



Tompkins County Clerk Recording Page

Return To

KLAUSNER ADAM

Aurora R. Valenti, County ClerkTompkins County Clerk
320 North Tioga Street
Ithaca, NY 14850
(607) 274-5431Document Type: **EASEMENT**

Receipt Number: 14-76494

Grantor (Party 1)

LADOGA LANDING COMPANY LLC

Grantee (Party 2)

INDIAN LANDING INC

Fees

Recording Fee	\$20.00
TP-584 Form Fee	\$5.00
Pages Fee	\$15.00
State Surcharge	\$20.00
Notation Fee	\$0.50
Total Fees Paid:	\$60.50

Transfer Amt: \$0.00

Instrument #: 2014-13622

Transfer Tax #: 000664

Property located in **Lansing****Refers To**540231-001
DEED 623 700State of New York
County of TompkinsRecorded on November 12th, 2014 at 8:55:26
AM with a total page count of 3.**Tompkins County Clerk***This sheet constitutes the Clerk's endorsement required by section 319 of the Real Property Law of the State of New York***Do Not Detach**

EASEMENT AGREEMENT

THIS Agreement made the 7th day of November, 2014, between

Ladoga Landing Company, LLC, a New York limited liability company of 146 Myers Road, Lansing, New York, 14882 hereinafter referred to as "Ladoga Landing", and

Indian Landing, Inc., a New York corporation of 187 Storm Road, Groton, NY 13073 hereinafter referred to as "Indian Landing".

WHEREAS, Ladoga Landing owns the premises known as 38 Ladoga Park Road, Lansing, New York by deed recorded April 8, 2009 in the Tompkins County Clerk's Office as Instrument No. 540231-001, known as Town of Lansing Tax Map # 33-1-61, and

WHEREAS, the premises adjoining to the south and east are owned by Indian Landing and are known as 34 Ladoga Park Road, Lansing New York by deed recorded December 31, 1986 in the Tompkins County Clerk's Office at Liber 623 of Deeds at page 700, known as Town of Lansing Tax Map # 33-1-59; and

WHEREAS, Ladoga Landing wishes to install underground electrical utility and communications service lines (the "Lines") to its property from existing lines on property owned by Indian Landing; and

WHEREAS, Indian Landing has agreed to permit Ladoga Landing to run said Lines, from NYSEG line 863, pole 40 ½ underground over its property to the Ladoga Landing property;

NOW, THEREFORE, in consideration of the recitations above and the mutual promises hereinafter made, it is hereby mutually agreed between the parties as follows:

1. That a right of way is granted over and across an area fifteen (15) feet in width from the southerly boundary of said Indian Landing premises in a northerly direction to the southerly line of said Ladoga Landing premises, the southerly line of which is the northerly boundary line of said Indian Landing premises.

2. Ladoga Landing shall have the right to install, maintain, repair or replace the Lines in this fifteen (15) foot right of way running from Indian Landing property for the benefit of the Ladoga Landing property as referenced above.

3. That Ladoga Landing will be permitted to enter upon the premises of Indian Landing to the extent that it will be necessary to maintain and make repairs to said Lines. That Ladoga Landing shall return the land to its "pre-construction" or its "pre-repair" state insofar as possible within ten (10) days of the construction or repairs.

4. The terms, rights and obligations of this Agreement shall run with the land.

IN WITNESS WHEREOF, the parties have hereunto signed this agreement the day and year first above written.

Ladoga Landing Company, LLC


Stephen A. Ruoff, Member


Susan K. Ruoff, Member

Indian Landing, Inc.


Stephen A. Ruoff, President

✓  Treasurer
Holly N. Hardie, Treasurer

STATE OF NEW YORK)
COUNTY OF TOMPKINS) SS:

On the 7th day of November, in the year 2014, before me the undersigned, a Notary Public in and for said State, personally appeared **Stephen A. Ruoff** and **Susan K. Ruoff**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or the person on behalf of which the individuals acted, executed the instrument.


Notary Public MICHELE BENNETT
Notary Public, State of New York
No. 01BE6030007
Qualified in Tompkins County
Commission Expires Aug. 30, 20 17

STATE OF NEW YORK)
COUNTY OF TOMPKINS) SS:

On the 4th day of November, in the year 2014, before me the undersigned, a Notary Public in and for said State, personally appeared **Holly N. Hardie**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or the person on behalf of which the individuals acted, executed the instrument.


