



# Ulster County

ulstercountyny.gov

## Property Description

Report For: 11 School Ln,  
Municipality of Town of  
Shandaken

No Photo Available

<b>Status:</b>	Active
<b>Roll Section:</b>	Wholly Exem
<b>Swis:</b>	515000
<b>Tax Map ID #:</b>	13.12-2-12
<b>Property Class:</b>	612 - School
<b>Site:</b>	RES 1
<b>In Ag. District:</b>	No
<b>Site Property Class:</b>	N/A
<b>Zoning Code:</b>	N/A
<b>Neighborhood Code:</b>	N/A
<b>School District:</b>	Onteora
<b>Total Assessment:</b>	2022 - \$178,500 2021 - \$178,500
<b>Total Acreage/Size:</b>	12.00
<b>Land Assessment:</b>	2022 - \$18,000 2021 - \$18,000
<b>Full Market Value:</b>	2022 - \$964,865 2021 - \$776,087
<b>Equalization Rate:</b>	---
<b>Deed Book:</b>	1136
<b>Grid East:</b>	541197
<b>Property Desc:</b>	
<b>Deed Page:</b>	326
<b>Grid North:</b>	1186310

### Area

<b>Living Area:</b>	<b>First Story Area:</b>
<b>Second Story Area:</b>	<b>Half Story Area:</b>
<b>Additional Story Area:</b>	<b>3/4 Story Area:</b>
<b>Finished Basement:</b>	<b>Number of Stories:</b>
<b>Finished Rec Room</b>	<b>Finished Area Over Garage</b>

### Structure

<b>Building Style:</b>	N/A	<b>Bathrooms (Full - Half):</b>
<b>Bedrooms:</b>		<b>Kitchens:</b>
<b>Fireplaces:</b>		<b>Basement Type:</b>
<b>Porch Type:</b>		<b>Porch Area:</b>
<b>Basement Garage Cap:</b>		<b>Attached Garage Cap:</b>
<b>Overall Condition:</b>		<b>Overall Grade:</b>
<b>Year Built:</b>		<b>Eff Year Built:</b>

### Owners

Owner Information Not Available

### Sales

No Sales Information Available

FORM 551X N. Y. DEED-WARRANTY with Lien Covenant  
(Laws of 1917, Chap. 681, Chap. 687, Laws of 1932)TUTTLE'S REGISTERED U.S. PATENT OFFICE  
Tuttle Law Print Publishers, Rutland, Vt.**This Indenture**

1136 PG 326

Made the 24<sup>th</sup> day of April  
Nineteen Hundred and sixty-threeBetween HERBERT J. EPSTEIN and  
FLORENCE K. EPSTEIN, his wife,  
of Phoenicia, New YorkUlster County, N. Y.  
Recorded on the 24<sup>th</sup> day  
of April 1963, at 4:40  
P. M. in Liber 1136  
of Deeds at page 226 andLawrence D. Craft  
Clerkpart 108 of the first part, and  
CENTRAL SCHOOL DISTRICT NO. 1, OF THE TOWNS OF OLIVE,  
SHANDAKEN, WOODSTOCK, MARBLETOWN AND HURLEY. ULSTER COUNTY,  
AND LEXINGTON, GREENE COUNTY, NEW YORK, OF VOICEVILLE,  
NEW YORKpart y of the second part,  
Witnesseth that the party of the first part, in consideration of-----ONE-----Dollar (\$ 1.00 )  
lawful money of the United States,  
paid by the part y of the second part, do as hereby grant and release unto the  
part y of the second part, its successors  
and assigns forever, all THAT, TRACT, PIECE OR PARCEL OF LAND, situate,  
lying and being in the Town of Shandaken, County of Ulster, and State  
of New York, bounded and described as follows:Beginning at a point on the Easterly side of State Highway Route  
#214, leading from Phoenicia to Chichester, said point being on the  
Southerly line of lands of Melora and Florence L. Knapp and running

