

DECLARATION OF CONSERVATION EASEMENT

THIS DECLARATION OF CONSERVATION EASEMENT is made and entered into this ____ day of March, 2012, between MARY ELLEN NUTLEY, as EXECUTRIX of the ESTATE OF JOHN DICKERSON having an address at 13 Dunmore Lane, Goshen, New York 10924 ("Grantor"), and the TOWN OF GOSHEN, a municipal corporation, with its principal offices at 41 Webster Avenue, Goshen, New York 10924 ("Grantee").

WITNESSETH:

WHEREAS, the said property was acquired by Marguerite C. Dickerson and John W. Dickerson by deed dated July 31, 1953 from Edward Gibson and Marie C. Gibson which deed was recorded in the Office of the Orange County Clerk on July 31, 1953 in Liber 1279 at Page 188. Marguerite C. Dickerson died a resident of Orange County, New York on December 15, 2001. John W. Dickerson died a resident of Orange County, New York on May 17, 2004, leaving Mary Ellen Nutley as the duly authorized representative of the Estate; and

WHEREAS, Grantor received Conditional Final Approval from the Town of Goshen Planning Board on October 6, 2011 to subdivide the premises into six (6) lots including all as is set forth in a subdivision map entitled "Dickerson Estates 6 Lot Open Space Subdivision" prepared by Fellenzer Engineering, 22 Mulberry Street, Suite 2A, Middletown, New York 10940 dated May 13, 2009, last revised January 3, 2010 (the "Subdivision Map"), which is to be filed with the Orange County Clerk's Office on even date herewith; and

WHEREAS, Grantor desires to create and convey a conservation easement over certain premises as shown and identified on the Subdivision Map for the purpose of preserving the natural, scenic and open space values of importance to Grantee, its present and future residents.