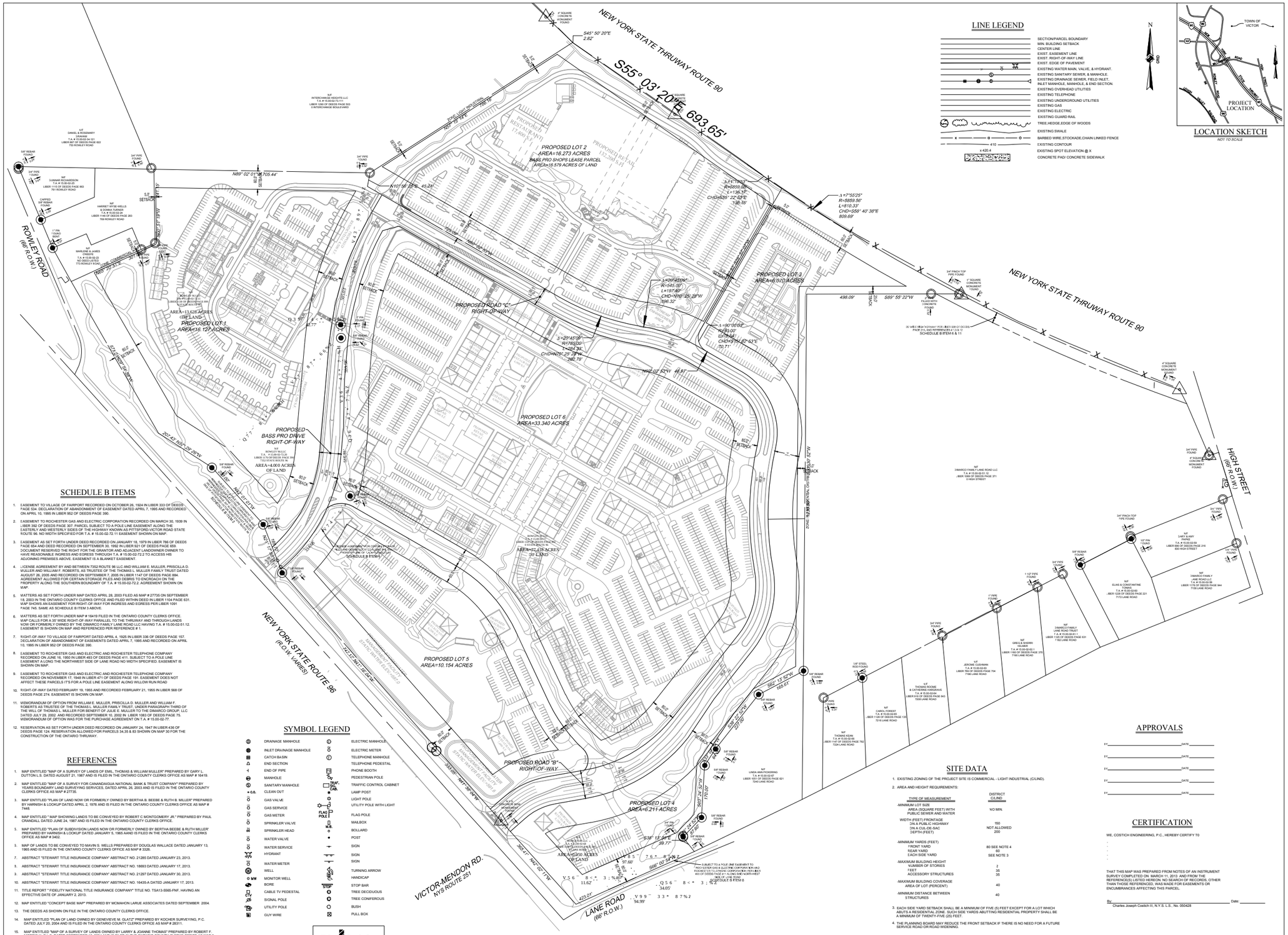

LINE LEGEND

- SECTION/PARCEL BOUNDARY
- MIN. BUILDING SETBACK
- CENTER LINE
- EXIST. EASEMENT LINE
- EXIST. RIGHT-OF-WAY LINE
- EXIST. EDGE OF PAVEMENT
- EXISTING WATER MAIN, VALVE, & HYDRANT.
- EXISTING SANITARY SEWER, & MANHOLE.
- EXISTING DRAINAGE SEWER, FIELD INLET, INLET MANHOLE, MANHOLE, & END SECTION.
- EXISTING OVERHEAD UTILITIES
- EXISTING TELEPHONE
- EXISTING UNDERGROUND UTILITIES
- EXISTING GAS
- EXISTING ELECTRIC
- EXISTING GUARD RAIL
- TREE,HEDGE,EDGE OF WOODS
- EXISTING SWALE
- BARBED WIRE,STOCKADE,CHAIN LINKED FENCE
- 410 EXISTING CONTOUR
- x 420.4 EXISTING SPOT ELEVATION @ X
- CONCRETE PAD/ CONCRETE SIDEWALK

