

NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0116391
LAND SURVEYING: 017976
GEOLOGICAL: 0181750

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307 for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter in any way, or to cause to be altered, the seal of an architect, engineer, or land surveyor or to use the seal of an architect, engineer, or land surveyor shall after to the term their seal and notation "altered" followed by their signature and date of such alteration, and a specific description of the alteration.

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Home Leasing

180 Clinton Square
Rochester, NY 14604

**1155 North Clinton Ave.
Affordable Housing**

1155 North Clinton Ave.
Rochester, NY 14614

RE-SUBDIVISION SURVEY

OF PARTS OF THE
**FREY, HYDE AND
HICKEY-FREEMAN
SUBDIVISIONS**

TAX ACCT. 091.78-1-64
TAX ACCT. 091.78-1-65.001
TAX ACCT. 106.22-2-5

situate in the
CITY OF ROCHESTER
COUNTY OF MONROE
STATE OF NEW YORK

being part of
THOUSAND ACRE TRACT,
PHELPS & GORHAM PURCHASE,
TOWNSHIP 14, RANGE 7.

2 08/06/2023 Map Edit
1 03/02/2022 Updated Coordinate System
NO DATE DESCRIPTION
Revisions

PROJECT NUMBER: 2192174
DRAWN BY: ECH
REVIEWED BY: MWH
ISSUED FOR: FINAL
DATE: APRIL 19, 2023
DRAWING NAME:

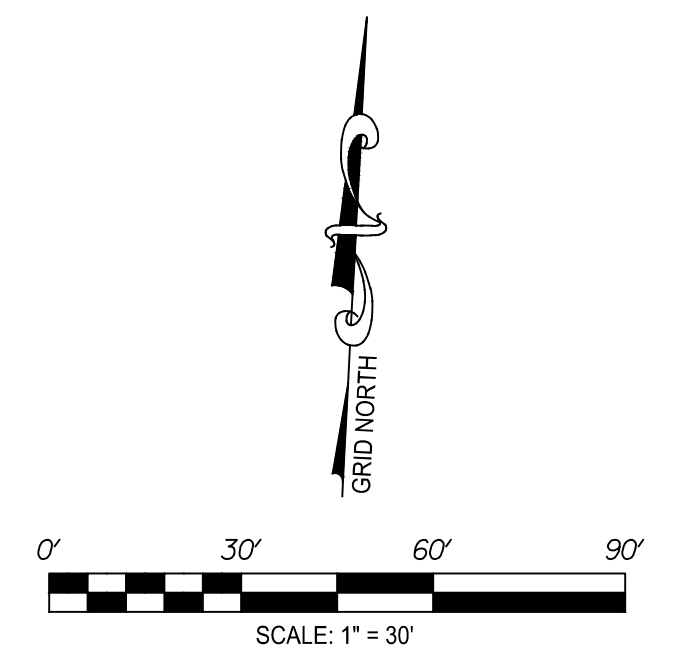
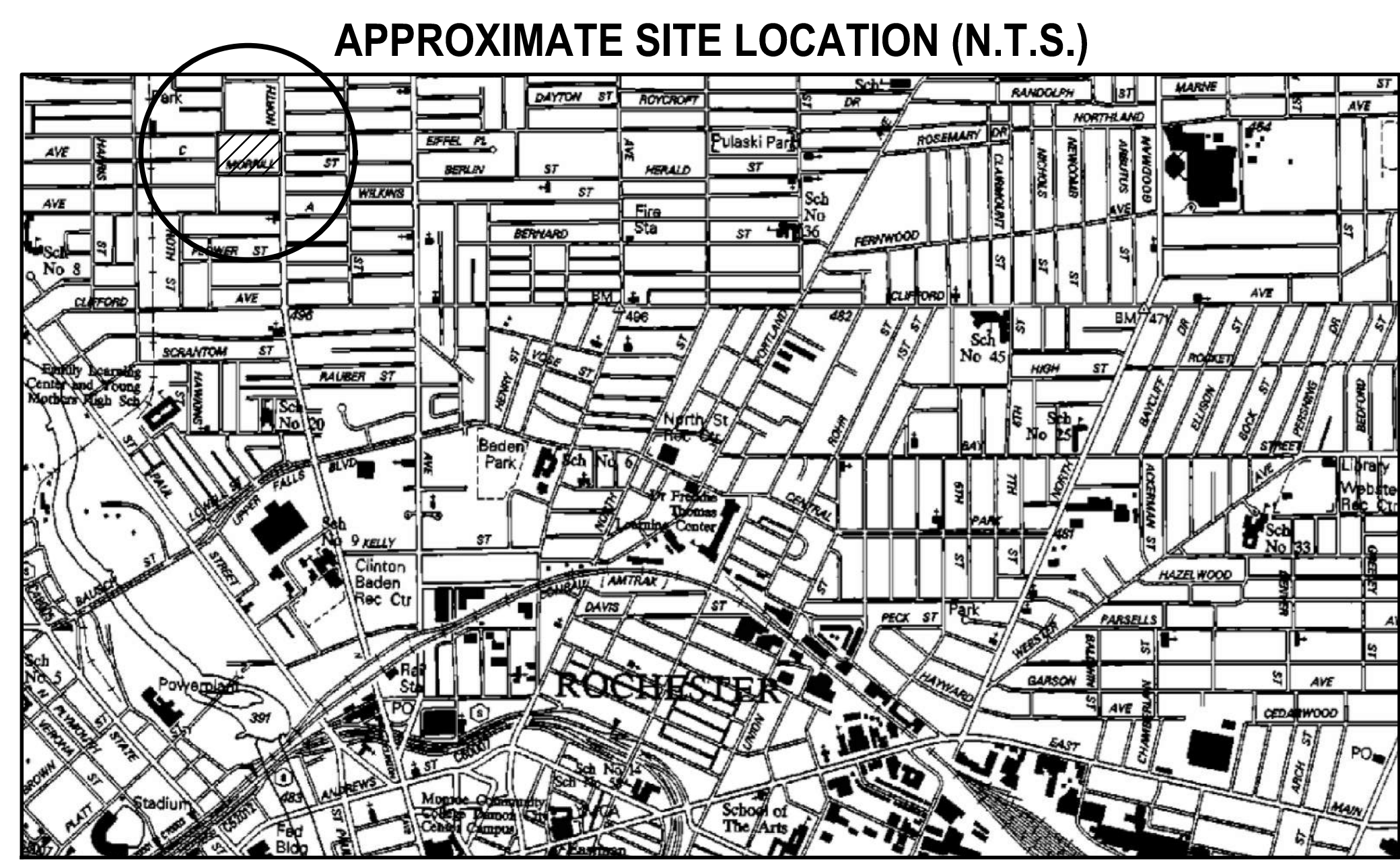
**RE-SUBDIVISION PLAN
1155 NORTH CLINTON
AVENUE**

