

Town of Palm Tree
Legal Common Boundary
Description

Exhibit "A"



EXHIBIT A

THE TOWN OF PALM TREE COMMON

BOUNDARY DESCRIPTION

Preamble: The new Town of Palm Tree boundary description incorporates all of the Village of Kiryas Joel in its entirety and assumes that the parcels and land area as part of the recently approved 164 acre annexation of unincorporated Town of Monroe into the Village of Kiryas Joel are currently a legal part of the Village of Kiryas Joel. Thus, the proposed Town of Palm Tree would consist of this new, amended Kiryas Joel boundary described in recent annexation documents plus the area from the 27 parcels listed in the attached table; in addition to road area. Generally, these parcels are located in the northwestern portion of the Town of Monroe, north of NYS Route 17, west and southwest of the Village of Kiryas Joel as depicted on the attached map. The acreage of the parcels and adjacent road area is approximately 56+/- acres. The new Town of Palm Tree acreage will include these 56 +/- acres plus the 889+/- acres currently a part of the Village of Kiryas. The total acreage of the new Town of Palm Tree will be 940+/- acres.

The Boundary Description:

Beginning at a point located along the common boundary of the Town & Village of Woodbury and the Town of Monroe at the intersection with the common boundary of The Village of Kiryas Joel and the unincorporated portion of the Town of Monroe; said point being the most northerly corner of the Village of Kiryas Joel, and the northerly corner of N/F Aishes Chayil D' Kiryas Joel and Mother's Relief Inc. (Tax Lot 307-1- 7.323); thence

Southeasterly along the common boundary of the Town & Village of Woodbury and the Village of Kiryas Joel for approximately 6, 450 feet, said boundary crossing County Road 44 and Forest Road to the most northeastern corner of Village of Kiryas Joel, Section 360, Block 1, Lot 1 owned now or formerly by Duane, John J., where meets the corner boundary of the Village/Town of Woodbury; thence

Southerly along a common boundary of the Village of Kiryas Joel and the Town & Village of Woodbury for an approximate distance of 4,300 feet, said boundary crossing Bakertown Road and Acres Road and incorporating the east side of Village of Kiryas Joel: Tax Map Section 360, Block 1, Lot s 1, 2, 5, and 6, the east side of Tax Map Section 361, Block 1, Lot 10, the east side of Tax Map Section 347, Block 3, Lots 1.1, 1.42 and 1.22, as well as the east side of Village of Kiryas Joel Tax Map Section 362, Block 1, Lot 1 to a point where it intersects with Orange County Road 105; thence

Westerly along the curvilinear road boundary of CR 105 and the Village of Kiryas Joel Tax Map Section 362, Block 1, lot 1 to where the southwest corner of Village of Kiryas Joel Section 310, Block 1. Lot 21.2 and CR 105 intersect; thence

Southwesterly Crossing County Road 105 along a common boundary of Village of Kiryas Joel Tax Map Section 311, Block 1, Lot 8 and Town of Monroe Tax Map Section 2, block 1, Lot 4.31 to the most southeasterly point of Village of Kiryas Joel Tax Map Section 311, Block 1, Lot 8; thence

Northwesterly along a common boundary of Town of Monroe Tax Map Section 2, block 1, Lot 4.31 and Village of Kiryas Joel Tax Map Section 311, Block 1, Lots 7 and 8 to the most northwesterly point of Town of Monroe Tax Map Section 2, block 1, Lot 5.221 and intersection with the Village of Kiryas Joel Border; thence

Southerly along a common boundary between the Town of Monroe and Village of Kiryas Joel Boundary along the northwest side of Town of Monroe Tax Map Section 2, block 1, Lot 5.221 to a point where the southwesterly corner of Town of Monroe Tax Map Section 2, Block 1, Lot 5.221 meets the Village of Kiryas Joel Boundary; thence

Southeasterly along a common boundary between the Village of Kiryas Joel and Town of Monroe said boundary incorporating the southwesterly borders of the Town of Monroe Tax Map Section 2, Block 1, Lot 5.221 and Lot 4.31; thence

Northeasterly along a common boundary between the Village of Kiryas Joel and Town of Monroe said boundary incorporating the northwesterly boundary of the Town of Monroe Tax Map Section 2, Block 1, Lot 4.31 to where this lot line intersects with CR 105; thence

Easterly along the curvilinear county road 105 boundary incorporating the northern boundaries of Town of Village of Kiryas Joel Tax Map Section 311, Block1, Lots:2.1, 3, 4, 5 and 6 to the northern most corner of Village of Kiryas Joel Tax Map Section 311, Block1 Lot 6; thence

