

TOWN OF CHARLTON
SUBDIVISION APPLICATION FORM - PART 1

Information about the property as it now exists

Property owner(s): Christopher Mancini, Deana Mancini (as listed on the deed)

Owner's address: 454 Guy Park Ave Amsterdam, NY 12010

Address of proposed subdivision (if different from owner's address): 68 Sweetman Road

Owner's phone number: (518) 774-5716 Email: chris@mohawkmills.com

Applicant name (if different from the owner): _____
(if the applicant is a party with a purchase agreement, include a copy of the purchase agreement)

Applicant address: _____

Applicant phone number: _____ Email: _____

Consultant name/address: Gilbert VanGuilder Land Surveyor, PLLC

Consultant phone number: 518 383-0634 Email: pjarosz@gvglandsurveyors.com

Tax map number(s): 247.-1-34 Size of property (acres): 77.4
(include block and lot numbers if available)

Road frontage (feet): 1460.00 on (name of road): Sweetman Rd

Road frontage (feet): _____ on (name of road): _____

Distance to nearest intersection (feet): 2253 Name of cross street: Charlton Rd

Zoning district: Residential _____ Residential/Agricultural X Agricultural _____

Does property have:

Agricultural Exemption: **Y** or **N** Conservation Easement: **Y** or **N** Special Use Permit: **Y** or **N** Variance: **Y** or **N**
(if yes to any of the above, please provide permit/variance number, date of issuance, and stipulations)

Area of (acres): State Wetlands: 6.59 Federal wetlands: 7.57 Flood Plain: 0.00
(if this information is not known now, it will have to be obtained before the final plan will be complete)

Stream name(s) and classification(s): _____

Was this property the result of a subdivision within the last 15 years? **Y** or **N** **No**

If yes, when and by whom: _____

Describe current uses of the property: Residential

TOWN OF CHARLTON
SUBDIVISION APPLICATION FORM - PART 2

Information about the proposed subdivision

Purpose of proposed subdivision: Proposed 4 lot subdivision with house and outbuildings on 5.27 +/- acres with remaining 72.19 acres divided into 3 additional lots

Number of proposed lots: 4 (application fee is \$300 per new lot created - see review guide)

Size of minimum proposed lot (acres): 2.07 Minimum road frontage of proposed lot (feet): 200.00

Are new roads proposed? No if yes, how long (feet): _____

Proposed source of potable water: Well

Proposed method of sewage disposal: Septic

Does the proposed subdivision comply with Zoning Ordinance Requirements for all lots?: Yes

Consult the Review Guide for material which must accompany this application. A list of required material is found under Step 2 - Preliminary Application.

SIGNATURE OF APPLICANT: Christopher Mancini DATE: 6-29-2022

Print name: Christopher Mancini

PLANNING BOARD USE ONLY
Date application received by Town: 7-5-22 Amount of application fee paid \$ 900

Signature of Town Official accepting fee: Teresa

Subdivision, 68 Sweetman Road

We are proposing a 4 Lot Subdivision on 68 Sweetman Road, SBL# 247.-1-34, in the Town of Charlton. Christopher Mancini is the owner of the property , Email chris@mohawkmills.com, Phone (518)774-5716. The lot is currently 77.46+/- acres and the owner would like to subdivide with the house and outbuildings on 5.27 acres and this would be Lot 1. The remaining acreage of land would be divided into 3 more Lots for a total of 4 Lots. Lot 2 will be 2.07+/- acres, Lot 3, 9.55+/- acres and Lot 4, 60.58 +/-acres. The use is anticipated to continue as Residential. The Lots will be served with private wells and septic systems. Please find the list of adjacent property owners attached.

