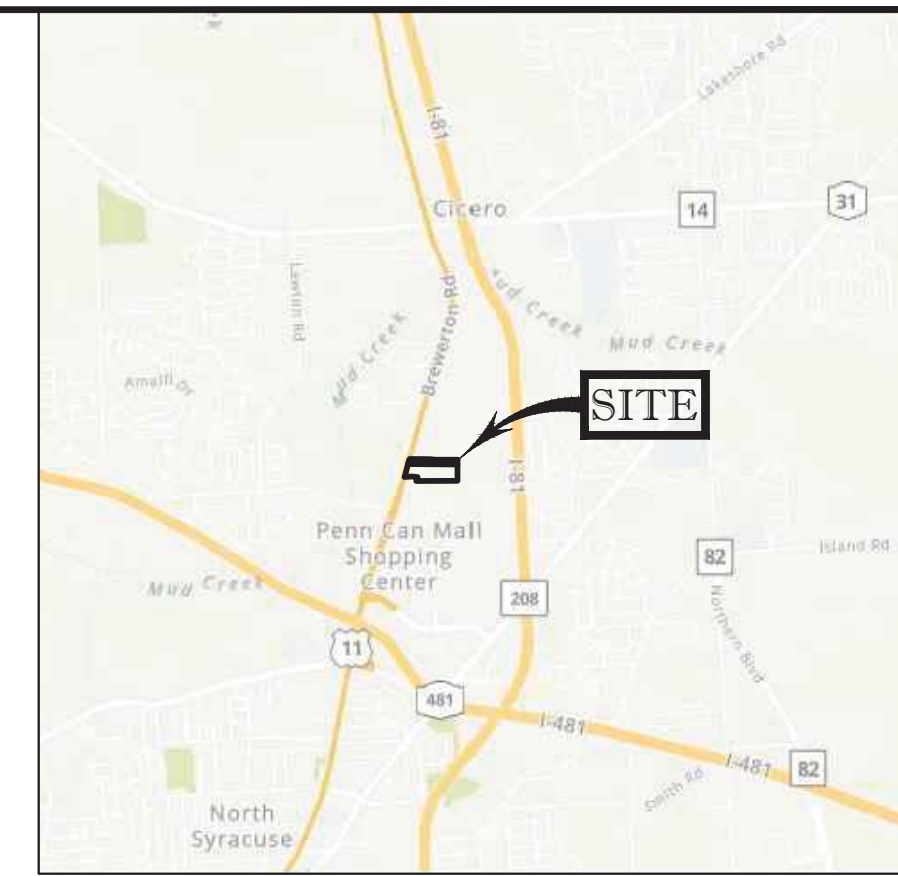
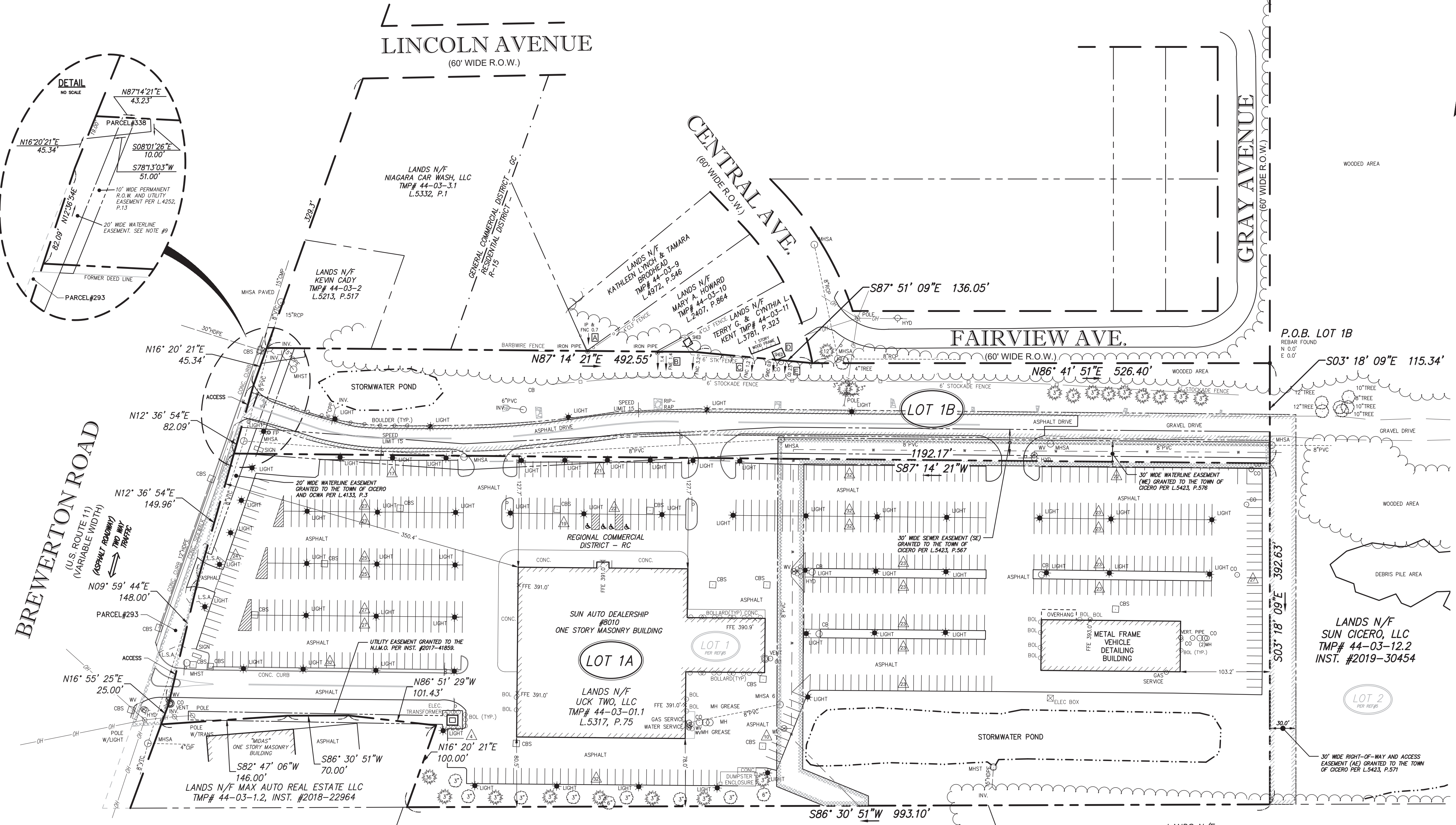


