

# Decker Land Surveying, P.C.

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July 10, 2024

**PROPOSED DESCRIPTION  
PORTION OF THE LANDS OF  
SUSAN J. GLEESON, TRUSTEE OF THE LORENE J. STECHYSHYN IRREVOCABLE TRUST  
DATED AUGUST 12, 2021  
UPPER LENOX AVENUE**

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF ONEIDA, COUNTY OF MADISON AND STATE OF NEW YORK, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

Beginning at a point on the centerline of Upper Lenox Avenue (Merrellsville Road), said point standing at the intersection of the centerline of Upper Lenox Avenue with the southerly boundary of Harlan Management Corp. (Now or Formerly) as described in a Bargain and Sale Deed dated April 6, 2022 and filed in the Madison County Clerk's Office as Instrument Number 2022-2147; thence N51°42'23"W 287.76 feet along the southerly boundary of Harlan Management Corp. and the southerly boundary of Gary W. Heffron (Now or Formerly) to a point standing on the southeasterly boundary of Heffron; thence S43°12'37"W 220.70 feet along the southeasterly boundary of Heffron to an iron pin standing on the westerly boundary of other lands of Gary W. Heffron (Now or Formerly); thence S00°09'37"W 413.01 feet along the easterly boundary of other lands of Heffron to an iron pin; thence S28°08'30"W 146.01 feet continuing along the easterly boundary of other lands of Heffron to a point standing on the northerly boundary of Sheila J. Pebbles and Thomas McCombie (Now or Formerly); thence S60°20'14"E 43.87 feet along the northerly boundary of Pebbles and McCombie to a point standing on the centerline of Upper Lenox Avenue; thence N36°49'33"E 682.12 feet along the centerline of Upper Lenox Avenue to the point and place of beginning.

The above described premises containing 3.10± acres of land more or less.

Together with and subject to an easement and right of way common driveway as set forth in a Deed from Mary C. Nadiak and Marion C. Nadiak to Anna Stechyshyn and John Stechyshyn dated July 1, 1955 and filed in the Madison County Clerk's Office in Liber 513 of Deeds at Page 39, to which Deed Reference is made for certainty of description, terms and conditions.

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## LEGAL DESCRIPTION

Also subject to an easement granted to Niagara Mohawk Power Corporation and Verizon New York, Inc. as set forth in a Deed dated December 6, 2007 and filed in the Madison County Clerk's Office as Instrument Number 2009-8512, to which Deed Reference is made for certainty of description, terms and conditions.

Also subject to a sanitary sewer easement granted to the County of Madison as set forth in a Deed recorded on June 30, 2015 and filed in the Madison County Clerk's Office as Instrument Number 2015-3701, to which Deed Reference is made for certainty of description, terms and conditions.

Also subject to the right of the public to that portion of the above described premises lying within the bounds of Upper Lenox Avenue.

Further subject to any other easements, covenants or restrictions of record.

## **LEGAL DESCRIPTION**