Notary Public

DEBBIE S. CRANDALL
Notary Public, State of New York
No. 01CR5013233
Qualified in Tompkins County
Commission Expires July 15, 20 15

RIGHT OF WAY AND EASEMENT

THIS INDENTURE, made the 18 day of January, 1994, by and between:

Indian Landing, as tenants by the entirety, of
the Town of Lansing, as Grantors, and

THE TOWN OF LANSING, of P.O. BOX 186, Lansing, New York 14882, as
 Grantee.

WITNESSETH

The Grantors, in consideration of One Dollar (\$1.00) and other good and valuable consideration paid by the Grantee, do hereby grant and release unto the Grantee, its successors and assigns, a permanent right-of-way and easement to lay, construct, operate, maintain, alter, repair, remove, replace or change the size of a water main with all appurtenances needed therefor, including the right to trim and/or remove trees, shrubs and other obstructions in the parcel of land situate in the Town of Lansing, County of Tompkins, State of New York, being an easement across premises owned by the Grantors.

Said permanent easement extending across lands of the Grantors is more particularly bounded and described as follows:

ALL THAT ~~TRACT OR PARCEL~~ ^{TRACT OR PARCEL} of land situate in the Town of Lansing, County of Tompkins, State of New York, being a gore of land 20 feet wide, the center of which shall be the center of the private road as shown on a map entitled "PROPOSED WATER DISTRICT NO. 2, EXTENSION NO. 2 ET AL" attached hereto. REC. 74206.

Grantors covenant and agree that no buildings or structures shall be constructed within the aforesaid right-of-way and permanent easement which will in any way interfere with complete access by the Grantee, its successors, assigns, employees and agents, to lay, inspect, operate, maintain, alter, repair, remove, replace or change the size of its water main.

To have and to hold said right-of-way and easement unto the Grantee, its successors and assigns forever.

In further consideration of said grant, the Grantee agrees to regrade and restore the area excavated for purposes of repair and maintenance of said water main and the appurtenances thereto and to leave said area in a condition similar to that which existed prior to said excavation including reseeding where required.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above-written.

Marilyn F. Allen, President

TOWN OF LANSING

By Jeannine Kirby

RECEIVED/FILED
TOMPKINS COUNTY CLERK
94 DEC 23 AM 9:58

STATE OF NEW YORK:

:ss.

COUNTY OF TOMPKINS:

On this 13th day of January, 1994, before me, the subscriber, personally appeared Marilyn F. Allen to me known and known to me to be the person(s) described in and who executed the within Instrument and she duly acknowledged to me that she executed the same.

Donna P. Valentini
Notary Public

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TRANSFER TAX
TOMPKINS
COUNTY

DONNA BOLES
Notary Public, State of New York
Qualified in Tompkins Co. No. 482200
By Commission Expires April 27, 1995

STATE OF NEW YORK:

:ss.

COUNTY OF TOMPKINS:

On this 1st day of December, 1994 before me personally came Jeannine Kirby, to me personally known, who, being by me duly sworn, did depose and say that she resides in Lansing, New York, that she is the Supervisor of the Town of Lansing, the municipality described in, and which executed the within Instrument; that she knows the seal of said municipality; that the seal affixed to said Instrument is the seal of such municipality; and that it was so affixed by order of the Town of Board of such municipality; and that she signed her name thereto by like order.

NOTARY PUBLIC
STATE OF NEW YORK

Tompkins County, ss. Sharon B. Bowman
Recorded on the 23rd day of December, 1994
at 9:58 o'clock A.M., in Liber 742 of Allen
at page 34 and examined

Donna P. Valentini

SHARON B. BOWMAN
Notary Public, State of New York
Qualified in Tompkins Co. No. 482204
By Commission Expires Jan. 20, 1995

031C9
EASEMENT

THIS INSTRUMENT WITNESSETH THAT Indian Landing Inc

hereinafter called the Grantor(s), being the owner(s) of or having an interest in land situate in the Town of Lansing County of Tompkins State of New York, fronting on the street or highway known as Ladoga Park West bounded Easterly by lands of Babcock and Northerly

by lands of Ladoga Park West for and in consideration of the sum of One and No / 100 Dollars (\$1.00), the receipt of which is hereby acknowledged, does hereby grant and release unto NEW YORK STATE ELECTRIC & GAS CORPORATION, a corporation organized under the laws of the State of New York, having an office in the Town of Dryden (no street address), County of Tompkins, State of New York, hereinafter called the Grantee, its lessees, licensees, successors and assigns forever, a permanent easement and right of way, with the right, privilege and authority to install, construct, reconstruct, extend, operate, inspect, maintain, repair, replace, and at its pleasure, remove an underground gas pipeline, including hand/man holes, pipes, ducts and conduits, with the necessary fixtures or appurtenances thereto which the Grantee shall require now and from time to time for the underground transmission and/or distribution of natural and/or manufactured gas, for public or private use, in, under and across said land and/or the highways abutting or running through said land.