DRAWING NUMBER:

**RE-SUBDIVISION PLAN
1155 NORTH CLINTON
AVENUE**

DRAWING NUMBER:

V-1



SURVEY REFERENCES:

TITLE REFERENCE
Title Search issued by Chicago Title Insurance Company, Title Number 1916-1836SC, dated June 3, 2019.
Title Commitment issued by Stewart Title Insurance Company, Title Number 76209503 having an effective date May 13, 2022 (Modified May 26, 2022).

DEED REFERENCES
The Land is depicted in whole or in part in the filed deeds:
Tax Acct. 091.78-1-64 313 Avenue D
• Bargain and Sale Deed between W-Diamond Properties, LLC, and Hickey Freeman Properties, Inc. dated October 21, 2013, and recorded in the Monroe County Clerk's Office on October 23, 2013 in Deed Book 11319, at Page 384.
• Quitclaim Deed between the City of Rochester and Hickey-Freeman Co., Inc. dated December 23, 1996 and recorded in the Monroe County Clerk's Office on December 29, 1998 in Deed Book 9105, at Page 566.
• Warranty Deed between Florence K. Kinry and Hickey-Freeman Co., Inc. dated February 22, 1972, and recorded in the Monroe County Clerk's Office on February 22, 1972 in Deed Book 4214, at Page 224.
Tax Acct. 091.78-1-65.001 1155 North Clinton Avenue
• Bargain and Sale Deed between W-Diamond Properties, LLC, and Hickey Freeman Properties, Inc. dated October 21, 2013, and recorded in the Monroe County Clerk's Office on October 23, 2013 in Deed Book 11319, at Page 384.
• Warranty Deed between Hickey Freeman Co., Inc. and HMX Operating Co., LLC, dated August 7, 2009, and recorded in the Monroe County Clerk's Office on August 28, 2009 in Deed Book 10785, at Page 142.
• Boundary Line agreement between the Christ Tabernacle Apostolic Faith Church, Inc. and Hickey-Freeman Co., Inc. dated October 30, 2006 and recorded in the Monroe County Clerk's Office on November 2, 2006 in Deed Book 10378, at Page 689.
Tax Acct. 106.22-2-5 24 Morrill Street
• Bargain and Sale Deed between W-Diamond Properties, LLC, and Hickey Freeman Properties, Inc. dated October 21, 2013, and recorded in the Monroe County Clerk's Office on October 23, 2013 in Deed Book 11319, at Page 384.
• Warranty Deed between William F. & Emma Otto, Edward J. & Clarissa E. McGrath, Thomas J. & Catherine C. Bradken and Hickey-Freeman Company dated March 19, 1929 and recorded in the Monroe County Clerk's Office on March 25, 1929 in Deed Book 1476, at Page 269.