Southerly along a common boundary of the Village of Kiryas Joel Tax Map Section 311, Block1 Lot 4 and the Town of Monroe Section 2, Block 1 and Lot 2.4 to point where the corners of these 2 lots meet Village of Kiryas Joel Tax Map Section 311, Block 1 Lot 2.1; thence

Continuing southerly crossing a strip of Village of Kiryas Joel Tax Map Section 311, Block1 Lot 2.1 to a point where it intersects with Town of Monroe Section 2, Block 1 and Lot 26.222; thence

Southwesterly along a common boundary between Village of Kiryas Joel Tax Map Section 311, Block 1 Lot 1.2 and Town of Monroe Section 2, Block 1 and Lot 26.222 to the corner of where Village of Kiryas Joel Tax Map Section 311, Block 1 Lots 2.1, 1.2 and 5 and the Town of Monroe Section 2, Block 1, Lot 26.222 meet; thence

Southeasterly along a common boundary of the Village of Kiryas Joel Tax Map Section 311, Block 1 Lots 1 and 1.2 and Town of Monroe Town of Monroe Section 2, Block 1 and Lot 26.222 to the point 15 feet from the intersection where the Village of Kiryas Joel, the Town of Monroe and the Town and Village of Woodbury boundaries meet; thence

Southerly for approximately 175 feet along a line 15 feet from the most northeasterly corners of Village of Kiryas Joel Tax Map Section 312, Block 1 Lot 1 and Village of Kiryas Joel Boundary to a point where this line, the Village of Kiryas Joel and Town of Monroe meet; thence

Southwesterly along the common boundary of the Village of Kiryas Joel Tax Map Section 312, Block 1 Lot 1 and unincorporated Town of Monroe Tax Map Section 2, Block 1 Lot 10 to a point where it intersects with Nininger Road (County Road 64); thence

Northwesterly along the common boundary of the Village of Kiryas Joel and the unincorporated Town of Monroe; along the northeasterly boundary of Nininger Road (County Route 64) to the northeasterly boundary of County Road 105; thence

Continuing Northwesterly along the common boundary of the Village of Kiryas Joel and the unincorporated Town of Monroe; along the northeastern boundary of NYS Highway Route 17 to the intersection of Forest Road and the most westerly property corner of Town of Monroe Tax Map Section 1, Block 2, Lot 11.12 owned now or formerly by Raizel Eva Freund; thence

Continuing northwesterly crossing Forest Road along the common boundary of the Village of Kiryas Joel and the unincorporated Town of Monroe along the northeastern boundary of NYS Highway

Route 17 to the most westerly property corner of Town of Monroe Tax Map Section 1, Block 2, Lot 32.2 owned now or formerly by Abraham Rosenberg; thence

Northeasterly along Schunnemunk Road and the most northwesterly property boundaries of Town of Monroe Tax Map Section 1, Block 2, Lots 30.8, 30.9, 30.51, 32.211, 32.22 and Town of Monroe Tax Map Section 67, Block 1, Lot 1; thence

Continuing Northeasterly along Schunnemunk Road and a common boundary between the Village of Kiryas Joel and the Town of Monroe to a point where the unincorporated Town of Monroe ceases, the incorporated Village of Kiryas Joel begins on both sides of Schunnemunk Road and the corner of Town of Monroe Tax Map Section 1, Block 2, Lot 29 meet; thence

Northerly along a common boundary between the Village of Kiryas Joel and the Town of Monroe to the corner of where Village of Kiryas Joel Tax Map Section 377, Block 1, Lot 1.2, meets the corner of Town of Monroe Tax Map Section 43, Block 1, Lot 11 and the southwesterly side of Village of Kiryas Joel Tax Map Section 377, Block 1, Lot 1.2; thence

Northwesterly along a common boundary between the Village of Kiryas Joel and The Town of Monroe to the corner of the Town of Monroe Tax Map Section, 43, Block 1, Lot 12;

Southwesterly along Town of Monroe Tax Section 43, Block 1, Lot 12 to where it intersects with Raywood Drive; thence

Westerly for approximately 155 feet along the common boundary of Town of Monroe Tax Section 43, Block 1, Lot 12 and Raywood Drive for approximately 155 feet to where the corners Town of Monroe Tax Section 43, Block 1, Lot 12 and Lot 13 meet; thence

Northerly along the most western boundary of Town of Monroe Tax Map Section 43, Block 1, Lot 12 to a point where it intersects with the Village of Kiryas Joel and Ruzhin Road; thence

Continuing Northerly along a common boundary of the Village of Kiryas Joel and the Town of Monroe to a point where it intersects with the boundary of Town of Monroe Tax Map Section 1, Block 1, Lot 20; thence

Southwesterly along the boundary of Town of Monroe Tax Map Section 1, Block 1, Lot 20 to a point where it meets Town of Monroe Tax Map Section 43, Block 5, Lot 4.1; thence