The easement and right of way hereby granted and released is 10 feet in width throughout its extent, situate, lying and being as follows

The centerline of said easement and right of way enters grantor's land on the east from land of Babcock and 8 feet southerly of the centerline of Ladoga Park West, thence said right of way extends in a westerly direction 100 feet to grantor's westerly property line. Together with the right for service laterals extending outside the limits of said right of way.

TOGETHER with free ingress and egress over the easement and right of way and other lands of Grantor(s) for all of the above purposes and the right now and from time to time to trim, cut, burn, treat and/or remove by manual, mechanical and chemical means trees, roots, brush, structures and other obstructions within said easement and right of way.

PROVIDED, however, that any damage (other than for trimming, cutting, treating, burning and/or removing trees, roots, brush, structures and other obstructions as above provided) to the property of the Grantor(s), caused by the Grantee in the exercise of its rights under this instrument shall be borne by the Grantee.

RESERVING, however, to the Grantor(s): the right to cultivate the ground, the right to cross and recross said easement and right of way provided that such use of said ground shall not interfere with, obstruct or endanger any rights granted as aforesaid and shall not disturb the grade of said ground as it now exists, and provided that no structure shall be erected, no trees shall be grown, cultivated or harvested, and no excavating, mining or blasting shall be undertaken within the limits of the easement and right of way without written consent of the Grantee.

This Instrument shall be binding on and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the Grantor(s) have hereunto set their hand(s) and seal(s) this 12 day of March, 1997

IN PRESENCE OF: Indian Landing, Inc.

Patricia A Cornell By: PATRICIA A Cornell (L.S.)
Address: 117 Park Lane
Ithaca, NY 14850

A James Erickson By: A James Erickson (L.S.)
Address: 105 Indiv. Rd.
Ithaca

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JUL 1 1997
REAL ESTATE
TRANSFER TAX
TOMPKINS COUNTY



Sthara

RWC - 1

FILE 798 MAR 121

EASEMENT

Line T-Lansing
Auth 43160-9000 Parcel No. 293
Area Cost Center No. 43-70
Construction W.O. No. 43166-79

Indian Landing, Inc.
By Patricia A. Cornell, officer
A. James Brinkerhoff, officer
NEW YORK STATE ELECTRIC
& GAS CORPORATION

Dated March 12 1991

STATE OF NEW YORK
COUNTY OF Tompkins ss:

Recorded on the 1st day of

July 1991

at 8:53 o'clock A M

In Book 798 of Deeds at:

Page 120 and examined.

Maura R. Valenti
(Clerk)

(Personal Acknowledgment)

STATE OF NEW YORK
COUNTY OF _____] ss:

On this ___ day of _____, 19___
before me, the subscriber, personally appeared

to me personally known and known to me to be
the same person _____ described in and who
executed the within instrument and duly
acknowledged to me the execution of the
same

(Notary Public)

TAX MAP NUMBER

Section _____ Block _____ Lot _____

Consideration on this document
is less than \$100.00.

RETURN TO
RECORDS MANAGEMENT &
REAL ESTATE SERVICES
NEW YORK STATE ELECTRIC & GAS CORP.
POST OFFICE BOX 5224
BINGHAMTON, NEW YORK 13902-5224

(Subscribing Witness Acknowledgment)

STATE OF NEW YORK
COUNTY OF _____] ss:

On this ___ day of _____, 19___
before me personally came:

the subscribing witness to the foregoing Instru-
ment, with whom I am personally acquainted
who being by me duly sworn, did depose and
say that _____ he resides at

in the _____
of _____
that _____ he knew _____

to be the individual _____ described in and who
executed the foregoing instrument, that _____ he
said subscribing witness, was present and saw
_____ execute the same; and that
_____ he, said witness, at the same time,
subscribed his name as witness thereto

(Notary Public)

JUN 27 1997

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JUN 31 AM 8:56

(Corporate Acknowledgment With Seal)

STATE OF NEW YORK
COUNTY OF Tompkins] ss:

On this 12th day of March, 1991
before me came

to me personally known, who being by me duly
sworn, did depose and say that _____ he resides at

in the _____ of _____
and that _____ he is an officer of
Indian Landing, Inc.

the corporation described in and which
executed the above 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 Directors of said Corporation,
and that _____ be signed in _____ names thereto by
the order.

