

PB# 77-43

Peter & Sophia Karnavezos

77-43
Peter & Sophia Karmaveze

7

Approved 11/23/77
Given to TC Office
12/14/77
1250P



Oxford Pendaflex
CORPORATION

STOCK No. 753 1/3

• • •

MADE IN U.S.A.



Oxford Pendaflex
CORPORATION

STOCK No. 753 1/3

MADE IN U.S.A.

GENERAL RECEIPT

3488

Town of New Windsor, N. Y.

Dec. 6, 1977

Received of Peter Karmavegas \$ 100.00

One-hundred and 00/100 Dollars

For Sub-division

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>100.00</u>		
<u>check</u>		

BY Charlotte Manantoni

TITLE

11-7-77

APPLICATION NO.

77-43

APPLICATION FOR SUBDIVISION APPROVAL

Town of New Windsor, 555 Union Avenue, Orange County, N.Y.
Tel: 565-8808

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

- 1. Name of subdivision PETER SOPHIA KARNAVEZOS
- 2. Location MD 36 MT AIRY RD
- 3. Acreage _____ 4. Number of lots - 1 - 5. Zone _____
- 6. Name & address of subdivider _____
- 7. Name & address of record owner of land _____
PETER SOPHIA KARNAVEZOS
- 8. Present and intended uses _____
SELL LOT 4B TO HERBERT MASON

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

Signature of applicant Pat. Karnezos

approved 11/23/77
fee paid \$100. S/D
8250. Rec-fee

Adopted 10/5/70

JACK A. SCHLOSSER
Orange County Clerk
Orange County Government Center
Goshen, New York 10924

received
1/11/78

Date January 4, 1978

Chairman of Planning Board

Town of New Windsor

Dear Mr. Jones :

In compliance with the Town Planning Law, this is to notify you that the Plan of Subdivision for Peter & Sophie Karnaviezos, Town of New Windsor, dated 10-18-77 and approved by you on 11-23-77, was filed in our office on 12-20-77 as Map number 4364 in Pocket 15 Folder A.

With kindest regards, I am

Very truly yours,

JACK A. SCHLOSSER
~~CHARLES N. VINTERS~~
County Clerk

By: Shirley B. Hadden
Chief Clerk

This Agreement,

Made and dated this _____ day of November

in the year One thousand nine hundred and seventy-seven

BETWEEN PETER KARNAVEZOS and SOPHIA KARNAVEZOS, husband and wife,
both residing at Mt. Airy Road (no number), Town of New Windsor,
Orange County, New York

hereinafter described as the seller, and HERBERT MASON, residing at M.D. 35, Mt.
Airy Road, Town of New Windsor, Orange County, New York, and
BARBARA MASON WOLF, residing at M. D. 35, Mt. Airy Road, Town of
New Windsor, Orange County, New York

hereinafter described as the purchaser,

WITNESSETH:

THAT the seller agrees to sell and convey, and the purchaser agrees to purchase:

ALL that certain lot, piece or parcel of land situate in the Town
of New Windsor, County of Orange, State of New York, and being more
accurately bounded and described as follows:

BEGINNING at a fence and wall intersection, said intersection
marking the southeasterly corner of lands of Herbert Mason as recorded
in Liber 781, page 45 of Orange County Deed Records, said point of be-
ginning being located, South 37°-34'-37" West 304.03' from the inter-
section of the southerly line of Mt. Airy Road with the northeasterly
corner of lands of Mason and the most northerly corner of lands of
Peter Karnavezos; thence from said point of beginning and through lands
of Karnavezos, South 37°-17'-01" West 213.48' to a point in the line
of the New York City Water Supply Aqueduct; thence following a fence and
along said line of New York City Water Supply Aqueduct, North 41°-58'-
59" West 458.03' to a fence and wall intersection, said point marking
the most southerly corner of lands now or formerly of the Sister's of
the Presentation of the Blessed Virgin Mt. Saint Joseph; thence fol-
lowing a wall and along said lands, North 28°-26'-50" East 71.35' to a
point, said point being the southwesterly corner of lands of Herbert
Mason; thence following a wall and fence and along the southerly line
of lands of Mason, South 59°-50'-52" East 464.56' to the point of be-
ginning. Containing 64601 square feet or 1.483 $\frac{1}{2}$ acres.

BEING a portion of the premises conveyed to Peter Karnavezos and
Sophia Karnavezos by George T. Katsaros and Penelope M. Katsaros by
Deed dated April 12, 1972 and recorded April 14, 1972 in the Orange
County Clerk's Office in Liber 1903 of Deeds at Page 668.

