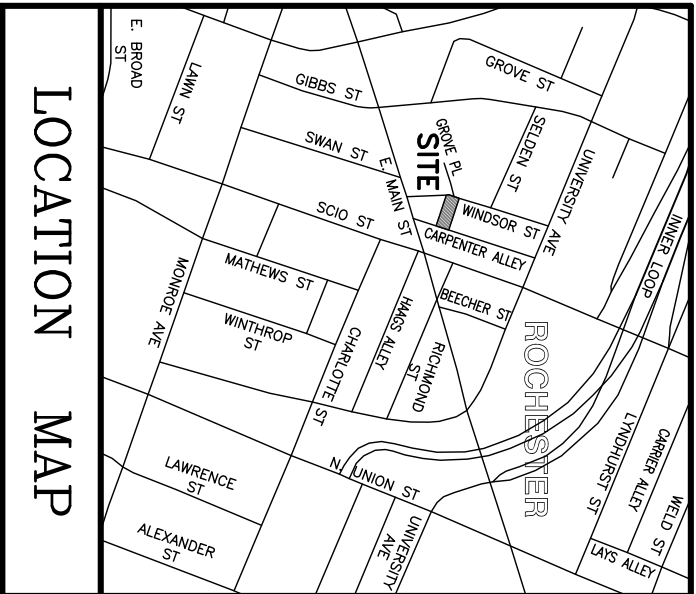
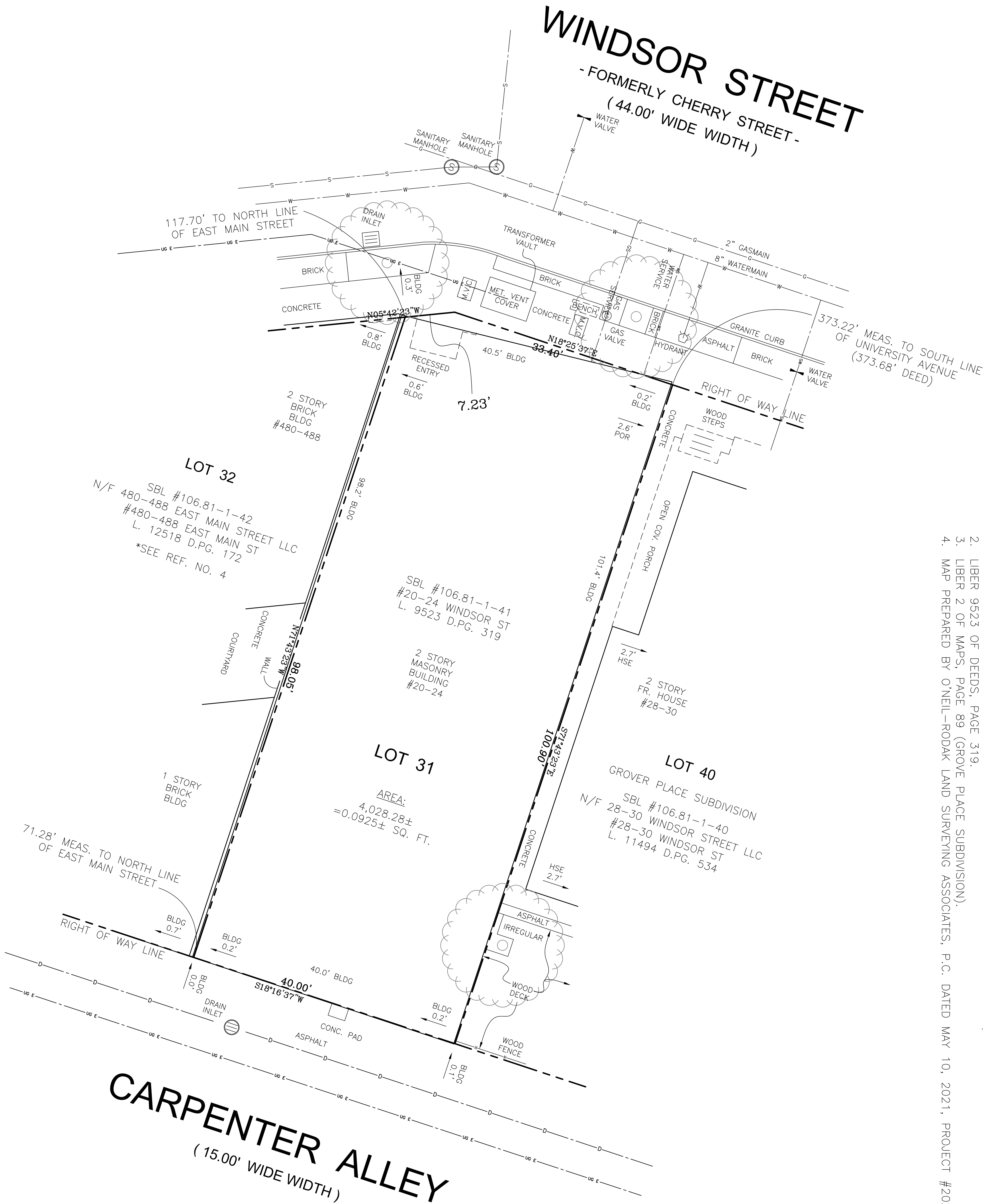