PLANNING BOARD CHAIRMAN

ONONDAGA COUNTY HEALTH DEPARTMENT  
DIVISION OF ENVIRONMENTAL HEALTH



- TABLE OF POSSIBLE ENCROACHMENTS
- 4" CHAIN LINK FENCE
  - 4" CHAIN LINK FENCE
  - 6" STOCKADE FENCE
  - SHED
  - CLEAN OUT
- NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELD WORK. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.



- NOTES:
- PROPERTY KNOWN AS LOTS 1, 1, BLOCK 3 AS SHOWN ON THE OFFICIAL TAX MAP #44 OF THE TOWN OF CICERO, COUNTY OF ONONDAGA, STATE OF NEW YORK.
  - AREA LOT 1A = 467,712 SQ. FT. OR 10.737 ACRES ±  
LOT 1B = 137,855 SQ. FT. OR 3.160 ACRES ±  
COMBINED AREA = 605,567 SQ. FT. OR 13.897 ACRES ±
  - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
  - THIS PLAN IS BASED ON INFORMATION PROVIDED, BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
  - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (PER REF. #2).
  - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
  - ELEVATIONS REFER TO VERTICAL DATUM PER REFERENCE #3. SAID DATUM IS ABOVE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BY 0.57 FEET.
  - PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
  - DESCRIPTION OF EASEMENT GRANTED TO TOWN OF CICERO AND OCWA FILED IN L 4252, P.13 IMPLIES THAT AN ADJACENT 20 FEET WIDE EASEMENT WAS GRANTED TO TOWN OF CICERO AND OCWA. NO RECORD OF EASEMENT WAS FOUND.

- REFERENCES:
- THE OFFICIAL TAX ASSESSOR'S MAP #44 OF TOWN OF CICERO, COUNTY OF ONONDAGA, STATE OF NEW YORK.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, TOWN OF CICERO, COUNTY OF ONONDAGA, PANEL 111 OF 520, COMMUNITY-PANEL NUMBER 360572 0111 F, EFFECTIVE DATE: NOVEMBER 4, 2016.
  - MAP ENTITLED "TOPOGRAPHIC MAP" PREPARED BY ALFRED N. IANUZI, JR., DATED JUNE 27, 1991, FILE NO. 275.051.
  - MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY MAP SHOWING PROPERTIES N/F OF MUFFALE BUILDERS, INC.", PREPARED BY CHA, PROJECT NO. 12497, DATED JUNE 24, 2003, LAST REVISED NOVEMBER 18, 2004.
  - MAP ENTITLED "FINAL SUBDIVISION PLAN SHOWING PROPERTIES N/F BY UCK TWO, LLC", PREPARED BY CHA, PROJECT NO. 32421, DATED APRIL 12, 2017 AND FILED IN THE ONONDAGA COUNTY CLERKS OFFICE AT MAP NO. 12372.
  - MAP ENTITLED "ASBUILT SURVEY MAP OF PROPERTIES OWNED N/F BY UCK TWO, LLC", PREPARED BY CHA, PROJECT NO. 32421, DATED NOVEMBER 28, 2018.
  - MAP ENTITLED "ALTANSPS LAND TITLE SURVEY, 8010 & 8016 BREWERTON ROAD, TAX MAP 44, BLOCK 3, LOTS 1.1 & 12.2 IN MILITARY LOT 66, TOWN OF CICERO, COUNTY OF ONONDAGA, STATE OF NEW YORK", PREPARED BY CONTROL POINT ASSOCIATES INC. PC, FILE NO. 09-190349.

