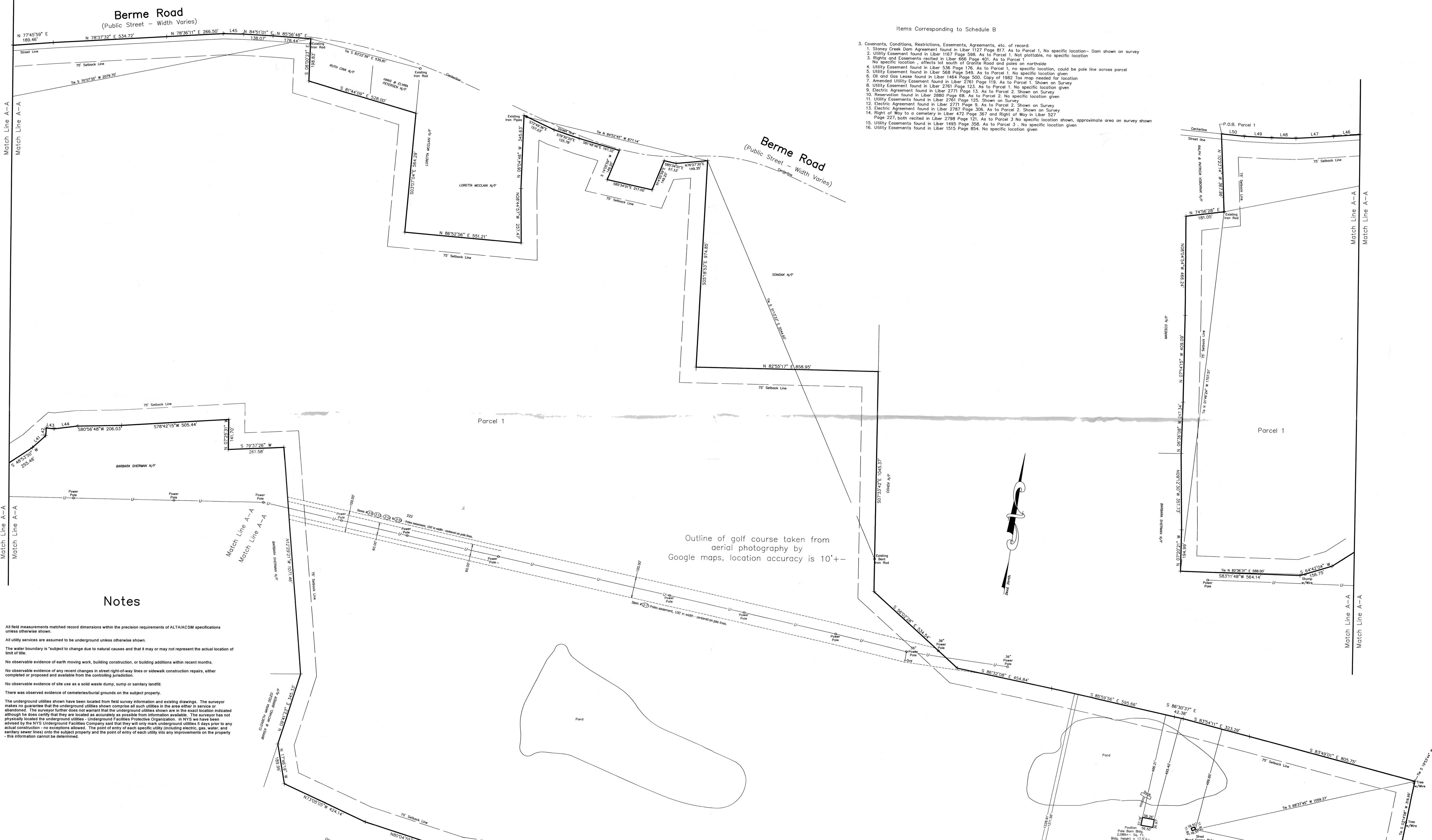




Notes

All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications unless otherwise shown.

All utility services are assumed to be underground unless otherwise shown.

The water boundary is "subject to change due to natural causes and that it may or may not represent the actual location of land of title."

No observable evidence of earth moving work, building construction, or building additions within recent months.

No observable evidence of any recent changes in street right-of-way lines or sidewalk construction repairs, either completed or proposed and available from the controlling jurisdiction.

No observable evidence of site use as a solid waste dump, dump or sanitary landfill.