N

GRID

LOCATION SKETCH

NOT TO SCALE

SCHEDULE B ITEMS

1. EASEMENT TO VILLAGE OF FAIRPORT RECORDED ON OCTOBER 26, 1924 IN LIBER 333 OF DEEDS PAGE 534. DECLARATION OF ABANDONMENT OF EASEMENT DATED APRL 7, 1995 AND RECORDED ON APRIL 10, 1995 IN LIBER 952 OF DEEDS PAGE 390.
2. EASEMENT TO ROCHESTER GAS AND ELECTRIC CORPORATION RECORDED ON MARCH 30, 1939 IN LIBER 392 OF DEEDS PAGE 307. PARCEL SUBJECT TO A POLE LINE EASEMENT ALONG THE EASTERLY AND WESTERLY SIDES OF THE HIGHWAY KNOWN AS PITTSFORD-VICTOR ROAD STATE ROUTE 96. NO WIDTH SPECIFIED FOR T.A. # 15.00-02-72.11 EASEMENT SHOWN ON MAP.
3. EASEMENT AS SET FORTH UNDER DEED RECORDED ON JANUARY 18, 1979 IN LIBER 786 OF DEEDS PAGE 654 AND DEED RECORDED ON SEPTEMBER 30, 1992 IN LIBER 921 OF DEEDS PAGE 659. DOCUMENT RESERVED THE RIGHT FOR THE GRANTOR AND ADJACENT LANDOWNER OWNER TO HAVE REASONABLE INGRESS AND EGRESS THROUGH T.A. # 15.00-02-72.2 TO ACCESS HIS ADJOINING PREMISES ABOVE. EASEMENT IS A BLANKET EASEMENT.
4. LICENSE AGREEMENT BY AND BETWEEN 7352 ROUTE 96 LLC AND WILLIAM E. MULLER, PRISCILLA D. MULLER AND WILLIAM F. ROBERTS, AS TRUSTEE OF THE THOMAS L. MULLER FAMILY TRUST DATED AUGUST 26, 2005 AND RECORDED ON SEPTEMBER 7, 2005 IN LIBER 1147 OF DEEDS PAGE 894. AGREEMENT ALLOWED FOR CERTAIN STORAGE PILES AND DEBRIS TO ENCROACH ON THE PROPERTY ALONG THE SOUTHERN BOUNDARY OF T.A. # 15.00-02-72.2. AGREEMENT SHOWN ON MAP.
5. MATTERS AS SET FORTH UNDER MAP DATED APRIL 28, 2003 FILED AS MAP # 27735 ON SEPTEMBER 18, 2003 IN THE ONTARIO COUNTY CLERKS OFFICE AND FILED WITHIN DEED IN LIBER 1104 PAGE 631. MAP SHOWS AN EASEMENT FOR RIGHT-OF-WAY FOR INGRESS AND EGRESS PER LIBER 1091 PAGE 745. SAME AS SCHEDULE B ITEM 3 ABOVE.
6. MATTERS AS SET FORTH UNDER MAP # 16419 FILED IN THE ONTARIO COUNTY CLERKS OFFICE. MAP CALLS FOR A 30' WIDE RIGHT-OF-WAY PARALLEL TO THE THRUWAY AND THROUGH LANDS NOW OR FORMERLY OWNED BY THE DIMARCO FAMILY LANE ROAD LLC HAVING T.A. # 15.00-02-51.12. EASEMENT IS SHOWN ON MAP AND REFERENCED PER REFERENCE # 1.
7. RIGHT-OF-WAY TO VILLAGE OF FAIRPORT DATED APRIL 4, 1925 IN LIBER 336 OF DEEDS PAGE 157. DECLARATION OF ABANDONMENT OF EASEMENTS DATED APRIL 7, 1995 AND RECORDED ON APRIL 10, 1995 IN LIBER 952 OF DEEDS PAGE 390.
8. EASEMENT TO ROCHESTER GAS AND ELECTRIC AND ROCHESTER TELEPHONE COMPANY RECORDED ON JUNE 16, 1950 IN LIBER 493 OF DEEDS PAGE 411. SUBJECT TO A POLE LINE EASEMENT A LONG THE NORTHWEST SIDE OF LANE ROAD NO WIDTH SPECIFIED. EASEMENT IS SHOWN ON MAP
9. EASEMENT TO ROCHESTER GAS AND ELECTRIC AND ROCHESTER TELEPHONE COMPANY RECORDED ON NOVEMBER 17, 1948 IN LIBER 471 OF DEEDS PAGE 191. EASEMENT DOES NOT AFFECT THESE PARCELS IT'S FOR A POLE LINE EASEMENT ALONG WILLOW RUN ROAD
10. RIGHT-OF-WAY DATED FEBRUARY 19, 1955 AND RECORDED FEBRUARY 21, 1955 IN LIBER 568 OF DEEDS PAGE 274. EASEMENT IS SHOWN ON MAP.
11. MEMORANDUM OF OPTION FROM WILLIAM E. MULLER, PRISCILLA D. MULLER AND WILLIAM F. ROBERTS AS TRUSTEE OF THE THOMAS L. MULLER FAMILY TRUST. UNDER PARAGRAPH THIRD OF THE WILL OF THOMAS L. MULLER FOR BENEFIT OF JULIE E. MULLER TO THE DIMARCO GROUP, LLC DATED JULY 29, 2002 AND RECORDED SEPTEMBER 10, 2002 IN LIBER 1083 OF DEEDS PAGE 75. MEMORANDUM OF OPTION WAS FOR THE PURCHASE AGREEMENT ON T.A. # 15.00-02-77.
12. RESERVATION AS SET FORTH UNDER DEED RECORDED ON JANUARY 24, 1947 IN LIBER 436 OF DEEDS PAGE 124. RESERVATION ALLOWED FOR PARCELS 34.35 & 83 SHOWN ON MAP 30 FOR THE CONSTRUCTION OF THE ONTARIO THRUWAY.