(Notary Public)

Debra Horton
(Signature)

DEBRA HORTON
Notary Public, State of New York
No. 01105061383
Qualified in Tompkins County
Commission Expires June 10, 1998

BOUNDARY LINE AGREEMENT

THIS AGREEMENT made this 27 day of ^{June} ~~May~~, 1994, by and between LILLIAN L. BABCOCK, residing at 32 Ladoga Park, Lansing, New York 14882, and INDIAN LANDING CO., of 34 Ladoga Park, Lansing, New York 14882,

W I T N E S S E T H :

WHEREAS, LILLIAN L. BABCOCK is the owner of premises known as 32 Ladoga Park, Lansing, New York, being the same premises conveyed to her by deed of Mabel Inman by instrument dated November 12, 1971 and recorded in the Tompkins County Clerk's Office on November 17, 1971 in Liber 699 of Deeds at Page 635, and

WHEREAS, INDIAN LANDING CO. is the owner of premises known as 34 Ladoga Park, Lansing, New York, being the same premises conveyed to them by deed of Ladoga Landing Co. by instrument dated December 31, 1986 and recorded in the Tompkins County Clerk's Office in Liber 623 of Deeds at Page 700, and

WHEREAS, 32 Ladoga Park, the premises owned by LILLIAN L. BABCOCK is contiguous to the premises of INDIAN LANDING CO. in that the said parcels share a common boundary line between the northwesterly line of said Babcock property and the southeasterly line of said Indian Landing Co. premises, and

WHEREAS, the boundary line between the premises of the parties hereto has not been clearly established and the parties hereto are uncertain as to the exact location of the boundary line based on previous conveyances and surveys, and

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JAN 6 1995
TRANSFER TAX
TOMPKINS
COUNTY
1363

WHEREAS, the parties desire to make the boundary line between their properties pursuant to a certain survey made by T. G. Miller, P.C., Engineers and Surveyors, dated December 7, 1992, the original of which will be filed concurrently herewith with the Office of the Clerk of the County of Tompkins such that the encroachments heretofore existing be eliminated and that the said line as set forth on the survey constitutes the property line of the respective parcels,

NOW THEREFORE, in consideration of the mutual covenants, conveyances and agreements herein made, and for other good and valuable consideration paid by the parties hereto to the other, the said parties do hereby agree that the boundary line between their properties known as Lot 3 and Lot 2 on the aforesaid survey map be and the same hereby is established as follows:

COMMENCING at a point at or near the easterly shore line of Cayuga Lake at the southwesterly corner of premises of Babcock, being 32 Ladoga Park, Lot #2 on the aforesaid map,

thence North 48 degrees 15 minutes East 171.8 feet to an iron pin marking the newly established northeast corner of Lot #1 of the Indian Landing Company, and the parties hereto mutually

GRANT and CONVEY to the other all those pieces, gores, strips or parcels of land lying between the above described boundary line and the other lines or marks heretofore identified as the boundary

between the aforesaid properties, to have and to hold the same forever.

TOGETHER WITH all riparian rights in and to those portions of

land lying between the above described lot and the low water mark

of Cayuga Lake.

IN WITNESS WHEREOF, the parties have hereunto set their hands

and seals this 27th day of May, 1994.

Lillian L. Babcock
LILLIAN L. BABCOCK

INDIAN LANDING CO.

By Marta A. Allen
Marta Allen



STATE OF NEW YORK)
COUNTY OF TOMPKINS)

On this 27th day of May, 1994, before me, the subscriber,
personally appeared

LILLIAN L. BABCOCK

to me personally known and known to me to be the same person
described in and who executed the within instrument, and she
acknowledged to me that she executed the same.