There was observed evidence of cemeteries/burial grounds on the subject property.

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown conform to actual utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not previously located the underground utilities. Underground Facilities Protection Organization (U.F.P.O.) has been advised by the U.F.P.O. Underground Facilities Protection Organization that they will only mark underground utilities 5 days prior to any actual construction - in accordance with the U.F.P.O. standard. The point of entry of each utility into any improvements on the property - this information cannot be determined.



C:\DWH Jobs\J069193\Scans\Site Location_001.jpg

Line Table

LINE	LENGTH	BEARING
L1	40.34	N81°53'40"W
L2	67.57	N81°12'28"W
L3	116.32	S89°41'37"W
L4	198.98	S82°25'39"W
L5	102.68	S79°17'23"W
L6	159.20	S74°28'40"W
L7	97.76	N62°13'37"E
L8	77.83	N42°33'02"E
L9	93.12	N31°42'58"E
L10	79.94	N22°49'35"E
L11	63.63	N19°39'25"E
L12	132.15	N18°01'51"E
L13	77.04	N29°42'55"E
L14	85.52	N41°08'38"E
L15	87.67	N49°00'30"E
L16	98.52	N60°22'20"E
L17	94.10	N68°50'57"E
L18	137.57	N82°29'23"E
L19	188.35	S85°28'05"E
L20	235.33	N86°17'09"E
L21	49.96	N81°00'45"E
L22	26.710	N77°16'41"E
L23	127.78	S39°16'48"W
L24	78.70	N10°54'10"W
L25	83.34	S77°16'41"W
L26	96.78	S78°59'52"W
L27	108.62	S83°41'50"W
L28	140.05	S89°36'59"W
L29	140.50	N86°39'38"W
L30	92.16	S87°38'48"W
L31	76.60	S78°30'17"W
L32	146.61	S63°51'48"W
L33	110.08	S47°59'13"W
L34	91.30	S36°31'01"W
L35	65.93	S25°56'28"W
L36	106.07	S14°32'03"W
L37	71.03	S08°40'20"W
L38	110.54	S19°12'46"E
L39	82.56	S33°57'48"W
L40	39.51	S57°12'36"W
L41	83.80	S40°22'25"W
L42	36.31	S05°31'27"E
L43	37.70	S88°16'51"W
L44	113.02	S75°18'44"W
L45	96.71	N63°11'54"E
L46	124.23	N77°37'13"E
L47	178.10	N78°26'09"E
L48	113.93	N82°52'13"E
L49	129.72	N84°36'15"E
L50	108.20	N87°35'28"E
L51	42.56	S61°08'52"W
L52	105.78	S71°18'18"W
L53	121.64	S64°39'55"W
L54	138.80	S88°42'27"W

Lot Area

Overall Total Area of All 3 Lots = 545.10s Acres

Zoning Information

Zoning Address
Secretary - Rebecca Paddock Storage
Towns of Rochester
Planning & Zoning Office
P.O. Box 63
155 Golf Road
Academy NY 14604-0069
Phone: (607) 525-2434

Zone - R5
Minimum Front Yard Setback - 75 Feet
Minimum Rear Yard Setback - 75 Feet
Minimum Side Yard Setback - 75 Feet
Minimum Lot Coverage - 50%
Minimum Lot Area - 5 Acres
Minimum Lot Width - 300 Feet
Minimum Lot Depth - 300 Feet
Maximum Height of Building - 2 1/2 Stories/5 Feet

Encroachments

(A) Tennis Court Fence encroaches 1.8' +/- into street.
(B) Tennis Court Fence encroaches 0.2' +/- into street.

Curve Table

CURVE	LENGTH	RADIUS
C1	42.95	612.00

Parking Spaces

Approx. 269 Striped Parking Spaces
(One section of the parking lot was covered with snow, so there may be)
(more parking spaces than shown)
6 Handicap Spaces
Approx. 275 Total Parking Spaces

