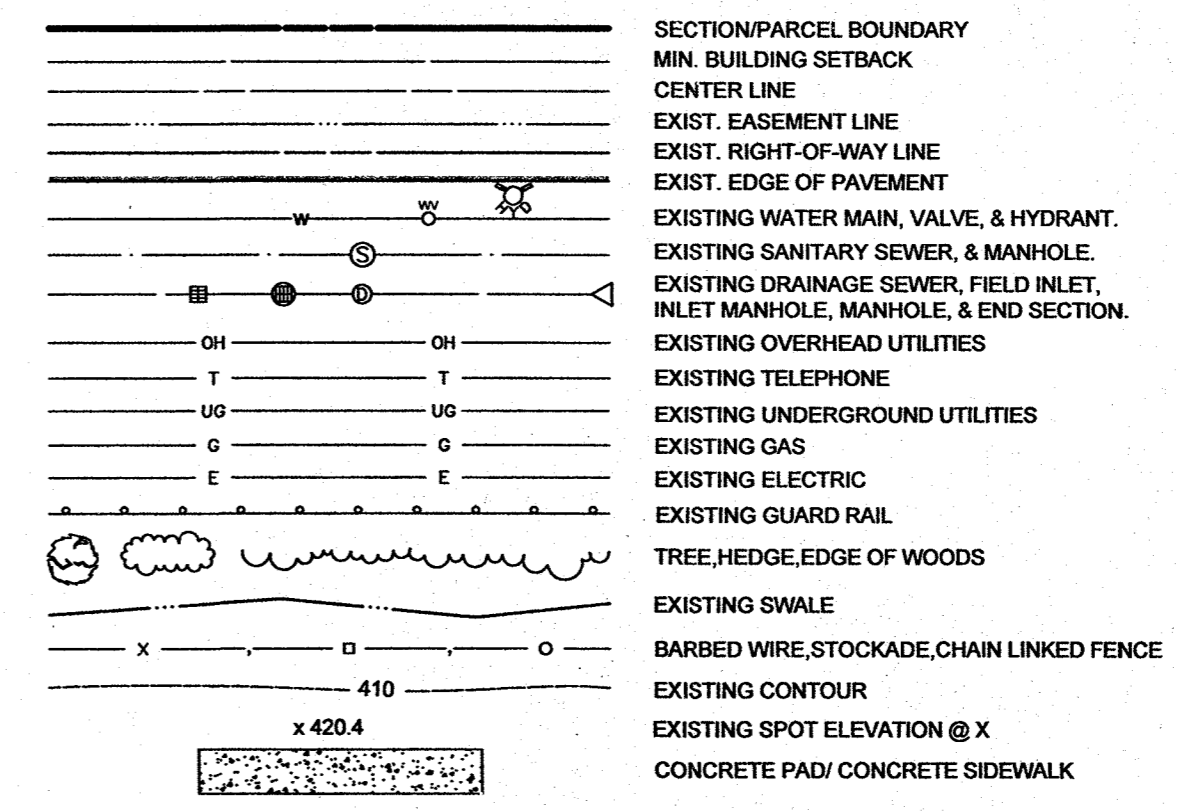


LINE LEGEND

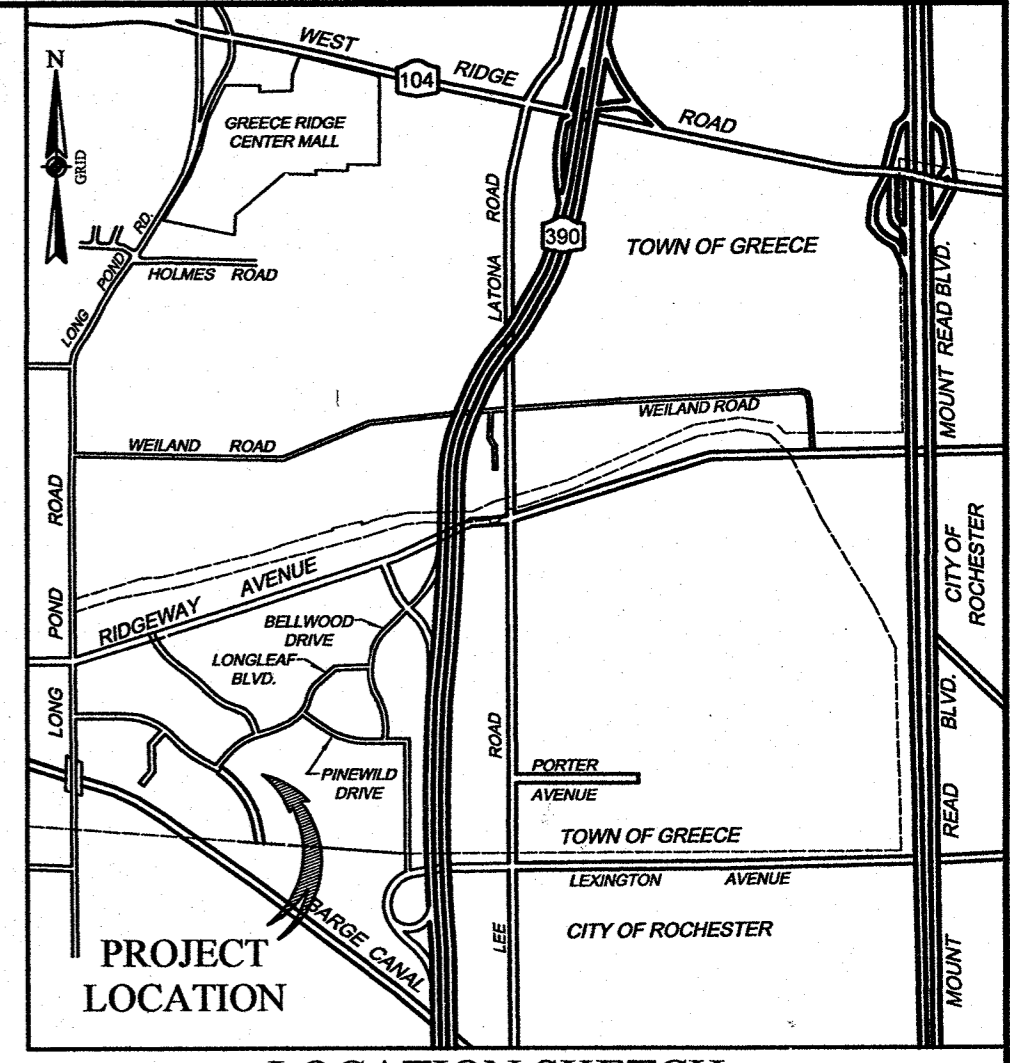


EASEMENT NOTES

1. PARCEL SUBJECT TO DECLARATION OF ZONING RESTRICTIONS DATED AUGUST 28, 1991 PER LIBER 8119 OF DEEDS PAGE 110. DOCUMENT SET MINIMUM DESIGN STANDARDS, AGREEMENTS AND RESTRICTIONS FOR CANAL PONDS BUSINESS PARK
2. PARCEL SUBJECT TO SUB-ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR CANAL PONDS OFFICE ASSOCIATION, INC. DATED MARCH 31, 1994 PER LIBER 8469 OF DEEDS PAGE 342. DOCUMENT SET MINIMUM DESIGN STANDARDS, AGREEMENTS AND RESTRICTIONS FOR CANAL PONDS BUSINESS PARK
3. PARCEL SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR CANAL PONDS BUSINESS PARK COMMERCIAL/RETAIL AREAS DATED AUGUST 12, 1994 PER LIBER 8549 OF DEEDS PAGE 638. DOCUMENT SET MINIMUM DESIGN STANDARDS, AGREEMENTS AND RESTRICTIONS FOR CANAL PONDS BUSINESS PARK
4. PARCEL SUBJECT TO FIRST AMENDMENT TO SUB-ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR CANAL PONDS OFFICE ASSOCIATION, INC. DATED APRIL 1, 1998 PER LIBER 9008 OF DEEDS PAGE 281.
