of reverse curvature; thence,
- 17.) Southerly, along a curve to the right, having a radius of 647.50 feet
(Chord = S 05°00'48" E, 334.48 feet), an arc distance of 338.32 to a point; thence,
- 18.) S 11°13'24" W, a distance of 20.84 feet, to a point of curvature; thence,
- 19.) Southerly, along a curve to the left, having a radius of 85.00 feet
(Chord = S 45°45'35" E, 142.57 feet), an arc distance of 169.12 to a point; thence,
- 20.) N 77°14'23" E, a distance of 137.79 feet, to a point of curvature; thence,
- 21.) Easterly, along a curve to the right, having a radius of 425.00 feet
(Chord = N 87°04'46" E, 145.26 feet), an arc distance of 145.98 to a point; thence,
- 22.) S 83°04'50" E, a distance of 156.90 feet, to a point of curvature; thence,
- 23.) Easterly, along a curve to the left, having a radius of 175.00 feet
(Chord = N 73°14'08" E, 140.59 feet), an arc distance of 144.68 to a point; thence,
- 24.) N 49°33'07" E, a distance of 110.75 feet, to a point of curvature; thence,
- 25.) Easterly, along a curve to the right, having a radius of 200.00 feet
(Chord = N 80°35'39" E, 206.27 feet), an arc distance of 216.72 to a point; thence,
- 26.) S 68°21'49" E, a distance of 59.08 feet, ^{to a point} on the westerly property line of lot 68; thence,
- 27.) S 02°11'51" E, along the westerly property line of lot 68 a distance of 54.66 feet, to the **PLACE AND POINT OF BEGINNING**, BEING 2.525 ACRES of land, more or less, and intending to describe the ingress/ egress easement for LOT 69, now or formerly owned by Rivers Run HOA Inc. (Tax map #174.10-01-69.11) as filed in the Monroe County Clerk's office as liber 11326 of deeds page 303.

All as shown on a map attached here to titled "INGRESS-EGRESS EASEMENT TO RIVERS RUN HOA INC. & THE TOWN OG HENRIETTA" prepared by Environmental, Design & Research, Landscape Architecture, Engineering & Environmental Services, D.P.C.



EDR JOB NUMBER: 1170
 DRAWING NUMBER: 01
 SCALE: 1" = 150' DATE: 7/31/2015

PROJECT TITLE: RIVERS RUN
 DRAWING TITLE: INGRESS-EGRESS EASEMENT TO RIVERS RUN HOA INC. & THE TOWN OF HENRIETTA
 DRAWN BY: ZTR
 CHECKED BY: DGP

edr
 Environmental
 Design & Research
 Landscape Architecture, Engineering
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