



Local Law No. 6 for the Year 2003

A local law amending Local Law No. 4 for the Year 2000 to revise an Empire Zone (formerly known as an Economic Development Zone)

Be it enacted by the Legislature of the County of Cortland as follows:

Section 1. By Local Law No. 4 for 2000, this Legislature authorized an application for the designation of an Economic Development Zone relative to certain land within Cortland County.

Section 2. That the County of Cortland has received Economic Development Zone approval from New York State.

Section 3. It is the desire of this Legislature to authorize an application to revise the Economic Development Zone, now called an Empire Zone, to include 6.27 acres located in the Towns of Cortlandville, Harford and Preble and the Villages of Homer and McGraw and to delete 14.03 acres in the Town of Cortlandville.

Section 4. The County of Cortland is hereby authorized to submit an application to revise the Empire Zone to include and delete the property described in Section 3 of this Local Law.

Section 5. The boundary of the Empire Zone, as described in, Local Law No. 4 for 2000 shall be revised, deleted and expanded to include and delete the properties described in Attachment "A".

Section 6. The Commissioner of the New York State Department of Economic Development is hereby requested to revise the boundaries of the Empire Zone in accordance with this Local Law.

Section 7. In all other respects and except as previously amended, Local Law No. 4 for 2000 shall remain in full force and effect.

Section 8. This Local Law shall take effect upon filing in the Office of the Secretary of State.

Boundary Line Description for Area 18

Contains a .33 ± acre portion of land in the Town of Cortlandville, which is a portion of tax parcel 85-20-01-35.200, which parcel is bordered by Luker Road and which acreage is denoted by the dimensions of an existing building and by the dimensions of a yet to be constructed expansion to the building which is presently located on said parcel as described below:

All that tract or parcel of land situate on the North side of Luker Road in Lot #73, Town of Cortlandville, County of Cortland and State of New York, being bounded and described as follows: ~~BEGINNING~~ at a point located ~~N48°02'35"W~~ a distance of 77.52 feet from the Southeast corner of lands conveyed to the Grantor by deed filed in Cortland County Clerk's Office in Liber S33 of Deeds at page 335; thence running S61°44'W across lands of the Grantor, a distance of 125.75 feet along a 2.75 feet wide buffer zone around the existing building and the proposed building to a point; thence running N28°16'W along said buffer zone, a distance of 60.25 feet to a point; thence running S61°44'W along said buffer zone, a distance of 21.75 feet to a point; thence running N28°16'W along said buffer zone, a distance of 65.50 feet to a point; thence running N61°44'E along said buffer zone, a distance of 125.50 feet to a point; thence running S28°16'E along said buffer zone, a distance of 60.0 feet to a point; thence running N61°44'E along said buffer zone, a distance of 22.0 feet to a point; thence running S28°16'E along said buffer zone, a distance of 65.75 feet to the place of beginning and containing 14,445 square feet or 0.331 acre of land, more or less.

Boundary Line Description for Area 19

Contains a 2 ± acre parcel of land in the Town of Preble, which is a portion of a parcel bordered by NYS Route 281 and is known as tax parcel 17.00-01 -18.2 which acreage is as described below:

All that tract or parcel of land situate on the Northwest corner of Currie Road and N.Y.S. Route #281, Town of Preble, County of Cortland and State of New York, being bounded and described as follows: **BEGINNING** at a point located N06B04'31"E, a distance of 85.14 feet from the intersection of the North line of Currie Road with the West line of N.Y.S. Route #281; ~~thence running parallel with and 3.78 feet distant from the existing building and its proposed addition the following eighteen courses (18) and~~ distances: 1.) N57B54'W, 138.36 feet, 2.) N32B06'E, 84.81 feet, 3.) S57B54'E, 30.05 feet, 4.) N32B06'E, 41.34 feet, 5.) N57B54'W, 153.65 feet, 6.) N32B06'E, 132.96 feet, 7.) S57B54'E, 71.43 feet, 8.) N32B06'E, 20.33 feet, 9.) S57B54'E, 53.56 feet, 10.) S32B06'W, 20.33 feet, 11.) S57B54'E, 29.21 feet, 12.) N32B06'E, 100.10 feet, 13.) S57B54'E, 107.76 feet, 14.) S32B06'W, 222.30 feet, 15.) S57B54'E, 53.0 feet, 16.) S32B06'W, 79.56 feet. 17.) N57B54'W, 53.0 feet and 18.) S32B06'W, 57.35 feet to the place of beginning and containing 67,134 square feet or 1.541 acre, more or less.