STATE OF
COUNTY OF

} ss.:

On the _____ day of _____, nineteen hundred and _____
before me came _____
to me known and known to me to be the individual _____ described in, and who executed, the foregoing instru-
ment, and acknowledged to me that he executed the same.

STATE OF
COUNTY OF

} ss.:

On the _____ day of _____, nineteen hundred and _____
before me 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 _____ of said corporation; and that he
signed his name thereto by like order.

Contract

FOR PROPERTY

to

Dated,

19

Title to Close

19

AT THE CLOSING OF THIS TITLE THE SELLER

Should produce all insurance policies, and duplicates, if the same are in his possession, or a memorandum thereof, if held by others; also produce the tax and water receipts of the current year and any leases, deeds, or agreements.

If water meter is on premises, it should be read and bill therefore produced.

If there is a mortgage on the premises to be conveyed, the receipts should be produced showing to what date the interest has been paid, and if the principal has been reduced, showing that fact.

THE PURCHASER

Should be prepared with money or a certified check drawn to his own order. The check may be certified for an approximate amount and money may be provided for the balance of the settlement.

The deed shall be delivered upon the receipt of said payments, at the office of Pano Z. Patsalos, Esq., 395 Ann St., Newburgh, N. Y.

at 2:00 o'clock in the after noon, on or before December 15 19 77

The deed shall be the usual Bargain & Sale w/cov. against grantor's acts deed in proper statutory short form for record, and shall contain the clause specified in Sub-division 5 of Section 13 of the Lien-Law. It shall be duly executed and acknowledged by the seller, at the seller's expense, so as to convey to the purchaser the fee simple of said premises, free of all encumbrances, except as herein stated.

If a purchase money mortgage is to be given in this transaction, it shall be drawn by the attorney for the seller and the recording fees and mortgage tax, the cost of the United States Internal Revenue stamps, and the charge for drawing the Bond and Mortgage shall be paid by the purchaser.

All buildings on the premises are represented as owned by the seller and are included in the sale. All plumbing, heating, lighting fixtures (except portable lamps and stoves), shades, screens, blinds, awnings, shrubbery and plants are also included in the sale.

Rents, taxes, water rates, interest on mortgages and fire insurance premiums, if any, are to be apportioned.

If there be a water meter on the premises, the seller shall furnish a reading to a date not more than thirty days prior to the time herein set for closing title, and the unfixed meter charge for the intervening time shall be apportioned on the basis of such last meter reading.

All sums paid on account of this contract, and the reasonable expense of the examination of the title to said premises, are hereby made liens thereon, but such liens shall not continue after default by the purchaser under this contract.

The risk of loss or damage to said premises by fire until the delivery of the deed, is assumed by the seller.

The premises above described are sold subject to building and zoning ordinances and restrictions of record, if any.

The stipulations herein are to apply to and bind the heirs, executors, administrators, successors and assigns of the respective parties.