5. PARCEL SUBJECT TO SECOND AMENDMENT TO SUB-ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR CANAL PONDS OFFICE ASSOCIATION, INC. DATED JANUARY 31, 2002 PER LIBER 9591 OF DEEDS PAGE 595 AND LIBER 9591 OF DEEDS PAGE 601. DOCUMENT SET MINIMUM DESIGN STANDARDS, AGREEMENTS AND RESTRICTIONS FOR CANAL PONDS BUSINESS PARK
6. PARCEL SUBJECT TO THIRD AMENDMENT TO SUB-ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR CANAL PONDS OFFICE ASSOCIATION, INC. DATED DECEMBER 16, 2002 PER LIBER 9729 OF DEEDS PAGE 415. DOCUMENT SET MINIMUM DESIGN STANDARDS, AGREEMENTS AND RESTRICTIONS FOR CANAL PONDS BUSINESS PARK
7. PARCEL SUBJECT TO FOURTH AMENDMENT TO SUB-ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR CANAL PONDS OFFICE ASSOCIATION, INC. DATED OCTOBER 9, 2005 PER LIBER 1231 OF DEEDS PAGE 89. DOCUMENT SET MINIMUM DESIGN STANDARDS, AGREEMENTS AND RESTRICTIONS FOR CANAL PONDS BUSINESS PARK