Northwesterly along the boundary of Town of Monroe Tax Map Section 1, Block 1, Lot 20 and Town of Monroe Tax Map Section 1, Block 1, Lot 18 to where it meets Seven Springs Road; thence

Northerly along Seven Springs Road and the western boundary of Town of Monroe Tax Map Section 1, Block 1, Lots 18, 20, 21, 22.1, 22.2 and 23 to a point where Town of Monroe Tax Map Section 1, Block 1, Lot 23 meets Mountain Road (County Road 44); thence

Southeasterly along the southwest side of Mountain Road (County Road 44) for approximately 385 feet to the where Mountain Road is adjacent to the corner of Town of Monroe Tax Map Section 1, Block 1, Lot 6; thence

Crossing Mountain Road (County Road 44) northeasterly along Town of Monroe Tax Map Section 1, Block 1, Lot 6 to a point where the Town of Monroe meets the Village of South Blooming Grove; thence

Southeasterly along common boundary of Town of Monroe Tax Map Section 1, Block 1, Lot 6, Village of South Blooming Grove and the Village/Town of Woodbury to a point where the Village/Town of

Woodbury, the Village of Kiryas Joel and the Town of Monroe meet; thence

Continuing southeasterly along a common boundary between the Village of Kiryas Joel and the Village/Town of Woodbury to the point of beginning.

(The above description is intended to describe the common boundary of the Town of Palm Tree as depicted on the Map of the Town of Palm Tree attached as Exhibit B. If there is any discrepancy between the Map and this description, the Map shall take precedence over the description).

Map #	Tax Map Section, Block, Lot	Owner	Address	Municipality	Acres
1	1-2-11.12	Freund, Raizel Eva	22 Forest Rd	Town of Monroe	1.0
2	1-2-30.9	Weinstock, Gilda	117 Schunnemunk Rd	Town of Monroe	1.3
3	1-2-32.11	Ausch, Naftali	165 Schunnemunk Rd	Town of Monroe	1.0
4	1-2-32.22	Rosenberg, Abraham	Schunnemunk Rd	Town of Monroe	0.1
5	1-1-6	Werberger, Wolf	168 Seven Springs Mtn Rd	Town of Monroe	2.1
6	1-2-30.51	Freidman, Josef	121 Schunnemunk Rd	Town of Monroe	0.9
7	1-1-8	Werberger, Wolf	148 Seven Springs Mtn Rd	Town of Monroe	0.8
8	1-1-22.2	Oppenheim, Mendel	Seven Springs Rd	Town of Monroe	0.9
9	1-1-18	Oppenheim, Mendel	136 Seven Springs Rd	Town of Monroe	2.2
10	1-1-20	Oppenheim, Lipa	144 Seven Springs Rd	Town of Monroe	4.2
11	1-1-21	Berger, Yehuda	148 Seven Springs Rd	Town of Monroe	0.9
12	1-2-32.12	Bais, Yisroel Cong	157 Schunnemunk Rd	Town of Monroe	0.9
13	1-1-22.1	Seven Springs Corp,	Seven Springs Rd	Town of Monroe	0.9
14	1-1-7	Oppenheim, Moishe	Co Hwy 44	Town of Monroe	0.9
15	1-2-27	Brucha Properties Ltd,	Forest Rd	Town of Monroe	4.7
16	1-2-31.1	Silah Rosenberg Fam LLC,	137 Schunnemunk Rd	Town of Monroe	0.4
17	1-2-32.211	Rosenberg, Deborah	131 Schunnemunk Rd	Town of Monroe	1.0
18	1-1-23	Commandeer Realty Inc,	Co Hwy 44	Town of Monroe	27.7
19	1-2-13	Klein, Akiva	34 Forest Rd	Town of Monroe	0.3
20	1-2-15	Glanzer, Isaac	38 Forest Rd	Town of Monroe	0.3
21	1-2-16	Glanzer, Eliazer	40 Forest Rd	Town of Monroe	0.4
22	43-1-12	Raywood Holdings LLC,	Raywood Dr	Town of Monroe	1.8

23	67-1-1.1-1	Tager Chaim	105 Schunnemunk Rd Unit 201	Town of Monroe	0.01
24	67-1-1.1-2	Freund Isaac	105 Schunnemunk Rd Unit 202	Town of Monroe	0.01
25	1-2-30.8	Bodek, Rachel	111 Schunnemunk Rd	Town of Monroe	1.1
26	56-1-1.-1	Gelb, Simon	36 Forest Rd	Town of Monroe	0.015
27	56-1-1.-2	Kahan, Samuel	36 Forest Rd	Town of Monroe	0.015

Proposed Town of Palm Tree Consisting of Kiryas Joel* Plus 56 +/- Acres