The seller ^{/and purchasers} agrees that no broker

brought about this sale ~~and agrees to pay the broker's commission of~~

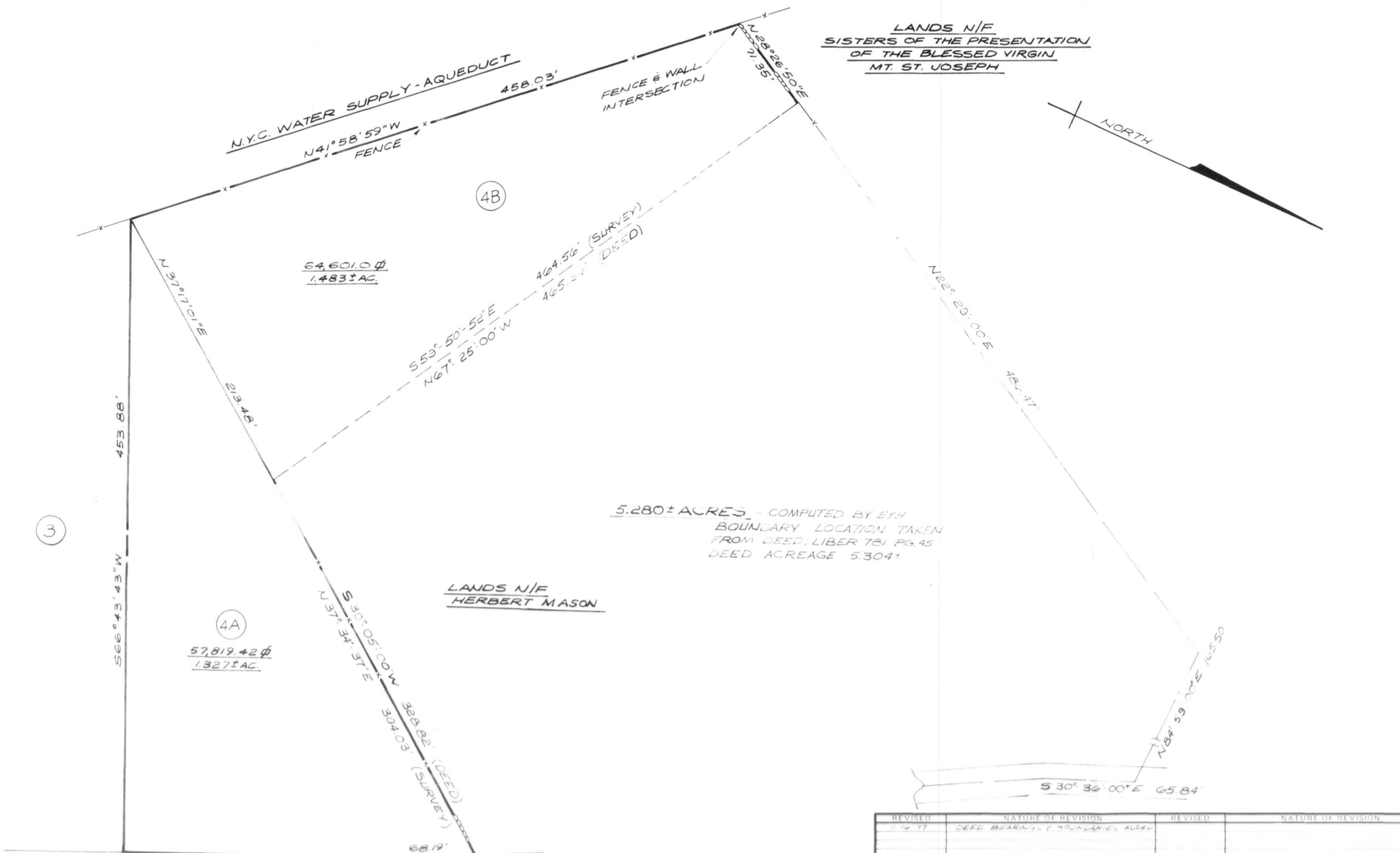
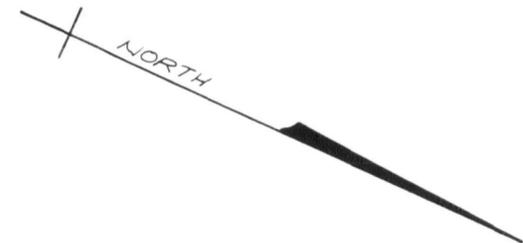
~~x Dollars xxxxxxx~~

IN WITNESS WHEREOF, the parties hereto have set their hands and seals (or caused these presents to be subscribed by a duly authorized officer and its corporate seal affixed) the day and year first above written.

IN PRESENCE OF

Peter A. Karnavezos L.S.
PETER KARNAVEZOS
Sophia Karnavezos L.S.
SOPHIA KARNAVEZOS
Herbert Mason L.S.
HERBERT MASON
Barbara Mason Wolf L.S.
BARBARA MASON WOLF
..... L.S.

LANDS N/F
SISTERS OF THE PRESENTATION
OF THE BLESSED VIRGIN
MT. ST. JOSEPH



5.280± ACRES - COMPUTED BY EPH
BOUNDARY LOCATION TAKEN
FROM DEED; LIBER 781 PG. 45
DEED ACREAGE 5.304±

LANDS N/F
HERBERT MASON

REVISED	NATURE OF REVISION	REVISED	NATURE OF REVISION
11.10.77	DEED BEARINGS & BOUNDARIES ADDED		

SURVEY
PORTION OF LANDS
OF
PETER & SOPHIE KARNAVEZOS

TOWN OF NEW WINDSOR COUNTY OF ORANGE, N.Y.
SCALE: 1" = 50' OCTOBER 18, 1977



Subdivision APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON *Nov 23, 1977*
BY *[Signature]*

UNAUTHORIZED ALTERATION OR
ADDITION TO THIS SURVEY IS A
VIOLATION OF SECTION 7209 (2) OF
THE NEW YORK STATE EDUCATION LAW

DRAWN BY *R. Low*
CHKD BY

EUSTANCE & HOROWITZ PC
CIRCLEVILLE, N. Y. 10919

DWG. = *C1716*
JOB #

ELIZABETH LA.