Short Environmental Assessment Form

Part 1 - Project Information

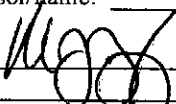
Instructions for Completing

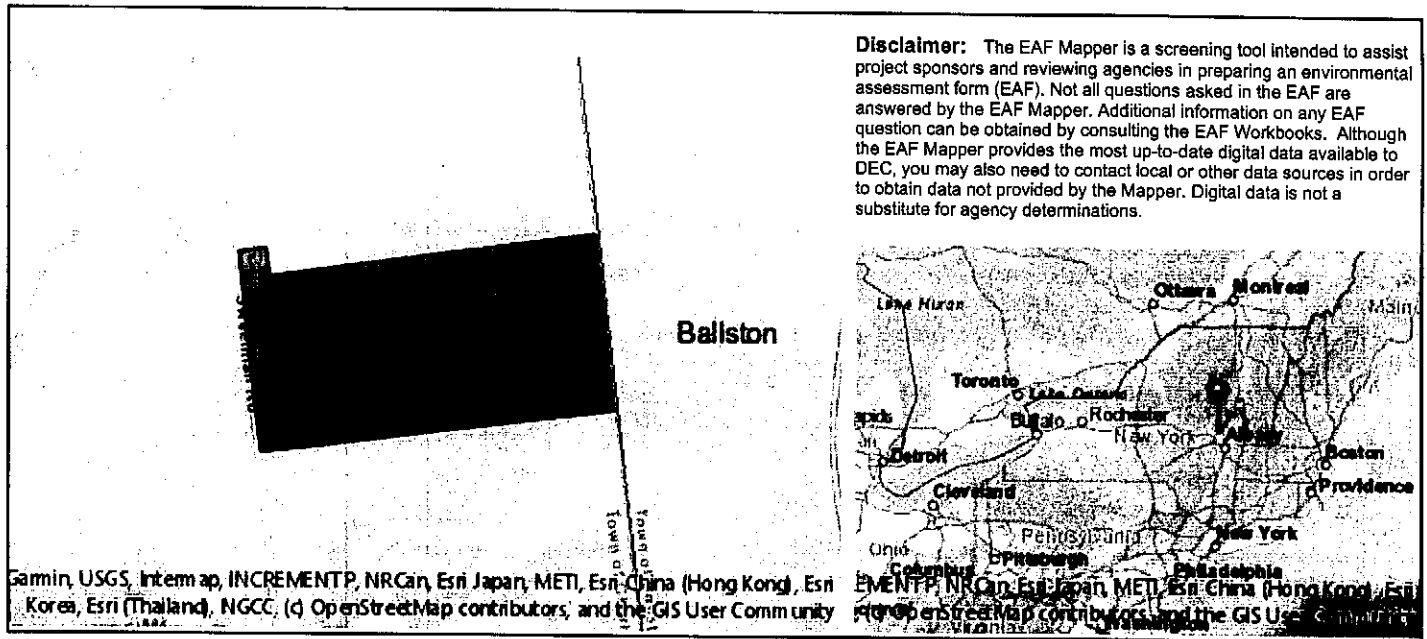
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 2 Lot Subdivision 68 Sweetman Road			
Project Location (describe, and attach a location map): 68 Sweetman Road, Charlton NY 12027			
Brief Description of Proposed Action: Subdivide House and Outbuildings on 5.27 acre lot, 72.19 acre lot remaining divided into 3 additional lots, 4 lots total.			
Name of Applicant or Sponsor: Christopher Mancini		Telephone: E-Mail:	
Address: 454 Guy Park Ave			
City/PO: Amsterdam		State: NY	Zip Code: 12010
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		77.46 acres	
b. Total acreage to be physically disturbed?		0.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		77.46 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Gilbert VanGuilder Land Surveyor, PLLC</u> Date: <u>5/3/2002</u>		
Signature: <u></u> Patrick J. Jarosz Title: <u>Agent</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

AGRICULTURAL DATA STATEMENT AND CONTROL FORM

Town of Charlton Tax Parcel No. 247.-1-34
(section) - (block) - (lot)
Consolidated Agricultural District No. 1 or 2 Street Name 68 Sweetman Road
(circle)

NOTE: Section 283-a of the Town Law (effective July 1, 1993) requires that any application for a Special Permit, Site Plan Approval, Use Variance or Subdivision Approval **on property within an Agricultural District containing a farm operation, OR on property with boundaries within five hundred (500) feet of a farm operation that is located in an Agricultural District**, include an Agricultural Data Statement. **ALL** applications requiring an Agricultural Data Statement must be referred to the Saratoga County Planning Board in accordance with amended section 239-m and 239-n of the General Municipal Law (effective July 1, 1993).