CERTIFICATIONS ON THIS DRAWING SURVEY STATE THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EDITION CODE OF PRACTICE FOR LAND SURVEYING, AND THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE SURVEYOR HAS BEEN LICENSED. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE SURVEYOR HAS BEEN LICENSED. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE SURVEYOR HAS BEEN LICENSED. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE SURVEYOR HAS BEEN LICENSED.



- REFERENCES:
1. STEWART TITLE INSURANCE COMPANY ABSTRACT NO. 99068 DATED TO MAY 20, 2022.
 2. LIBER 9523 OF DEEDS, PAGE 319.
 3. LIBER 2 OF MAPS, PAGE 89 (GROVE PLACE SUBDIVISION).
 4. MAP PREPARED BY O'NEIL-RODAK LAND SURVEYING ASSOCIATES, P.C. DATED MAY 10, 2021, PROJECT #2021-0505.

- NOTES:
1. A LICENSE AGREEMENT WITH NORTHERLY ADJOINER WAS RECORDED AT LIBER 7404 OF DEEDS, PAGE 242.
 2. BOUNDARY LINES DETERMINED FROM THE CITY OF ROCHESTER MONUMENTS ALONG WITH DATA OBTAINED FROM REFERENCE NO. 4.
 3. UTILITIES SHOWN HEREON ARE PLOTTED FROM VISIBLE EVIDENCE AND RECORD MAPPING PROVIDED BY THE OPERATING AUTHORITIES. THEIR LOCATIONS ARE NOT GUARANTEED. THE OWNER NEEDS TO CONTACT DIG SAFELY NEW YORK PRIOR TO ANY CONSTRUCTION.

WE, ARROWPOINT LAND SURVEYORS CERTIFY THAT THIS MAP WAS PREPARED USING THE REFERENCE MATERIALS LISTED HEREON AND THE NOTES OF AN INSTRUMENT SURVEY, PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, COMPLETED MAY 18, 2022.

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SCALE	1" = 8'
DATE	09/26/22
SHEET	1 OF 1
PROJECT NO.	22-0130
FILE NAME	WindsorSt#20-24_24x36.dwg
DRAWN BY	SAC
CHECKED BY	RJA

GRAPHIC SCALE: 1" = 8'
DRAWING ALTERATION NOTICE
THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209 AND APPLIES TO THIS DRAWING:
"IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY MAP, IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED. THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION 'ALTERED BY' FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

9			
8			
7			
6			
5			
4			
3			
2			
1			
NO	REVISIONS	DATE	BY



277 ALEXANDER STREET, SUITE 210 ROCHESTER, NY 14607
PHONE: 585.889.3670
ROBERT J. AVERY, P.L.S.: 585.755.0408
SCOTT A. COX: 585.625.8629

INSTRUMENT SURVEY
PROJECT
LOT NO. 31
GROVE PLACE SUBDIVISION
SITUATE IN THE CITY OF ROCHESTER, COUNTY OF MONROE, STATE OF NEW YORK
LOCATION
#20-24 WINDSOR ST. ROCHESTER, NY 14605
CLIENT
NATHAN ROZZI ROZZI ARCHITECTS, 1 WOODBURY BLVD, ROCHESTER, NY 14604