8. PARCEL SUBJECT TO TRANSPORTATION IMPROVEMENTS AGREEMENT DATED AUGUST 31, 2008 PER LIBER 10356 OF DEEDS PAGE 349. DOCUMENT WAS FOR IMPROVEMENTS AS MITIGATION FOR THE TRAFFIC IMPACT OF AND TO IMPROVE ACCESS TO CANAL PONDS PROJECT PER PERMIT NO. 4-93-0222.
9. PARCEL SUBJECT TO FIFTH AMENDMENT TO SUB-ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR CANAL PONDS OFFICE ASSOCIATION, INC. DATED MARCH 30, 2007 PER LIBER 10542 OF DEEDS PAGE 480. DOCUMENT SET MINIMUM DESIGN STANDARDS, AGREEMENTS AND RESTRICTIONS FOR CANAL PONDS BUSINESS PARK
10. DECLARATION OF EASEMENT AGREEMENT MADE BY THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY, DATED MAY 1, 2008 PER LIBER 10724 OF DEEDS PAGE 274. DOCUMENT ALLOWS INGRESS-EGRESS EASEMENT BETWEEN LOTS R-12A AND LOT R-12B. LOT R-12A HAS SINCE BEEN RE-SUBDIVIDED PER REFERENCE # 1.
11. PARCEL SUBJECT TO STORMWATER FACILITY EASEMENT TO THE TOWN OF GREECE DATED JUNE 8, 2015 PER LIBER 11554 OF DEEDS PAGE 674. EASEMENT IS SHOWN ON MAP.