Also conveying a parcel of land being 150.38 feet long East and West by 132.96 feet wide North and South containing 19,994.5 square feet or 0.459 acre, more or less to be added to the West end of the above described premises for possible ~~future~~ *future* expansion for a total of 2.0 acres, more or less.

Boundary Line Description for Area 20

Contains a 1.85 ± acre portion of land in the Village of McGraw, which is the aggregate of six tax parcels 88.19-04-01.000, 88.19-02-10.000, 88.19-02-09.000, 88.19-04-17.000, 88.19.04-50.200 and 88.19-04-19.100, which parcel is bordered by Springs, Elm and Charles Streets and which acreage is as described below:

All that tract or parcel of land situate on the East side of Charles Street, Village of McGraw, County of Cortland and State of New York, being bounded and described as follows: ~~BEGINNING at a point located N88B25'00"W a distance of 17.04 feet from the~~ Northeast corner of the Grantor; thence running the following thirty-eight (38) courses and distances parallel with and at least 2.0 feet distant from the existing building(s): 1.) S01B16'W, 242.91 feet, 2.) N88B44'W, 59.16 feet, 3.) N01B16'E, 41.08 feet, 4.) S88B44'E, 9.16 feet, 5.) N01B16'E, 31.87 feet, 6.) N88B44'W, 3.25 feet, 7.) N01B16'E, 8.33 feet, 8.) N88B44'W, 16.50 feet, 9.) N01B16'E, 26.08 feet, 10.) S88B44'E, 11.91 feet, 11.) N01B16'E, 77.58 feet, 12.) N88B44'W, 32.33 feet, 13.) N01B16'E, 10.16 feet, 14.) N88B44'W, 8.84 feet, 15.) S01B16'W, 137.33 feet, 16.) N88B44'W, 60.38 feet, 17.) N07B54'W, 89.56 feet, 18.) S54B36'12"W, 38.60 feet, 19.) S07B16'E, 72.86 feet, 20.) S82B44'W, 29.25 feet, 21.) N07B16'W, 85.08 feet, 22.) N82B44'E, 27.98 feet, 23.) N54B36'12"E, 39.68 feet, 24.) N02B34'W, 46.87 feet, 25.) N88B51'W, 35.06 feet, 26.) S09B24'W, 3.10 feet, 27.) N80B36'W, 14.25 feet, 28.) S09B24'W, 39.33 feet, 29.) N80B36'W, 44.0 feet, 30.) N09B24'E, 64.0 feet, 31.) S8-0B36'E, 44.0 feet, 32.) S09B24'W, 14.19 feet, 33.) S88B51'E, 47.63 feet, 34.) N02B34'W, 1.08 feet, 35.) S88B44'E, 13.0 feet, 36.) N01B16'E, 27.84 feet, 37.) S88B47'25"E, 9.74 feet along the North line of the Grantor and 38.) S88B25'E, 156.82 feet along the North line of the Grantor to the point of beginning and containing 35,970.5 square feet or 0.826 acre, more or less And;