ONONDAGA COUNTY CLERKS OFFICE

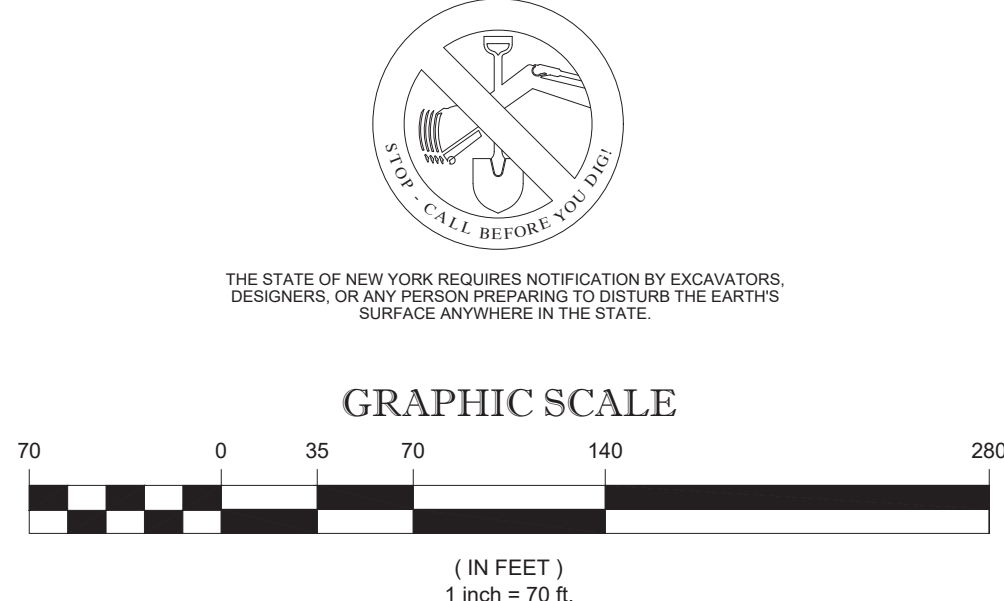
MAP NO. \_\_\_\_\_ FILED \_\_\_\_\_

COUNTY CLERK: \_\_\_\_\_

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAP OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

- LEGEND:**
- LANDSCAPED AREA
  - SIGN
  - SIGN (2 POST)
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - SHRUB
  - STUMP
  - LIGHT POLE
  - STUMP
  - LIGHT POLE
  - BOLLARD
  - HYDRANT
  - STORM DRAINAGE MANHOLE
  - PROPERTY MONUMENTATION FOUND
  - PARKING SPACE COUNT

- PARCEL BOUNDARY LINE
- ADJOINING PARCEL LINE
- STREET/HIGHWAY LINE
- CHAIN LINK FENCE LINE
- STOCKADE FENCE LINE
- BOX WIRE FENCE LINE
- STORM SEWER LINE W/SQUARE CATCH BASIN
- SANITARY SEWER LINE W/MANHOLE AND CLEANOUT
- OVERHEAD UTILITY LINE W/POWER POLE
- ELECTRIC LINE W/ELECTRIC MANHOLE & ELEC. BOX
- WATER LINE W/VALVE
- GAS LINE W/VALVE
- TELEPHONE LINE W/SIGNAL BOX
- EDGE OF WATER



ZONING INFORMATION  
REGIONAL COMMERCIAL DISTRICT  
SOURCE REF#5

ITEMS	REQUIRED	EXISTING
STRUCTURAL COVERAGE	40%	9%
MIN FRONT YARD	75'	350'
MIN REAR YARD	25'	103'
MIN 1 SIDE YARD	30'	76'
MAX BUILDING HEIGHT	60'	XX'
PARKING SPACE SIZE	9' X 18'	9' X 18'
REGULAR SPACES		679
A.D.A. SPACES		4
TOTAL SPACES		30

WE HEREBY CERTIFY THAT THIS IS AN ACCURATE SUBDIVISION PLAT PREPARED BY US ON 11-04-2020. THIS SUBDIVISION PLAT MEETS THE CURRENT STANDARDS STATED IN THE NYSAPLS CODE OF PRACTICE FOR LAND SURVEYS PERTAINING TO ALL BOUNDARY/TITLE SURVEYS. THE SUBDIVISION BOUNDARY CLOSURE IS GREATER THAN 1 PART IN 10,000. THIS MAP IS NOT VALID WITHOUT THE ORIGINAL SEAL OF THE SURVEYOR.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

JODY J. LOUNSBURY  
NEW YORK PROFESSIONAL LAND SURVEYOR #50715

DECEMBER 12, 2022  
DATE

FIELD DATE 10-9-2020	SUBDIVISION MAP			
FIELD BOOK NO 170	8010 BREWERTON RD			
FIELD BOOK PG. 58-62	TAX MAP 44, BLOCK 3, LOT 1.1 IN MILITARY LOT 66, TOWN OF CICERO COUNTY OF ONONDAGA, STATE OF NEW YORK			
FIELD CREW J.M.H. S.B.	CONTROL POINT ASSOCIATES INC. PC 16 WEST MAIN STREET POWERS BUILDING, SUITE 804 ROCHESTER, NY 14614 585-2901384 - 585-668-9598 FAX WWW.CPASURVEY.COM			
DRAWN M.L.M.	REVIEWED W.T.W.	APPROVED J.J.L.	DATE 12/12/2022	SCALE 1"=70'
FILE NO. 09-190349	DWG. NO. 1 OF 1			