Part I: Agricultural Data Statement

Name of Applicant Christopher Mancini
Mailing Address 434 Guy Park Ave Amsterdam, NY 12010
Description of Project 4 Lot Subdivision of 77.46 acres , 5.25 acre residential lot with existing home and outbuildings with 72.21acre vacant lot remaining.

Names and addresses of those owners of land within Consolidated Agricultural District No. _____ that contain farm operations AND are located within five hundred (500) feet of the project property:

1. Don E Schermerhorn, 82 Sweetman Rd. Burnt Hills, NY 12027
2. Albert W. Larue, 621 Charlton Rd. Ballston Spa, NY 12020
3. _____
4. _____
5. _____

Attach to this form a copy of a tax map showing the site of the proposed project relative to the locations of farm operations identified above. Farm Operations are defined as "...the land used in agricultural production, farm buildings, equipment and farm residential buildings" according to Section 301, Article 25 AA of the Agricultural and Markets Law.

Part II: Submission and Evaluation (to be completed by Municipal Review Agency)

Type of Submission (Check appropriate type)

Use Variance ____ Special Use Permit ____ Site Plan Review ____ Subdivision Review ____

Municipal Review Authority (Check appropriate agency)

Zoning Board of Appeals ____ Planning Board ____ Town Board ____

Part III: Notice Provision (to be completed by Municipal Review Agency)

Consistent with Section 283-a(3) of the Town Law, written notice of the application described in Part I has been provided to the owners of land identified in the Agricultural Data Statement.

Date Notice Mailed _____

Part IV: Notice to County Planning Board (to be completed by Municipal Review Agency)

Consistent with Section 283-a(5) of the Town Law, the Clerk of the Municipal Review Authority identified in Part II must refer all applications requiring an Agricultural Data Statement to the County Planning Board.

Date Referred to County Planning Board _____

Use Agricultural Data Statement Referral Form

NOTICE

Regarding Disclosure Notice to Prospective Purchasers

As of July 1, 1999:

1. **When any purchase and sale contract is presented** for the sale, purchase, or exchange of real property located partially or wholly within an agricultural district, the prospective grantor shall present to the prospective grantee a disclosure notice which states the following:

"It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

- 1a. Such disclosure notice shall be signed by the prospective grantor and grantee prior to the sale, purchase or exchange of such real property.
2. Receipt of such disclosure notice shall be recorded on a property transfer report form prescribed by the state board of real property services as provided for in section three hundred thirty-three of the real property law.

Town of Charlton

Application for Subdivision - List of Neighboring Property Owners

In order for a Preliminary Application for a subdivision to be considered complete, a list is required that details all owners of property that are contiguous, adjacent to, or across an established road from the proposed boundaries of the subdivision. Tax Map Numbers, Names, and Addresses are required. Include all active farms within 1,500 feet for a minor subdivision or within 2,500 feet for a major subdivision. Property Class numbers in the 100 series indicate farms and crop land.

Owner Christopher Mancini **Applicant** Same

Tax Map # (s) on request for subdivision

Tax Map #	Property Class	Name (s)	Address
247.-1-4.1	rural res	Louis Restifo	247 Scotchbush Rd Burnt Hills, NY 12027
247.-1-6.111	rural res 10+	Scott G Rotunda	221 Scotchbush Rd Burnt Hills, NY, 12027
247.-1-4.2	rural res	David I Skinner	235 Scotchbush Rd Burnt Hills, NY, 12027
247.-1-60.1	rural res	Curtis p Gladding	2A Acorn Dr Burnt Hills, NY, 12027
247.-1-50.2	1 fam res	Cheryl T Orminski	50 Sweetman Rd Burnt Hills, NY, 12027
247.-1-80	1 fam res	Bryant M Kolner	80 Sweetman Rd Burnt Hills, NY, 12027
247.-1-33.21	rural res & ag	Don E Schermerhorn	82 Sweetman Rd Burnt Hills, NY, 12027
247.-1-35	vacant rural	Blase Iuliano	217 Scotchbush Rd Burnt Hills, NY 12027

**Signature of
Preparer**

date

Town of Charlton
Application for Subdivision - List of Neighboring Property Owners

In order for a Preliminary Application for a subdivision to be considered complete, a list is required that details all owners of property that are contiguous, adjacent to, or across an established road from the proposed boundaries of the subdivision. Tax Map Numbers, Names, and Addresses are required. Include all active farms within 1,500 feet for a minor subdivision or within 2,500 feet for a major subdivision. Property Class numbers in the 100 series indicate farms and crop land.

Owner Christopher Mancini **Applicant** Same

Tax Map # (s) on request for subdivision

Tax Map #	Property Class	Name (s)	Address
247.-1-53.1	rural res	Glen C Cyphers	132 Valentine Rd Ballston Lake, NY, 12019
247.-1-55	dairy farm	Albert W Larue	621 Charlton Rd Ballston Spa, NY, 12020

**Signature of
Preparer**

date

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Natural Resources, Region 5
232 Golf Course Road, Warrensburg, NY 12885
P: (518) 623-1203 | F: (518) 623-3603
www.dec.ny.gov

June 24, 2022

Jackie Pitts
Gilbert Van Guilder and Associates
988 Route 146
Clifton Park, NY 12065-3617

**Re: Freshwater Wetland Validation, Wetland B-58
TMP #: 247.-1-34
Town of Charlton, Saratoga County**


Dear Jackie:

I have reviewed the wetland delineation map entitled "NYS DEC Validation of Lands of Mancini TMP # 247.-1-34," dated June 21st, 2022. The wetland boundary on this map accurately depicts the limits of Freshwater Wetland B-58 as verified by the Department of Environmental Conservation (DEC).

The wetland boundary validated by the DEC remains valid for five years from the re-validation. For official use of the wetland boundary after this five-year period, the boundary must be re-validated by DEC staff. This may include additional flagging and survey of the wetland boundary if changes are noted.

If you have any questions regarding the above-referenced project as it related to the DEC freshwater wetland regulations, please contact me at (518) 623-1241. If you have any questions regarding permitting, please contact the Division of Environmental Permits at (518) 623-1200.

Sincerely,



Jed Hayden
Wildlife Biologist



Department of
Environmental
Conservation



SARATOGA COUNTY – STATE OF NEW YORK
SARATOGA COUNTY CLERK
CRAIG A. HAYNER
40 MCMASTER STREET, BALLSTON SPA, NY 12020

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



INSTRUMENT #: 2021036167

Receipt#: 2021212397500

Clerk: GB

Rec Date: 10/06/2021 03:14:10 PM

Doc Grp: D

Descrip: DEED

Num Pgs: 4

Party1: BRENNER GEORGE E III AS EXEC

Party2: MANCINI DEANA

Town: CHARLTON
247.-1-34

Recording:

Pages	15.00
Cover Sheet Fee	5.00
Recording Fee	20.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00
Names	1.00
TP 584	5.00

Sub Total: 201.00

Transfer Tax
Transfer Tax 1740.00

Sub Total: 1740.00

Total: 1941.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 1654
Transfer Tax

Transfer Tax 1740.00

Total: 1740.00

Record and Return To:

DEANA AND CHRISTOPHER MANCINI
454 GUY PARK AVE
AMSTERDAM NY 12010

This page constitutes the Clerk's
endorsement, required by section
316-a (5) & 319 of the Real Property
Law of the State of New York with a
stamped signature underneath.

Craig A. Hayner
Saratoga County Clerk

EXECUTOR'S DEED WITH LIEN COVENANT

THIS INDENTURE, made the 15th day of September, 2021,

Between **George E. Brenner III**, currently residing at 97 Kingsbury Road, Burnt Hills, NY 12027 as Executor by virtue of the Last Will and Testament of George E. Brenner Jr. late, who died on September 17, 2020.