Lillian L. Babcock
LILLIAN L. BABCOCK

NOTARY PUBLIC
VALERIE C. FRENCH
Notary Public, State of New York
Tompkins County No. 482888
Commission expires June 30, 1994

STATE OF NEW YORK)
COUNTY OF TOMPKINS)

On this 16 day of May, 1994, before me personally came

MARTHA ALLEN

to me personally known who, being by me duly sworn did depose and
say that she resides at 201 Oakhill Road, Ithaca, New York, that he
is the President of INDIAN LANDING CO., the corporation described
in and which executed the above instrument; that she 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 Directors of said corporation, and that she signed her name
thereto by like order.

Marta Allen
MARTHA ALLEN

JOSEPH W. ALLEN
Notary Public, State of New York
Tompkins County No. 800530
Commission expires Aug. 17, 1994

Joseph W. Allen
JOSEPH W. ALLEN

Recorded on the
9th day of May, 1994
at 9:27 a.m. in Liber
3061
and examined
3061



Tompkins County Clerk Recording Page

Return To

STEVE RUOFF
146 MYERS RD
LANSING, NY 14882

Maureen Reynolds, County Clerk

Tompkins County Clerk
320 North Tioga Street
Ithaca, NY 14850
(607) 274-5431

Document Type: **MISC**

Receipt Number: 15-93335

Party 1
INDIAN LANDING COMPANY

Party 2
NEW YORK STATE ELECTRIC & GAS CORPORATION

Fees	
Recording Fee	\$20.00
Pages Fee	\$15.00
Notation Fee	\$0.50
State Surcharge	\$20.00
Total Fees Paid:	\$55.50

Instrument #: 2015-06101

Refers To
DEED 371 473

State of New York
County of Tompkins

Filed on June 4th, 2015 at 4:12:51 PM with a total page count of 3.

Tompkins County Clerk

This sheet constitutes the Clerk's endorsement required by section 319 of the Real Property Law of the State of New York

Do Not Detach

COPY

PARTIAL RELEASE OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that NEW YORK STATE ELECTRIC & GAS CORPORATION, a corporation organized under the laws of the State of New York, having an office at 18 Link Drive in the Town of Kirkwood, County of Broome and State of New York, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, DOES HEREBY RELEASE, remit and quit-claim to INDIAN LANDING COMPANY, 34 Ladoga Park West (Tax Map Number 33.-1-59), and LADOGA LANDING COMPANY LLC, 38 Ladoga Park West (Tax Map Number 33.-1-61), in the TOWN OF LANSING NEW YORK heirs, successors or assigns, the right of way and easement, as shown on the attached sketch marked Exhibit 'A' which is attached hereto and made a part hereof, as granted to NEW YORK STATE ELECTRIC & GAS CORPORATION by JOSEPH AND TILA MACHALA, dated July 16, 1954 and recorded, September 25, 1954, Book 371 Page 473 in the Tompkins County Clerk's Office, reference to which is hereby made for a more accurate description of said easement and the terms and conditions thereof.

IN WITNESS WHEREOF, NEW YORK STATE ELECTRIC & GAS CORPORATION has caused this instrument to be executed in its name and on its behalf by its duly authorized officer this 11th day of May, 2015.

NEW YORK STATE ELECTRIC & GAS CORPORATION

By: Cynthia K. Mathewson
Manager - Real Estate

(Personal/Corporate Acknowledgment)

STATE OF NEW YORK)
)ss.:
COUNTY OF Otsego)

On the 11th day of May, in the year 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Cynthia K. Mathewson; 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.

Barbara H. Shields
Notary Public

BARBARA H. SHIELDS
Notary Public, State of New York
Qualified in Delaware County
Reg. No. 01SH0067800
Commission Expires December 17, 2017

* "For the purposes of this section, the term "person" means any corporation, joint stock company, estate, general partnership (including any registered limited liability partnership or foreign limited liability partnership), limited liability company (including a professional service limited liability company), foreign limited liability company (including a foreign professional service limited liability company), joint venture, limited partnership, natural person, attorney in fact, real estate investment trust, business trust or other trust custodian, nominee or any other individual or entity in its own or any representative capacity."

EXHIBIT 'A'

NYSEG
NEW YORK STATE
ELECTRIC & GAS CORP.
JOB TITLE: RUOFF EASEMENT RELEASE,
LADOGA PARK W RD, T./LANSING, TOMPKINS CO.
DRAWN BY: DAR 3/22/15
NOTIFICATION #103000
WORK ORDER #8010000.

LUDLOWVILLE SUB
CODE 05,01
CIR. - 726
L 863



CUST. SUSAN RUOFF
PHONE 607-533-4148