All that tract or parcel of land situate on the West side of Spring Street, Village of McGraw, County of Cortland and State of New York, being bounded and described as follows: **BEGINNING** at a point located S88B29'51"W a distance of 185.57 feet from a point in the centerline of Spring Street located S20B05'E a distance of 47.26 feet, measured along said centerline, from the centerline of Clinton Street; thence running the following ten (10) courses and distances parallel with and 2.15 feet distant from the existing building: 1.) N88B35'W, 26.50 feet, 2.) S01B25'W, 10.0 feet, 3.) N88B35'W, 119.92 feet, 4.) S01B25'W, 7.23 feet, 5.) N88B25'W, 16.80 feet, 6.) N01B25'E, 7.18 feet, 7.) N88B35'W, 11.75 feet, 8.) N01B25'E, 64.63 feet, 9.) S88B35'E, 174.97 feet and 10.) S01B25'W, 54.63 feet to the place of beginning and containing 11,164.2 square feet or 0.256 acre, more or less, And;

All that tract or parcel of land situate on the West side of Spring Street, Village of McGraw, County of Cortland and State of New York, being bounded and described as follows: **BEGINNING** at a point located N81B02'54"W a distance of 46.06 feet from a point in the centerline of Spring Street located 648.3 feet Northeasterly from the intersection of said centerline with the centerline of Academy Street; thence running the

following four courses and distances parallel with and 1.41 feet distant from the existing building: 1.) S70B40'W, 103.15 feet, 2.) N19B20'W, 43.15 feet, 3.) N70B40'E, 103.15 feet and 4.) S19B20'E, 43.15 feet to the place of beginning and containing 4,450.9 square feet or 0.102 acre, more or less, And;

All that tract or parcel of land situate on the West side of Spring Street, Village of McGraw, County of Cortland and State of New York, being bounded and described as follows: **BEGINNING** at a point located S73B29'20"W a distance of 156.76 feet from a point in the centerline of Spring Street located 788.61 feet Northwesterly from the intersection of said centerline with the centerline of Academy Street; thence continuing S73B29'20"W along the North line of lands owned by Adams (R.O.), a distance of 41.24 feet; thence running N19B41'40"W along another parcel of land owned by McGraw Box Company, Inc. (R.O.), a distance of 66.0 feet to a point; thence running N73B29'20"E along another parcel of land owned by McGraw Box Company, Inc. (R.O.), a distance of 44.90 feet to a point; thence running S16B30'40"E along the West line of lands owned by Oliver (R.O.), a distance of 65.90 feet to the place of beginning and containing 2,838.1 square feet or 0.065 acre, more or less, And

All that tract or parcel of land situate on the South side of Elm Street, Village of McGraw, County of Cortland and State of New York, being bounded and described as follows: **BEGINNING** at a point located S85B41'33"W a distance of 53.14 feet from a point in the South walk line of Elm Street located 566 feet, more or less, from the intersection of said walk line with the centerline of South Street; thence running the following twenty-eight (28) courses and distances parallel with and at least 1.68 feet distant from the existing building: 1.) S02B53'E, 52.97 feet, 2.) S87B07'W, 17.27 feet, 3.) S02B53'E, 30.02 feet, 4.) N87B07'E, 17.08 feet, 5.) S02B53'E, 5.33 feet, 6.) N87B07'E, 12.33 feet, 7.) S02B53'E, 18.90 feet, 8.) N87B07'E, 13.82 feet, 9.) S02B53'E, 18.10 feet, 10.) S87B07'W, 19.0 feet, 11.) S02B53'E, 16.0 feet, 12.) S87B07'W, 26.92 feet, 13.) S02B53'E, 6.16 feet, 14.) S87B07'W, 131.52 feet, 15.) N02B53'W, 35.16 feet, 16.) S87B07'W, 85.75 feet, 17.) N02B53'W, 111.50 feet, 18.) N87B07'E, 39.82 feet, 19.) S02B53'E, 72.0 feet, 20.) N87B07'E, 27.97 feet, 21.) N02B53'W, 15.0 feet, 22.) N87B07'E, 48.11 feet, 23.) S02B53'E, 15.0 feet, 24.) N87B07'E, 64.31 feet, 25.) N02B53'W, 62.24 feet, 26.) N87B07'E, 35.83 feet, 27.) N02B53'W, 10.58 feet and 28.) N87B07'E, 21.19 feet to the place of beginning and containing 22,226.7 square feet or 0.510 acre, more or less, And;