- (1) thence along the Southerly line of lands of said Knapp  
South 43° 13' East 155.00 feet to an iron pipe at the South Easterly  
corner of lands of Knapp;
- (2) thence along the Easterly line of lands of Knapp North 46°  
47' East 88.00 feet to a point on the Southerly line of lands of  
Addison and Donald Van Valkenburgh;
- (3) thence along the Southerly line of lands of Van Valkenburgh  
S 49° 15' East 20.00 feet to the South Easterly corner of lands  
of Van Valkenburgh;
- (4) thence along the Easterly line of lands of Van Valkenburgh  
North 46° 47' East 57.00 feet to a point;
- (5) thence along the South Easterly line of lands of Van Valkenburgh  
North 86° 09' East 50.74 feet to a point on the Westerly right-of-way  
line of the Stony Clove and Catskill Mountain Railroad;
- (6) thence along the westerly bounds of said railroad and the  
Easterly bounds of Van Valkenburgh and now or formerly Connor North  
28° 49' East 200.13 feet to a point;
- (7) thence along a wire fence and the Easterly line of lands of now  
or formerly Connor North 14° 08' East 104.75 feet to a point;
- (8) thence North 18° 29' East 49.01 feet to a point;
- (9) thence along the Westerly right-of-way line of the aforementioned  
railroad North 24° 44' East 155.09 feet to a point;
- (10) thence along other lands of Epstein South 80° 38' East 190.00  
feet to a point;
- (11) thence still along the same South 15° 57' West 293.27 feet to a  
point on the Southerly side of an old roadway leading from the lands  
of the Stony Clove and Catskill Mountain Railroad Easterly across  
lands of Epstein;
- (12) thence along the Southerly side of said old road North 83° 50'  
West 190.00 feet to a point;
- (13) thence along the Easterly edge of the old roadbed of the afore-  
mentioned railroad and along other lands of Epstein the following  
courses and distances: South 24° 00' West 227.41 feet to a point;

- (14) thence South 1° 06' West 150.65 feet to a point;
- (15) thence South 22° 26' East 151.48 feet to a point;
- (16) thence South 38° 33' East 220.36 feet to a point;
- (17) thence crossing the said railroad and running along other lands of Epstein and along the Northerly side of a proposed roadway leading from State Highway Route #214 across lands of Epstein South 48° 08' 30" West 519.42 feet to a point;
- (18) thence North 43° 04' 30" West 2.30 feet to the easterly corner of lands of Umhey;
- (19) thence along the Easterly line of lands of Umhey North 43° 04' 30" West 59.98 feet to the most Northerly corner of lands of Umhey;
- (20) thence along the Northerly line of lands of Umhey South 46° 55' 30" West 100.00 feet to a point on the Easterly side of State Highway Route #214 leading from Phoenicia to Chichester;
- (21) thence along the Easterly side of said State Highway the following courses and distances: North 51° 14' West 109.26 feet to a point;
- (22) thence North 39° 23' West 223.88 feet to a point;
- (23) thence Northerly and Easterly on a curve to the right having a radius of 308.94 feet a distance of 432.26 feet to a point;
- (24) thence North 40° 47' East 173.18 feet to a point;
- (25) thence North 43° 13' East 166.42 feet to the place of beginning.

CONTAINING 12.052 acres.

All bearings are referred to the Magnetic Meridian as of February 1961.

Together with the right to use the new road on other lands of Herbert J. Epstein and Florence K. Epstein, his wife, to the entrance for the proposed new school, for ingress and egress until such time as said road is accepted as a Town Road by the Town of Shandaken.

And being a part of the premises as was conveyed by Lillian M. Weatherby, widow, to Herbert J. Epstein and Florence K. Epstein, his wife, by a deed dated July 22, 1959, and recorded on the same day in the Ulster County Clerk's Office in Liber 1069 of Deeds at page 207.

LIBER 1136 PG 327

LIBER 1136 PG 328

Together with the appurtenances and all the estate and rights of the part 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, its successors and assigns forever.

And said parties of the first part

covenant as follows:

First, That the party of the second part shall quietly enjoy the said premises;

Second, That said parties of the first part

will forever Warrant the title to said premises.

Third, That, in Compliance with Sec. 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 purpose.

In Witness Whereof, the parties of the first part have hereunto set their hand and seal the day and year first above written.

In Presence of

*Herbert Epstein*  
*Florence K. Epstein*

State of New York } ss: On this 24 day of April  
County of Ulster } ss: Nineteen Hundred and sixty-three  
before me, the subscriber, personally appeared

HERBERT J. EPSTEIN and FLORENCE K. EPSTEIN

to me personally known and known to me to be the same persons described in and who executed the within Instrument, and they severally acknowledged to me that they executed the same.

*Vincent O. Connelly*  
Notary Public

VINCENT O. CONNELLY  
Notary Public in the State of New York  
Residing in Ulster County  
My Commission Expires Mar. 26, 1965



FILED  
4/24/63

APR 24 1963

LAWRENCE D. CRAFT  
COUNTY CLERK