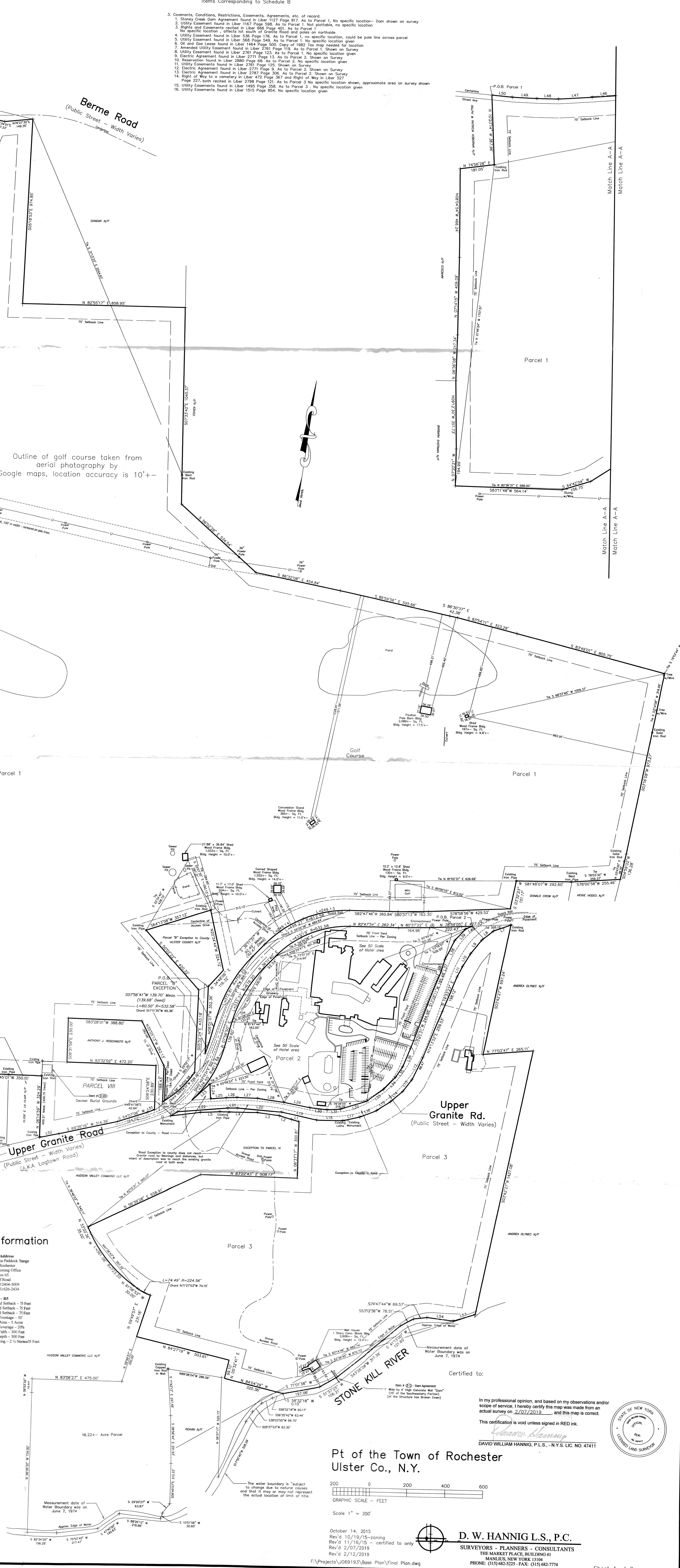
Legend of Symbols & Abbreviations

○ MANHOLE
○ IRON PIN FOUND
○ CATCH BASIN
○ MONITORING WELL
○ UTILITY POLE W/OVERHEAD LINE

○ GAS VALVE
○ LIGHT POLE
○ OVERHEAD UTILITY LINE
○ FENCE

FLOOD NOTE:

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) C of the Flood Insurance Rate Map, Community Panel No. 02/06/01, and is not in a Special Flood Hazard Area. By telephone call dated 07/20/08 to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.



Pt of the Town of Rochester
Ulster Co., N.Y.

200 0 200 400 600
GRAPHIC SCALE - FEET
Scale 1" = 200'

October 14, 2015
Rev'd 10/19/15 - zoning
Rev'd 11/16/15 - certified to only
Rev'd 2/07/2019
Rev'd 2/12/2019

D. W. HANNIG L.S., P.C.
SURVEYORS - PLANNERS - CONSULTANTS
THE MARKET PLACE, BUILDING #1
MANHATTAN, NEW YORK 10104
PHONE: (212) 485-5233 FAX: (212) 485-7774

In my professional opinion, and based on my observations and/or scope of service, I hereby certify this map was made from an actual survey on 2/02/2019, and this map is correct.
This certification is void unless signed in RED ink.
David William Hannig
DAVID WILLIAM HANNIG, P.L.S. - N.Y.S. LIC. NO. 47411

Certified to: