

**PETITION FOR THE ANNEXATION OF TERRITORY  
FROM THE TOWN OF MONTGOMERY  
COUNTY OF ORANGE, NEW YORK,  
TO THE VILLAGE OF MAYBROOK, COUNTY OF  
ORANGE, STATE OF NEW YORK**

TO: Town of Montgomery Town Board  
110 Bracken Road  
Montgomery, New York 12549

Village of Maybrook Village Board of Trustees  
111 Schipps Lane  
Maybrook, New York 12543

Pursuant to Article 17 of the General Municipal Law of the State of New York, Petitioners **Theresa Rakov, Kathryn L. Van Patten, and Lisa St. John** (hereinafter collectively referred to as "RAKOV") hereby petition to annex to the Village of Maybrook certain territory that adjoins the Village of Maybrook and is located in the Town of Montgomery (Tax Parcel No. 36-1-12). Both the Town of Montgomery and the Village of Maybrook are local governments pursuant to Article 17 of the General Municipal Law.

1. The Petitioners propose and petition that your Honorable Town Board permit and allow to be annexed to the Village of Maybrook the territory as more particularly described in Exhibit A, attached hereto, and made a part of this petition.
2. The Petitioners propose and petition that your Honorable Village Board of Trustees permit and allow to be annexed to the Village, the territory as more particularly described in Exhibit A, attached hereto, and made a part of this petition.
3. The Petitioners herein are the owners of all of the assessed valuation of the real property in said territory, as described in Exhibit A, assessed upon the last preceding Town Assessment Roll of the Town.
4. There are no inhabitants in said territory described in paragraphs 1 and 2 of this petition adjoining the Village, which territory the petitioners petition to have annexed to said Village.
5. Attached hereto and marked "Exhibit B" is an outline map of the proposed territory to be annexed.
6. Attached hereto and marked "Exhibit C" is a certificate signed by the assessor of the Town responsible for the preparation of the last preceding Assessment Roll of the Town certifying that the Petitioner is the owner of a majority in assessed valuation of the real property in the territory herein proposed to be annexed to the Village and now situated in the Town as shown on the last preceding Assessment Roll of the Town.

IN WITNESS WHEREOF, the Petitioners, in the presence of a notary public as a witness, have signed and executed this foregoing petition this 11<sup>th</sup> day of November, 2023.

[Signatures and Notaries Next Page]

# **EXHIBIT A**



Montgomery Office:

71 Clinton Street  
Montgomery, NY 12549

Goshen Office:

262 Greenwich Ave, Ste B  
Goshen, NY 10924

(845) 457 - 7727

[www.EngineeringPropertiesPC.com](http://www.EngineeringPropertiesPC.com)

**DATE: November 9, 2023**

**W.O. # 1994.01**

**ST. JOHN ANNEXATION DESCRIPTION**

All that certain lot, piece or parcel of land, situate, lying and being in the Town of Montgomery, County of Orange and State of New York and being known and designated as a Parcel to be Annexed to Maybrook on a map entitled, "Boundary Survey and Annexation Plan, Lisa St. John", by Engineering & Surveying Properties, PC, dated December 16, 2022 to be filed in the Office of the Orange County Clerk and being more accurately bounded and described as follows:

Beginning at a point of intersection in a stonewall in the southeasterly line of the reputed lands of Carfizzi with the dividing line between the reputed lands of Hyvue of Orange to the southwest and the lands of St. John, Rakov and VanPatten to the northeast, said point being the southwestern most corner of the lands of St. John, Rakov and VanPatten and the herein described parcel (a portion of the lands of St. John, Rakov and VanPatten);

THENCE, from said point of beginning and in part along the said reputed lands of Carfizzi, in part the reputed lands of Montgomery Warehousing & Distribution, Inc. and in part the general line of a stonewall, North 36 degrees 40 minutes 17 seconds East a distance of 1333.01 feet to a point marked by a pipe found at or near a corner of stonewalls;

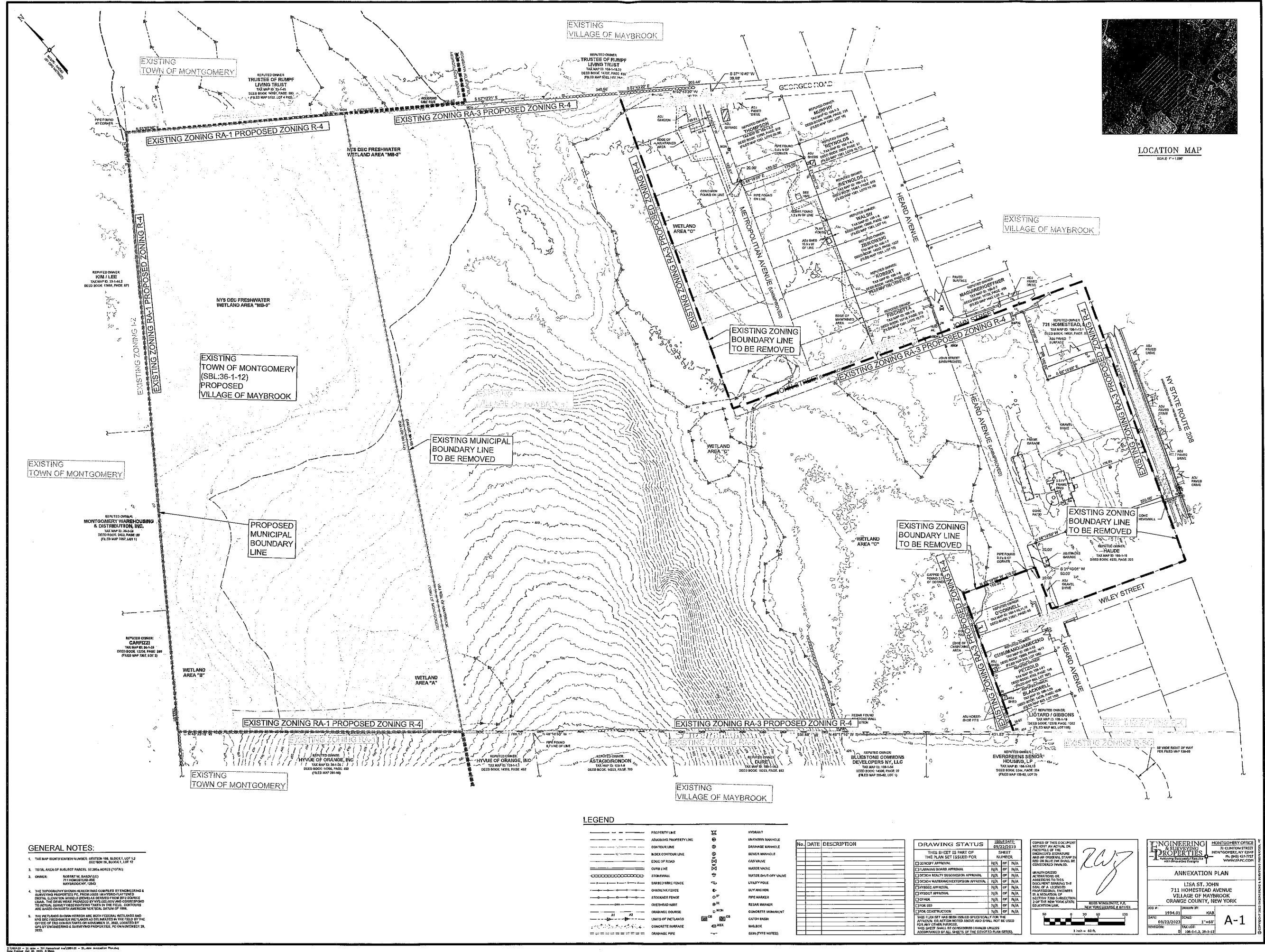
THENCE, along the reputed lands of the Trustee of Rumpf Living Trust, and the general line of a stonewall, South 53 degrees 07 minutes 30 seconds East a distance of 485.93 feet to a point marked by a concrete monument found at an angle point in the Town of Montgomery, Village of Maybrook municipal line, said point being, North 53 degrees 51 minutes 24 seconds West a distance of 269.45 feet along the general line of said stonewall from another angle point in the said municipal line;

THENCE, through the lands of St. John, Ravov and VanPatten and along the Town of Montgomery, Village of Maybrook municipal line, South 30 degrees 50 minutes 54 seconds West a distance of 1392.69 feet to the point;

THENCE, along the reputed lands of Hyvue of Orange, Inc. and in part the general line of a stonewall, North 48 degrees 23 minutes 18 seconds West a distance of 629.57 feet to the point or place of beginning;

Containing 17.322 acres of land more or less as surveyed by Engineering & Surveying Properties, PC on December 8, 2022, adopting New York State Plane Coordinate System NAD83, Zone 3101 for the basis of bearing as determined by GPS observations.

# **EXHIBIT B**



# **EXHIBIT C**

**EXHIBIT C**  
**CERTIFICATION**

State of New York     )  
                                  SS.:  
County of Orange     )

I, Dennis R. Ketcham, IAO, the duly appointed sole assessor of the Town of Montgomery, Orange County, New York (the "Town"), do hereby certify:

1. That I am the duly appointed assessor for the Town and was the sole person responsible for the preparation of the assessment roll for the year 2023.

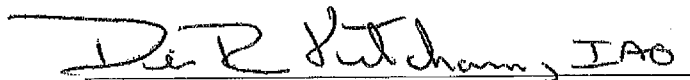
2. That the real property described in paragraphs 1 through 3 of the annexed petition is situated in the said Town and is assessed on the tax roll of the Town for the year 2023, which is the last preceding assessment roll of the Town.

3. That the total assessed valuation of said real property described in the said annexed petition as shown on the assessment roll of the Town for the year 2023 is \$14,000.

4. That the petitioners **Theresa Rakov, Kathryn L. Van Patten, and Lisa St. John**, are the owners of all the assessed valuation of the real property described in the said annexed petition which is now situated in the Town, and which is sought to be annexed to the Village of Maybrook, Orange County, New York (the "Village") and that the assessed valuation of their individual property as shown on the assessment roll of the Town for the year 2023 is as follows:

- (a) The real property assessed to **Robert W. Rakov, Theresa Rakov, Kathryn L. Van Patten, and Lisa St. John**, as described in the annexed petition, is assessed at \$14,000.

Dated: November 13, 2023



Dennis R. Ketcham, IAO

*NYS Sole Assessor*

Town of Montgomery

Orange County, New York 12549

(845) 457-2650