All that tract or parcel of land situate on the South side of Elm Street, Village of McGraw, County of Cortland and State of New York, being bounded and described as follows: **BEGINNING** at a point located S23B42'40"W a distance of 74.77 feet from a point in the South line of Elm Street located 409.4 feet Westerly from the intersection of said line with the centerline of South Street; thence running parallel with and 1.36 feet distant from the existing building the following six (6) courses and distances: 1.) S08B38'E, 42.87 feet, 2.) S81B22'W, 82.89 feet, 3.) N08B38'W, 52.38 feet, 4.) N81B22'E, 42.89 feet, 5.) S08B38'E, 9.51 feet and 6.) N81B22'E, 40.0 feet to the place of beginning and containing 3,961.4 square feet or 0.091 acre, more or less.

Boundary Line Description for Area 21

Contains a .36 ± acre portion of land in the Town of Cortlandville, which is a portion of tax parcel 77.00-01-33.100, which parcel is bordered by Route 13 and which acreage is denoted by the dimensions of an existing building which is presently located on said parcel as described below:

All that tract or parcel of land situate on the Northwesterly side of New York State Route #13, Town of Cortlandville, County of Cortland and State of New York, being bounded and described as follows: **BEGINNING** at a point located N87°18'12"W, a distance of 114.24 feet from the Northeast corner of lands conveyed to the Grantor by deed filed in Cortland County Clerk's Office as Instrument Number 2001-4383; thence running the following four (4) courses and distances parallel with and 1.64 feet distant from the existing storage building: 1.) S02°31'E, 53.68 feet, 2.) S87°29'W, 103.52 feet, 3.) N02°31'W, 53.68 feet and 4.) N87°29'E, 103.52 feet to the place of beginning and containing 5,557.0 square feet or 0.128 acre, more or less.

Also all that tract or parcel of land being bounded and described as follows: **BEGINNING** at a point located S62°57'00"W a distance of 364.39 feet from the Northeast corner of lands conveyed to the Grantor by deed filed in Cortland County Clerk's Office as Instrument Number 2001-4383; thence running the following nine (9) courses and distances parallel with and 1.05 feet distant from the existing Office building: 1.) S21°36'W, 45.07 feet, 2.) S44°18'E, 4.97 feet 3.) S45°42'W, 12.60 feet, 4.) N44°18'W, 4.93 feet, 5.) S66°55'W, 54.88 feet, 6.) N23°05'W, 30.10 feet, 7.) N66°55'E, 49.50 feet, 8.) N21°36'E, 38.97 feet and 9.) S68°24'E, 30.10 feet to the place of beginning and containing 3,087 square feet or 0.071 acre, more or less.

Also all that tract or parcel of land being bounded and described as follows: **BEGINNING** at a point located N28°12'15"W a distance of 208.16 feet from the Southeast corner of lands conveyed to the Grantor by deed filed in Cortland County Clerk's Office as Instrument Number 2001-4383; thence running the following four (4) courses and distances parallel with and 1.93 feet distant from the existing Mechanics Shed: 1.) N26°02'W, 103.86 feet, 2.) N63°58'E, 69.16 feet, 3.) S26°02'E, 103.86 feet and 4.) S63°58'W, 69.16 feet to the place of beginning and containing 7,183 square feet or 0.165 acre, more or less.

Boundary Line Description for Area 22

Contains a $.32 \pm$ acre portion of land in the Town of Preble, which is a portion of tax parcel 37.00-02-09.210, which parcel is bordered by Clark Road and which acreage is denoted by the dimensions of an existing building and a yet to be constructed building which is to be located on said parcel as described below:

All that tract or parcel of land situate on the North side of Clark Road, Town of Preble, County of Cortland and State of New York, being bounded and described as follows: ~~BEGINNING~~ at a point located ~~N12803'41"W~~ a distance of 61.07 feet from the point where the centerline of Clark Road is intersected by the West line of Interstate Route #81; thence running parallel with and 1.94 feet distant from the existing building and proposed addition the following six (6) courses and distances: 1.) N79 β 12'W, 62.38 feet, 2.) N10 β 48'E, 117.08 feet, 3.) S79 β 12'E, 18.10 feet, 4.) N10 β 48'E, 87.30 feet, 5.) S79 β 12'E, 44.28 feet and 6.) S10 β 48'W, 204.38 feet to the place of beginning and containing 11,169.1 square feet or 0.256 acre, more or less.