REFERENCES

1. MAP ENTITLED "MAP OF A SURVEY OF LANDS OF EMIL, THOMAS & WILLIAM MULLER" PREPARED BY GARY L. DUTTON L.S. DATED AUGUST 21, 1987 AND IS FILED IN THE ONTARIO COUNTY CLERKS OFFICE AS MAP # 16419.
2. MAP ENTITLED "MAP OF A SURVEY FOR CANANDAIGUA NATIONAL BANK & TRUST COMPANY" PREPARED BY YEARS BOUNDARY LAND SURVEYING SERVICES, DATED APRIL 28, 2003 AND IS FILED IN THE ONTARIO COUNTY CLERKS OFFICE AS MAP # 27735.
3. MAP ENTITLED "PLAN OF LAND NOW OR FORMERLY OWNED BY BERTHA B. BEEBE & RUTH B. MILLER" PREPARED BY HARNISH & LOCKUP DATED APRIL 2, 1976 AND IS FILED IN THE ONTARIO COUNTY CLERKS OFFICE AS MAP # 7448.
4. MAP ENTITLED " MAP SHOWING LANDS TO BE CONVEYED BY ROBERT C MONTGOMERY JR." PREPARED BY PAUL CRANDALL DATED JUNE 24, 1987 AND IS FILED IN THE ONTARIO COUNTY CLERKS OFFICE.
5. MAP ENTITLED "PLAN OF SUBDIVISION LANDS NOW OR FORMERLY OWNED BY BERTHA BEEBE & RUTH MILLER" PREPARED BY HARNISH & LOCKUP DATED JANUARY 5, 1965 AAND IS FILED IN THE ONTARIO COUNTY CLERKS OFFICE AS MAP # 3402.
6. MAP OF LANDS TO BE CONVEYED TO MAVIN S. WELLS PREPARED BY DOUGLAS WALLACE DATED JANUARY 13, 1965 AND IS FILED IN THE ONTARIO COUNTY CLERKS OFFICE AS MAP # 3326.
7. ABSTRACT "STEWART TITLE INSURANCE COMPANY" ABSTRACT NO. 21285 DATED JANUARY 23, 2013.
8. ABSTRACT "STEWART TITLE INSURANCE COMPANY" ABSTRACT NO. 18693 DATED JANUARY 17, 2013.
9. ABSTRACT "STEWART TITLE INSURANCE COMPANY" ABSTRACT NO. 21297 DATED JANUARY 30, 2013.
10. ABSTRACT "STEWART TITLE INSURANCE COMPANY" ABSTRACT NO. 16435-A DATED JANUARY 17, 2013.
11. TITLE REPORT " FIDELITY NATIONAL TITLE INSURANCE COMPANY" TITLE NO. TS413-5565-FNF, HAVING AN EFFECTIVE DATE OF JANUARY 2, 2013.
12. MAP ENTITLED "CONCEPT BASE MAP" PREPARED BY MCMAHON LARUE ASSOCIATES DATED SEPTEMBER 2004.
13. THE DEEDS AS SHOWN ON FILE IN THE ONTARIO COUNTY CLERKS OFFICE.
14. MAP ENTITLED "PLAN OF LAND OWNED BY GENEVIEVE M. GLATZ" PREPARED BY KOCHER SURVEYING, P.C. DATED JULY 20, 2004 AND IS FILED IN THE ONTARIO COUNTY CLERKS OFFICE AS MAP # 28311.
15. MAP ENTITLED "MAP OF A SURVEY OF LANDS OWNED BY LARRY & JOANNE THOMAS" PREPARED BY ROBERT F. MORRIS III, P.L.S. DATED SEPTEMBER 18, 2004 AND IS FILED IN THE ONTARIO COUNTY CLERKS OFFICE AS MAP # 28392.
16. ONTARIO COUNTY THRUWAY MAPPING DATED SEPTEMBER 1946. MAP 43 PARCEL 51. MAP 41 PARCEL 48, MAP 40 PARCEL 47. MAP 36B PARCEL 42. MAP 38 PARCEL .45 AND MAP 36B1 PARCELS 41 & 84.