MAP REFERENCES
City of Rochester, County of Monroe, State of New York, Tax Map 091.78 & 106.
• Reference is hereby made to a certain map prepared by James H. Misset & Associates entitled, "Hickey Freeman Factory Complex ALTA/NPS Land Title Survey," dated July 15, 2019.

SURVEY NOTES:

PROJECT (CONTROL) INFORMATION
Planimetrics shown herein was compiled from a field survey completed by LaBella Associates, P.C. on September 27, 2019 and updated on March 4, 2022. Horizontal and Vertical Datum are noted below.
HORIZONTAL DATUM is based on the New York State Plane Coordinate System (NAD83 (2011) - NY West Zone), utilizing GNSS Observations on the NYSOD RTN Network and was completed achieving a local positioning accuracy of 1.20,000 or better, not exceeding 0.025 feet and a network positional accuracy at two sigma, 95% confidence level not exceeding 0.05 feet.
• North Orientation and Bearings are referenced to datum above and therefore may not match recorded bearings.
• Distances shown are ground distances, having a Combined Scale Factor of 0.99999886.
VERTICAL DATUM is based upon the "City of Rochester Datum." Said Datum is 1.087' above NGVD1929.
MONUMENTATION used for this project. Conkey 1925 and Maria 1925, were established utilizing least square post processing. Two (2) 45-minute simultaneous GPS observations were observed and project control was held to constrain the adjustment. The results of the post-processed data passes with a precision confidence level of 95% or better.

(NAD83 (2011) Measured Coordinates) CONKEY 1925 MARIA 1925
MONROE COUNTY GEODETIC N 1158.25174 N 1158.41624
SURVEY MONUMENTS E 1.406.38849 E 1.406.93338

UTILITY INFORMATION
Underground facilities and structures shown herein were taken from data obtained from previous maps and record drawings. All above ground structures and surface features shown herein are the result of a field survey unless otherwise noted. There may be other underground utilities, the existence of which are not known or certified by the undersigned. Size and location of all underground utilities and structures must be verified by the appropriate authorities. The underground facilities protective organization must be notified prior to conducting test borings, excavation and construction.
The Contractor shall comply with New York State Industrial Code Rule 753 - 48 hours prior to digging call DigSafety New York 1-800-962-7962 to have public locations painted.

SUBDIVISION REQUIREMENT NOTES
All survey monuments shown must be set, surveyed and certified according to City specifications at the Developer's expense. All certification cards must be submitted to and approved by the City of Rochester's Engineering Bureau, Division of Maps and Surveys, prior to the offer of dedication of the new streets shown herein.
It will be the Developer's responsibility to provide the City of Rochester's Engineering Bureau with an as-built digital file showing the street features of the new streets shown herein as actually constructed. This file must conform to the City's digital file standards for as-built construction and must be accepted by the City Engineer prior to offer of dedication of the new streets shown herein.

MISCELLANEOUS SITE INFORMATION
The Contractor shall locate, mark, safeguard and preserve all survey control monuments. For more information on the survey data of the Control Monuments, call the Monroe County Survey Office.
The developers and contractor's attention is directed to Local Law No. 6 of 1971, regarding liability incurred through disturbances or destruction of Geodetic Survey Monuments.
No building or re-grading is to commence to this site without an approved site and grading plan, approved by the City Engineer, being submitted to the City of Rochester and prior to the issuance of a building permit. This plan must be completed by a Professional Engineer or Land Surveyor and prior to any building or grading of the existing or natural drainage on this site.
Any work in the public Right-of-Way will require separate permits from the Engineering Bureau Permit Office, Room 121B.

CERTIFICATION:
We, LABELLA ASSOCIATES, P.C., certify that this map or plat was prepared using reference material as listed herein and from field notes of an instrument survey completed September 27, 2019, and updated on March 4, 2022. These parcels are subject to any easements or encumbrances of record.



Michael W. Halley, L.S. NYS #040788 Date 08/09/2023