Party of the first part, and

P+R **Deana Mancini and Christopher Mancini** currently residing at 454 Guy Park Avenue, Amsterdam, NY 12010.

Parties of the second part.

WITNESSETH, that whereas letters testamentary were issued to the party of the first part by the Surrogate's Court, Saratoga County, New York, on May 4, 2021 and by virtue of the power and authority given in and by said Last Will and Testament, and in consideration of four hundred thirty-five thousand (\$435,000.00) Dollars paid by the parties of the second part, does hereby grant and release unto the parties of the second part, the distributees or successors and assigns of the parties of the second part forever, all that property located at:

68 Sweetman Road
Burnt Hills, NY 12021
Saratoga County
S/B/L: 247.-1-34

BEING the same property conveyed to George Brenner, Jr. from County of Saratoga by Deed dated March 10, 1999, recorded March 15, 1999 in Book 1513, Page 196. The said George Brenner, Jr. a/k/a George E. Brenner, Jr. died a resident of Saratoga County, New York on 9/17/2020. Letters Testamentary were issued to George E. Brenner, III on 5/4/2021.

(THE PROPERTY IS DESCRIBED MORE FULLY IN SCHEDULE "A" ATTACHED)

SUBJECT to all enforceable covenants, conditions, restrictions and easements, if any, of record and to any state of facts that would be disclosed by an accurate survey.

TOGETHER with the appurtenances and also all the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise,

TO HAVE AND TO HOLD the premises herein granted unto the parties of the second part, their successors and assigns forever;


AND said party of the first part covenants as follows:

First, that said parties of the second part shall quietly enjoy said premises;

Second, that the party of the first part will forever WARRANT title to the premises;

Third, that this conveyance is made subject to the trust provisions of section thirteen of the lien law.

In Witness Whereof, the party of the first part has hereunto executed this Executor's Deed on the date stated above.


George E. Brenner III, as Executor of the
Estate of George E. Brenner, Jr., Deceased.

STATE OF NEW YORK)

COUNTY OF Albany) ss.:

On the 15th day of September, 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared George E. Brenner, III, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that s/he executed the same in her/his capacity, and that by her/his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

Record and Return to:

BENJAMIN MICHAEL BOTELHO
Notary Public, State of New York
No. 02806351375
Qualified in Saratoga County
Commission Expires 11/28/2026
2021

Westcor Land Title Insurance Company
TITLE NO.: 21-2120

SCHEDULE A-1 (Description)

All that certain piece or parcel of land situate in the Town of Charlton, County of Saratoga and State of New York, consisting of lands identified on the 1995 tax maps as 247.-1-34 such property having been formerly owned by ~~BRENNER GEORGE JR~~ and described as ~~BRENNER GEORGE JR~~ Lien #74 Map #247.-1-34.

Said premises being further described as:

PARCEL 1:

All that certain piece or parcel of land, lying and being in the Town of Charlton, Saratoga County and State of New York, bounded and described on February 16th, 1914 as follows: On the North by lands now or formerly owned by Joseph LaRue; on the East by lands now or formerly owned by Van Vorst; on the South by lands now or formerly owned by Brady, Kingsley and J. Van Kirk Wells, and on the West by lands now or formerly of said J. Van Kirk Wells and the highway leading from the Caverl homestead to a highway running East and West; and containing fifty acres of land, be the same more or less, being part of a farm belonging to Joseph V.K. Wells, deceased, and devised by him in his last will and testament, to his four surviving grandchildren, (his daughter, Mary E. Davis, having died without leaving any child or children her surviving).

PARCEL 2:

All that certain piece or parcel of land, lying and being in the Town of Charlton, Saratoga County and State of New York, containing twenty-five acres of land, be the same more or less, the said parcel being devised by Joseph V.K. Wells to his son of the same name, and is bounded and described as follows: On the West by the highway leading from the farm now or formerly owned by Caverl to a highway running East and West; on the North and East by the remainder of said farm formerly owned by Joseph V.K. Wells, deceased, first above mentioned in the description of this parcel; and on the South by lands now or formerly owned by Kingsley.