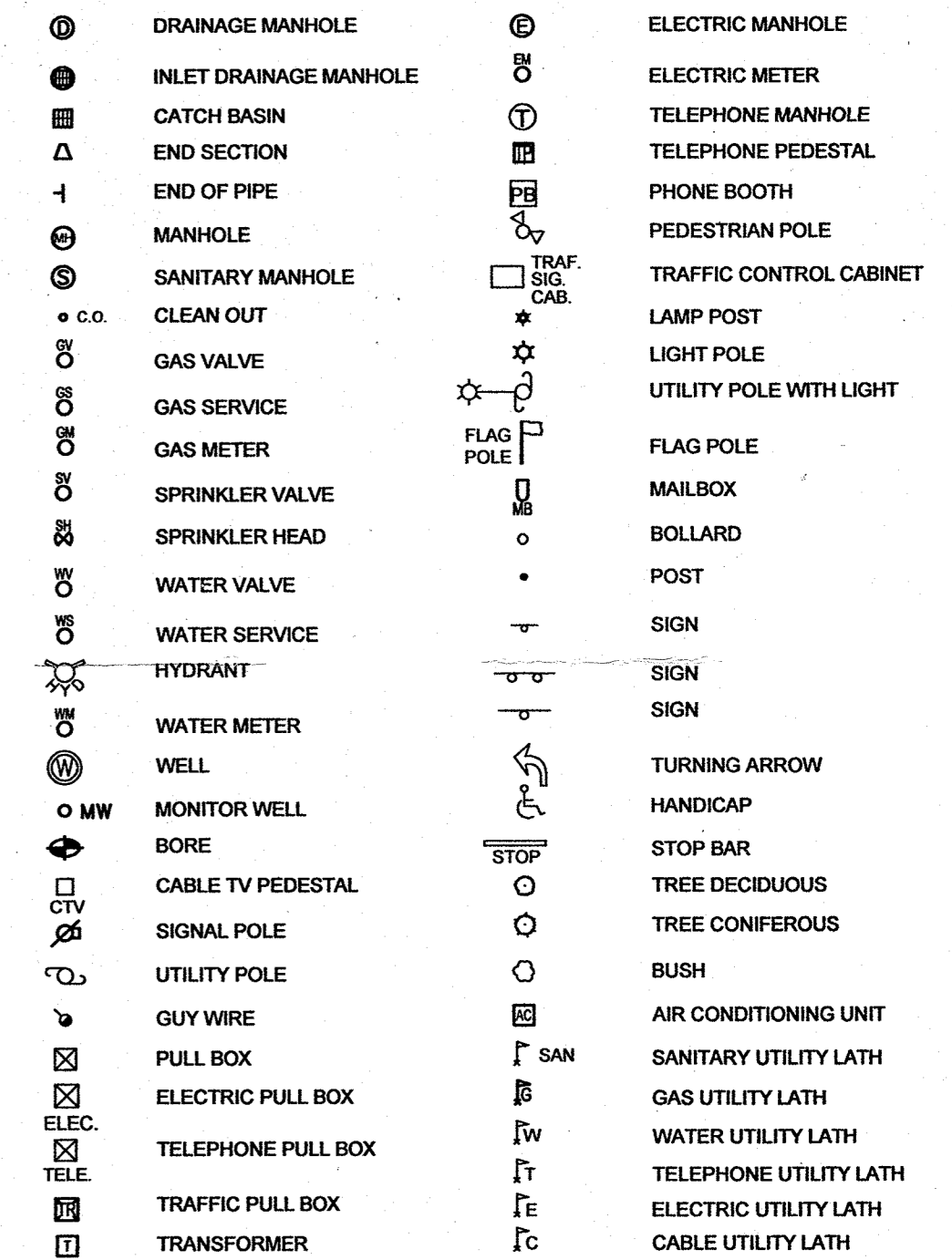
REFERENCES

1. MAP ENTITLED "HOME2 SUITES BELLWOOD DRIVE SUBDIVISION MAP" PREPARED BY COSTICH ENGINEERING, DATED 8/22/2015, HAVING DRAWING # 4941.01 VS10 AND IS FILED IN THE MONROE COUNTY CLERK'S OFFICE AS LIBER 352 OF MAPS PAGE 16.
2. MAP ENTITLED "GATEWAY BUSINESS CENTER PINEWILD DRIVE GREECE, NY SUBDIVISION PLAN" PREPARED BY COSTICH ENGINEERING D.P.C. DATED 5/23/2011 HAVING DWG # 4941-VS100 AND IS FILED IN THE MONROE COUNTY CLERK'S OFFICE AS LIBER 351 OF MAPS PAGE 18.
3. MAP ENTITLED "CANAL PONDS BUSINESS PARK RESUBDIVISION LOT R-12A & 14" PREPARED BY BERGMANN ASSOCIATES, DATED 10/21/2008, LAST REVISED 12/16/2008 HAVING DRAWING NUMBER SM-01 AND IS FILED IN THE MONROE COUNTY CLERK'S OFFICE AS LIBER 335 OF MAPS PAGE 87.
4. MAP ENTITLED "CANAL PONDS BUSINESS PARK FINAL PLAN" PREPARED BY BERGMANN ASSOCIATES, DATED 9/8/1991 HAVING DRAWING NUMBER FP-1 AND IS FILED IN THE MONROE COUNTY CLERK'S OFFICE AS LIBER 277 OF MAPS PAGE 7.
5. MAP ENTITLED "CANAL PONDS BUSINESS PARK RESUBDIVISION LOTS R-14, R-16, R-15B & CANAL LANDING BOULEVARD (NOT RECORDED)" PREPARED BY BERGMANN ASSOCIATES, DATED 9/26/2011, LAST REVISED 11/19/2012 HAVING DRAWING NUMBER SM-01 AND IS FILED IN THE MONROE COUNTY CLERK'S OFFICE AS LIBER 344 OF MAPS PAGE 67.
6. ABSTRACT "STEWART TITLE INSURANCE COMPANY" ABSTRACT NO. 200567, DATED MAY 2, 2022.



LOCATION SKETCH
NOT TO SCALE

SYMBOL LEGEND



SURVEY NOTES

1. THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 2019, REGARDING LIABILITY INCURRED THROUGH DISTURBANCE OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
2. THE DEVELOPER AND CONTRACTOR MUST LOCATE, MARK, BARRICADE, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION. FOR DESCRIPTIVE AND SURVEY DATA FOR GEODETIC CONTROL MONUMENTS GO TO THE COUNTY OF MONROE SURVEYORS OFFICE WEBSITE AND ACCESS THE GIS BASED INTERNET WEB VIEWER, OR CONTACT THE MONROE COUNTY SURVEYORS OFFICE.
3. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM OF 1927, WEST ZONE, TRANSVERSE MERCATOR PROJECTION, NAD 27 THROUGH CONTROL TIES TO THE FOLLOWING GEODETIC MONUMENTS
4-1-213 (NYS DOT) 1969 N=1163958.23 E=739897.82 NAD 27
1742 ADJ.1.1969 N=1164195.62 E=740725.47 NAD 27
1741 ADJ. 1969 N=1162661.92 E=740699.11 NAD 27
4. USING A COMBINED FACTOR OF 0.99997720, TIES TO MONUMENTATION WERE MADE USING APPROPRIATE PROCEDURES TO OBTAIN AN INDICATED ACCURACY OF 1:20,000 OR BETTER.
5. ALL DISTANCES SHOWN ON THIS MAP ARE REFERENCED TO THE GROUND.
6. THIS PROJECT IS MORE THAN 1200 FEET FROM THE NEAREST MONROE COUNTY MONUMENTATION.

APPROXIMATE LOCATION TOWN LOT 89

WESTERN BOUNDARY OF PARCEL, SUBJECT TO EASEMENT PER LIBER 11554 OF DEEDS PAGE 674. EASEMENT IS SHOWN ON MAP.

NIF ALANTIC FUNDING & REAL ESTATE LLC T.A.#089.04-1-14.11 130 CANAL LANDING BOULEVARD LIBER 11159 PAGE 462 CORRECTED BY DEED LIBER 11248 PAGE 234 LOT AR-14

NIF ALANTIC FUNDING & REAL ESTATE LLC T.A.#089.04-1-14.11 PINEWILD DRIVE LIBER 11159 PAGE 462 CORRECTED BY DEED LIBER 11248 PAGE 234 LOT AR-12A1 AREA=15.000 ACRES

NIF ALANTIC FUNDING & REAL ESTATE LLC T.A.#089.04-1-14.13 PINEWILD DRIVE LIBER 11159 PAGE 462 LOT B

CERTIFICATION

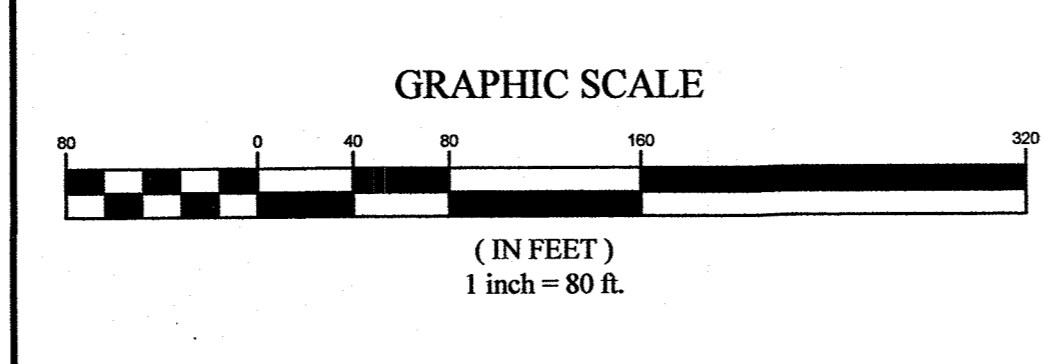
WE, COSTICH ENGINEERING, D.P.C., HEREBY CERTIFY TO:
- CST 11 ENTERPRISES, LLC
- LAW OFFICE OF ANTHONY A. DINIETTO, LLC
- METRO REAL-ESTATE SERVICES OF WESTERN NEW YORK, LLC

THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON MAY 10, 2022 AND FROM THE REFERENCED LISTED HEREON. NO SEARCH OF RECORDS, OTHER THAN THOSE REFERENCED, WAS MADE FOR EASEMENTS OR ENCUMBRANCES AFFECTING THIS PARCEL.

By: *Daniel T. Hickok* Date: 6-1-2022
Daniel T. Hickok, N.Y.S. L.S., No. 050449



EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

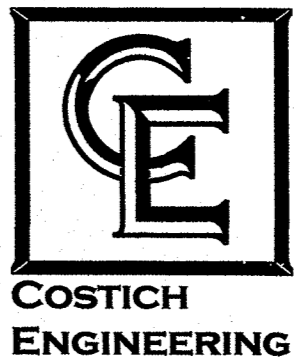


NO.	DATE	REVISION	BY	CHKD.	APVLS.

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IT IS A VIOLATION OF LAW IF ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS SEAL AND THE NOTATION ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY," FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION TO THE DOCUMENT.



PROJECT MANAGER: D.T.H.
DRAWN BY: G.M.S.
BOUNDARY: J.S.F.
TOPOGRA: G.L.R.
DATE: 5/12/2022
SCALE: 1"=80'



- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

GATEWAY BUSINESS CENTER
130 CANAL LANDING BOULEVARD
INSTRUMENT SURVEY LOT AR-12A1

LOCATION OF PROJECT: TAX PARCEL NO. 89-04-1-14.11 TOWN LOT 99 & 108, 20000 ACRES TRACT, TOWNSHIP 1, SHORT RANGE, MILL SEAT TRACT, PHELPS & GORHAM PURCHASE TOWN OF GREECE, COUNTY OF MONROE, STATE OF NEW YORK

CLIENT: ALANTIC FUNDING AND REAL ESTATE, L.L.C. P.O. BOX 26350 ROCHESTER, NEW YORK 14626

DWG # 4941
V1210
SHEET 1 OF 1