Also conveying all that tract or parcel of land situate on the North side of Clark Road, Town of Preble, County of Cortland and State of New York, being bounded and described as follows: **BEGINNING** at a point located S 15 β 12'35"W a distance of 422.98 feet from the point where the North line of the Grantor is intersected by the West line of Interstate Route #81; thence running parallel with and 1.17 feet distant from the proposed building the following four (4) courses and distances: 1.) S09 β 56'W, 62.34 feet, 2.) N80 β 04'W, 42.34 feet, 3.) N09 β 56'E, 62.34 feet and 4.) S80 β 04'E, 42.34 feet to the place of beginning and containing 2,640 square feet or 0.061 acre, more or less.

Boundary Line Description for Area 23

Contains a .11 ± acre portion of land in the Town of Harford, which is a portion of tax parcel 162.00-01-39.200, which parcel is bordered by Creamery Road and which acreage is denoted by the dimensions of an existing building which is to be located on said parcel as described below:

All that tract or parcel of land situate on the Easterly side of Creamery Road, Town of Harford, County of Cortland and State of New York, being bounded and described as follows: **BEGINNING** at a point located N41°33'36"W a distance of 129.25 feet from the point where the centerline of Creamery Road is intersected by the centerline of Seamons Road; thence running parallel with and at least 1.15 feet distant from the existing buildings with proposed additions the following ten (10) courses and distances: 1.) S74°21'W, 12.30 feet, 2.) N15°39'W, 10.03 feet, 3.) S75°51'W, 7.73 feet, 4.) N14°09'W, 17.75 feet, 5.) N87°09'W, 20.60 feet, 6.) N02°51'E, 134.43 feet, 7.) S87°09'E, 33.60 feet, 8.) S02°51'W, 131.73 feet, 9.) S88°42'E, 9.21 feet and 10.) S09°47'E, 23.85 feet to the place of beginning and containing 4,980.5 square feet or 0.114 acre, more or less.

Boundary Line Description for Area 24

Contains a 1.10 ± acre portion of land in the Village of McGraw, which is a portion of three tax parcels 88.19-01-54.00, 88.19-01-32.00 and 88.19-04-55.00 which parcel are bordered by South Street and which acreage is denoted by the dimensions of an existing buildings which is presently located on said parcels as described below:

All that tract or parcel of land situate on the Northwest corner of Elm Street and South Street, Village of McGraw, County of Cortland and State of New York, being bounded and described as follows: **BEGINNING** at a point located N61B29'17"W a distance of 107.96 feet from the intersection of the centerline of Elm Street with the centerline of South Street; thence running N87B06'W a distance of 107.10 feet to a point; thence running N02B54'E a distance of 37.0 feet; thence running N87B06'W a distance of 24.0 feet; thence running N02B54'E a distance 106.40 feet to a point; thence running S87B06'E a distance of 99.0 feet to a point; thence running N02B54'E a distance of 4.50 feet to a point; thence running S87B06'E a distance of 15.20 feet to a point; thence running S02B54'W a distance of 4.50 feet to a point; thence running S87B06'E a distance of 41.90 feet to a point; thence running S02B54'W a distance of 106.40 feet to a point; thence running N87B06'W a distance of 24.0 feet to a point; thence running S02B54'W a distance of 37.0 feet to the place of beginning and containing 20,641.1 Square Feet or 0.474 acre, more or less, And;