SYMBOL LEGEND

	DRAINAGE MANHOLE		ELECTRIC MANHOLE
	INLET DRAINAGE MANHOLE		ELECTRIC METER
	CATCH BASIN		TELEPHONE MANHOLE
	END SECTION		TELEPHONE PEDESTAL
	END OF PIPE		PHONE BOOTH
	MANHOLE	DRAF. DOOR	PEDESTRIAN POLE
	SANITARY MANHOLE		TRAFFIC CONTROL CABINET
• C.O.	CLEAN OUT		LAMP POST
	GAS VALVE		LIGHT POLE
	GAS SERVICE		UTILITY POLE WITH LIGHT
	GAS METER	FLAG POLE	FLAG POLE
	SPRINKLER VALVE	M.B.	MAILBOX
	SPRINKLER HEAD		BOLLARD
	WATER VALVE		POST
	WATER SERVICE		SIGN
	HYDRANT		SIGN
	WATER METER		SIGN
	WELL		TURNING ARROW
MW	MONITOR WELL		HANDICAP
	BORE	STOP	STOP BAR
	CABLE TV PEDESTAL		TREE DECIDUOUS
	SIGNAL POLE		TREE CONIFEROUS
	UTILITY POLE		BUSH
	GUY WIRE		PULL BOX

FLOOD NOTE:
By graphic plotting only, this property is in Zone C, of the Flood Insurance Rate Map, Community Panel No.3612400050C, which bears an effective date of September 1983. No field surveying was preformed 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.

Dig Safely. New York
Underground Facility Damage Prevention Organization
■ Call Before You Dig
■ Wait The Required Time
■ Confirm Utility Response
■ Respect The Marks
■ Dig With Care
800-962-7962
www.digsafelynewyork.com

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 CONTRACTORS 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.

GRAPHIC SCALE
10 0 10 20 30 40 50 60
(IN FEET)
1 inch = 100 ft.

NO.	DATE	REVISION	BY	CHKD.	APVLS.

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COSTICH ENGINEERING, P.C.
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. IF THIS DOCUMENT IS ALTERED, THE ALTERING LICENSEE MUST AFFIX THE SEAL AND IS REQUIRED BY LAW TO AFFIX THEREON THE WORDS "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND THE SPECIFIC DESCRIPTION OF THE ALTERATION TO THE DOCUMENT.

STATE OF NEW YORK · CHARLES JOSEPH COSTICH · LICENSED LAND SURVEYOR · L.S. NO. 050428

PROJECT ENGINEER: C.J.C.
DRAWN BY: D.T.H.
TOPOGRAPHER: D.T.H.
DATE: 11/10/2014
SCALE: 1"=100'

COSTICH ENGINEERING
• CIVIL ENGINEERING
• LAND PLANNING
• SURVEYING
217 LAKE AVENUE
ROCHESTER, NEW YORK
14608
(585) 458-3020

TITLE OF PROJECT: LANDS OWNED BY ROWLEY 96 LLC
TITLE OF DRAWING: ALTA/ACSM LAND TITLE SURVEY
LOCATION OF PROJECT: T.A. # 15.00-02-11, 15.00-2-72.2, 15.00-02-77 & 15.00-02-68, PART OF GREAT LOTS 22, 23, 24, 28 & 29 TOWNSHIP 11, RANGE 4, TOWN OF VICTOR, COUNTY OF ONTARIO, STATE OF NEW YORK
CLIENT: THE DIMARCO GROUP
1950 BRIGHTON-HENRIETTA TOWN LINE ROAD
ROCHESTER, NEW YORK 14623
JOB # 3542
VT100
SHEET 1 OF 1

FIGURE 2.2-2