

Parties:

Grantor:

**Town of Greenburgh**

Grantee:

**Francis E. Gorman**

**Lucille B. Gorman, As Tenants by the Entirety**

Document Info:

Title Insurance Company:  
Not Stated

Full Consideration:  
Nominal Consideration:  
Transfer Tax:

Not Stated  
\$112.50  
Not Stated

Title Report #:  
Not Stated

Dated:  
Acknowledged:  
Recorded:

06/24/1947  
06/24/1947  
07/11/1947

Document Conveys and/or Affects: **A Portion of Premises Under Examination**  
See Copy Attached: Yes

This document appears to contain language which may represent one or more easement(s), covenant(s), restriction(s), agreement(s) or other notable terms(s) and/or conditions which may burden and/or benefit the premises in question.

Comments

None

# This Indenture,

Made the 24th day of June, nineteen hundred and forty-seven

Between TOWN OF GREENBURGH

municipal corporation organized under the laws of the State of New York, having its principal office in the Lyceum building, Tarrytown, New York,

, party of the first part, and

FRANCIS E. GORMAN and LUCILLE B. GORMAN, his wife,

residing at the Lexington Hotel, Lexington Avenue and 48th Street, New York City,

, parties of the second part,

Witnesseth, that the party of the first part, in consideration of

- - - ONE HUNDRED TWELVE and 50/100 (\$112.50) - - Dollars,  
lawful money of the United States,

paid by the parties of the second part,

does hereby grant and release unto the parties of the second part,

their heirs and assigns forever,

All that plot, piece or parcel of land situate, lying and being in the Town of Greenburgh, County of Westchester, and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point in the Northwesterly side of Clarendon Road at the Northeasterly corner of property now of Mastro Builders, Inc. said point being 721.16 feet Northeasterly from the P.C. of a curve connecting the Northwesterly side of Clarendon Road with the Northeasterly side of Edgemont Highway as shown on a map entitled, "Map Amending Map Showing Proposed Street System, Section No. 1, Edgemont Hills, etc." made by John N. Heeney and filed in the Office of the Register (now Clerk) of Westchester County as Map No. 3280; running thence along property of Mastro Builders, Inc. North 78° 53' 10" West 81.27 feet and North 5° 03' 25" East 61.81 feet; thence South 75° 03' 17" East 88.10 feet to the Northwesterly side of Clarendon Road; thence Southerly along the Northwesterly side of Clarendon Road on a curve to the left having a radius of 120.00 feet a distance of 16.97 feet; thence still along the same South 11° 06' 50" West 38.59 feet to the point or place of beginning.

SUBJECT to an easement for sewer purposes ten feet in width along the Northerly line of said property; the Northerly line of said easement being the Northerly line of the property.

In accepting this deed, the parties of the second part, for themselves, their heirs, legal representatives and assigns, and as part of the consideration hereof, do hereby covenant

and agree that no private dwelling shall be erected on the premises herein conveyed containing less than 24,000 cubic feet nor costing less than \$12,000. Such costs shall be based on the costs prevailing in the Town of Greenburgh during December 1940 as computed by the Building Inspector of the Town.

All restrictions now affecting the property as to size, character, type or cost of building to be continued and made permanent. The cubic content and cost provisions herein above stated to affect only such property, if any, where no restrictions or lesser restrictions prevail.

The covenants, conditions and restrictions contained herein shall at all times be deemed and shall be a continuing covenant running with the land and shall be binding upon the heirs, legal representatives and assigns of the parties of the second part.

SUBJECT to any state of facts an accurate survey may show, to covenants, conditions and restrictions of record, if any; and to existing zoning and building ordinances.

This conveyance is made pursuant to resolution of the Town Board of the Town of Greenburgh duly adopted July 1, 1947.

The premises referred to heretofore are known and designated on the Tax Assessment Map of the Town of Greenburgh as Part of Lot 13, Block 2, Sheet 41 B, Volume 8.