All that tract or parcel of land situate on the East side of South Street, Village of McGraw, County of Cortland and State of New York, being bounded and described as follows: **BEGINNING** at a point located N27B28'40"E a distance of 53.29 feet from a point in the East walk line of South Street located 189.80 feet Northerly from the intersection of said walk line with the centerline of Railway Avenue, said point also being the Southwest corner of the Grantor; thence running the following eight (8) courses and distances parallel with and 1.22 feet distant from the existing building: 1.) N00B25'28"E, 38.24 feet, 2.) S89B34'32"E, 101.94 feet, 3.) S00B25'28"W, 27.24 feet, 4.) N89B34'32"W, 9.50 feet, 5.) S00B25'28"W, 23.50 feet, 6.) N89B34'32"W, 19.44 feet, 7.) N00B25'28"E, 12.50 feet and N89B34'32"W, 73.0 feet to the place of beginning and containing 4,036.7 square feet or 0.093 acre, more or less, And;

All that tract or parcel of land situate on the East side of South Street, Village of McGraw, County of Cortland and State of New York, being bounded and described as follows: **BEGINNING** at a point located N15B44'06"E a distance of 89.79 feet from a point in the East walk line of South Street located N01B13'E a distance of 5.40 feet from its intersection with the centerline of Railway Avenue, said point also being the Southwest corner of Higgins Supply Company, Inc. (R.O.); thence running the following twenty-two (22) courses and distances parallel with and 2.31 feet distant from the existing building: 1.) N00B33'E, 21.70 feet, 2.) N89B27'W, 7.80 feet, 3.) N00B33'E 17.22 feet, 4.) S89B27'E, 7.80 feet, 5.) N00B33'E, 22.0 feet, 6.) S89B27'E, 12.35 feet, 7.)

N00B33'E, 5.24 feet, 8.) S89B27'E, 19.92 feet, 9.) S00B33'W, 5.24 feet, 10.) S89B27'E, 71.68 feet, 11.) N00B33'E, 42.24 feet, 12.) S89B27'E, 19.35 feet, 13.) N00B33'E, 8.90 feet, 14.) S89B27'E, 12.62 feet, 15.) S00B33'W, 8.90 feet, 16.) S89B27'E, 22.45 feet, 17.) S00B33'W, 42.24 feet, 18.) S89B27'E, 60.38 feet, 19.) N00B33'E, 60.0 feet, 20.) S89B27'E, 61.07 feet, 21.) S00B33'W, 120.92 feet and 22.) N89B27'W, 279.82 feet to the place of beginning and containing 23,360.6 square feet or 0.536 acre, more or less.

Boundary Line Description for Area 25

Contains a .13 ± acre parcel of land in the Village of Homer, which is a parcel bordered by James Street and is known as tax parcel 66.73-02-23.000 which acreage is denoted by the dimensions of an existing building as described below:

All that tract or parcel of land situate on the East side of South Street, Village of McGraw, County of Cortland and State of New York, being bounded and described as follows: **BEGINNING** at a point located N15B44'06"E a distance of 89.79 feet from a point in the East walk line of South Street located N01B13'E a distance of 5.40 feet from its intersection with the centerline of Railway Avenue, said point also being the Southwest corner of Higgins Supply Company, Inc. (R.O.); thence running the following twenty-two (22) courses and distances parallel with and 2.31 feet distant from the existing building: 1.) N00B33'E, 21.70 feet, 2.) N89B27'W, 7.80 feet, 3.) N00B33'E 17.22 feet, 4.) S89B27'E, 7.80 feet, 5.) N00B33'E, 22.0 feet, 6.) S89B27'E, 12.35 feet, 7.) N00B33'E, 5.24 feet, 8.) S89B27'E, 19.92 feet, 9.) S00B33'W, 5.24 feet, 10.) S89B27'E, 71.68 feet, 11.) N00B33'E, 42.24 feet, 12.) S89B27'E, 19.35 feet, 13.) N00B33'E, 8.90 feet, 14.) S89B27'E, 12.62 feet, 15.) S00B33'W, 8.90 feet, 16.) S89B27'E, 22.45 feet, 17.) S00B33'W, 42.24 feet, 18.) S89B27'E, 60.38 feet, 19.) N00B33'E, 60.0 feet, 20.) S89B27'E, 61.07 feet, 21.) S00B33'W, 120.92 feet and 22.) N89B27'W, 279.82 feet to the place of beginning and containing 23,360.6 square feet or 0.536 acre, more or less.

Boundary Line Description for Area 26

Contains a .11 ± acre portion of land in the Village of Homer, which is a portion of tax parcel 66.72-02-16.000, which parcel is bordered by West Road and which acreage is denoted by the dimensions of an existing building which is presently located on said parcel as described below:

All that tract or parcel of land situate on the North side of James Street, Village of Homer, County of Cortland and State of New York, being bounded and described as follows: **BEGINNING** at a point located N05B16'19"W, a distance of 49.92 feet from the Southwest corner of lands conveyed to Sovocool (R.O.) by deed filed in Cortland County Clerk's Office as Instrument Number 1999-880; thence running the following eight courses and distances parallel with and 1.15 feet distant from the existing building: 1.) N83B28'W, 42.30 feet, 2.) N06B32'E, 80.0 feet, 3.) N83B28'W, 39.50 feet, 4.) N06B32'E, 24.80 feet, 5.) S83B28'E, 62.80 feet, 6.) S06B32'W, 33.60 feet, 7.) S83B28'E, 19.0 feet and 8.) S06B32'W, 71.20 feet to the place of beginning and containing 4,774.2 Square Feet or 0.110 Acre, more or less.

Boundary Line Description for area to be deleted

Contento Property
Main Street, Village of Homer and Town of Cortlandville
611,052.5 Square Feet or 14.03 Acre

All that tract or parcel of land situate on the Easterly side of Main Street (also known as U.S. Route #11 and N.Y.S. Routes #41 and #90), Village of Homer and Town of Cortlandville, County of Cortland and State of New York, being bounded and described as follows: **BEGINNING** at a point on the Easterly right-of-way line of U.S. Route #11 where said line is intersected by the North line of lands conveyed to Carlton (R.O.) by deed filed in Cortland County Clerk's Office in Liber 395 of Deeds at page 254; thence running the following seven (7) courses and distances along said right-of-way: 1.) N33°31'00"E, 16.15 feet, 2.) N73°28'00"E, 8.70 feet, 3.) N32°28'00"E, 32.84 feet, 4.) N58°47'52"W, 3.25 feet, 5.) N31°49'10"E, 26.29 feet, 6.) N17°43'45"E, 3.50 feet and 7.) N33°31'00"E, 25.65 feet to a point; thence running S74°20'30"E, 145.96 feet across the West Branch of the Tioughnioga River; thence running the following ten (10) courses and distances along the East bank of said river: 1.) N50°58'00"E, 406.69 feet, 2.) N59°10'00"E, 76.39 feet, 3.) N36°50'00"E, 31.27 feet, 4.) N22°55'00"W, 90.88 feet, 5.) N42°46'00"W, 36.78 feet, 6.) N18°55'00"E, 61.71 feet, 7.) N51°44'00"E, 97.17 feet, 8.) N77°00'00"E, 265.06 feet, 9.) S79°44'00"E, 100.40 feet and 10.) N78°00'00"E, 99.22 feet to a point in the Westerly right-of way of Interstate Route 81; thence running S30°04'50"E along said line, a distance of 421.28 feet to a point; thence running S18°09'30"W along said line, a distance of 567.43 feet to a point; thence running N74°20'30"W along the North line of lands owned by Casey (R.O.), a distance of 1065.22 feet to a point on the West bank of the Tioughnioga River; thence running S32°31'00"W, a distance of 79.30 feet along said bank to a point; thence running N72°38'00"W along the North line of the aforementioned Carlton (R.O.), a distance of 60.81 feet to the place of beginning and containing 611,052.5 square feet or 14.03 acres, more or less.