

**PETITION FOR THE ANNEXATION OF TERRITORY FROM THE TOWN OF VICTOR,
COUNTY OF ONTARIO, STATE OF NEW YORK TO THE VILLAGE OF VICTOR, COUNTY
OF ONTARIO, STATE OF NEW YORK**

TO THE TOWN BOARD OF THE TOWN OF VICTOR, ONTARIO COUNTY, NEW YORK:
TO THE BOARD OF TRUSTEES OF THE VILLAGE OF VICTOR, ONTARIO COUNTY, NEW
YORK:

Pursuant to General Municipal Law Article 17, the petitioner Lynaugh Road Properties, LLC, petitions
for annexation of territory from the Town of Victor, New York (the "Town") to the Village of Victor,
New York (the "Village"):

1. The petitioner proposes and petitions that your Honorable Board permit and allow to be annexed to
the Village the territory as more particularly described in Exhibit A, attached hereto, and made a part of
this petition.
2. The petitioner proposes and petitions that your Honorable Board of Trustees permit and allow to be
annexed to the Village the territory as more particularly described in Exhibit A, attached hereto, and
made a part of this petition.
3. The petitioner herein is the owner of the majority of assessed valuation of the real property in said
territory, as described in Exhibit A, assessed upon the last preceding Town Assessment Roll of the
Town.
4. There are no inhabitants of said territory described in paragraph 1 of this petition adjoining the
Village, which territory the petitioner petitions to have annexed to said Village.
5. Attached hereto and marked "Exhibit B" is an outline map of the proposed territory to be annexed.
6. Attached hereto and marked "Exhibit C" is a certificate signed by an assessor of the Town
responsible for the preparation of the last preceding assessment role of the Town certifying that the
petitioner is the owner of a majority in assessed valuation of the real property in the territory herein
proposed to be annexed to the Village and now situated in the Town as shown on the last preceding
assessment role of the Town.

IN WITNESS WHEREOF, we have hereunto set our hands and seal and signed the foregoing petition
this 27 day of February, 2015.

LYNAUGH ROAD PROPERTIES, LLC

By: Dante Gullace Family, LP

Dante Gullace
by: Dante Gullace, General Partner

STATE OF NEW YORK

ss.:

COUNTY OF MONROE

Revised
RECEIVED

MAR - 2 2016

TOWN OF VICTOR
PLANNING BOARD



I, Maria J. Cubillos, being duly sworn, says: I reside at Penfield, NY, New York; I
know each of the persons whose names are subscribed to the above sheet having one signature(s), and
each of them subscribed the same in my presence.

Maria J. Cubillos

cc: Kate E. St

MARIA J. CUBILLOS (Read)
Notary Public, State of New York
Monroe County, Reg # 02CU6105221
Commission Expires February 9, 2016

2359V
GDB
3/3/16
Revised

Proposed Description of Parcel 'A'
Lands to be Annexed by the Village of Victor
(T.A. No. 16.00-01-46)

ALL THAT TRACT OR PARCEL OF LAND containing 2.208 acres more or less, situate in the Phelps and Gorham Purchase, Township 11, Range 4, Town Lot 17, Town of Victor, County of Ontario, and State of New York, as shown on the drawing entitled "Gullace Property, Lands to be Annexed by the Village of Victor," prepared by BME Associates, having drawing number 2359V-01, last revised February 16, 2015, being more particularly bounded and described as follows:

Commencing at the intersection of the northerly boundary line of lot 1 of the Longyear Subdivision, as filed in the Ontario County Clerk's Office at Map number 1014, with the right-of-way of Church Street (66' Right-of-Way); thence

- A. N 30°24'12" E, a distance of 250.58 feet to a point; thence
- B. S 89°34'32" W, a distance of 38.43 feet to a point; thence
- C. N 30°24'12" E, a distance of 67.56 feet to the Point of Beginning; thence
 1. N 30°24'12" E, a distance of 165.33 feet to a point; thence
 2. S 59 37 06 E, a distance of 228.74 feet to a point; thence
 3. N 89 51 24 E, a distance of 281.22 feet to a point; thence
 4. S 73 02 27 E, a distance of 188.80 feet to a point; thence
 5. N 15 49 28 E, a distance of 157.13 feet to a point; thence
 6. S 74 10 06 E, a distance of 172.46 feet to a point; thence
 7. S 00 25 28 E, a distance of 127.62 feet to a point; thence
 8. S 89 34 32 W, a distance of 787.69 feet to a point; thence
 9. N 70 59 28 W, a distance of 174.37 feet to the Point of Beginning.

Exhibit A cont

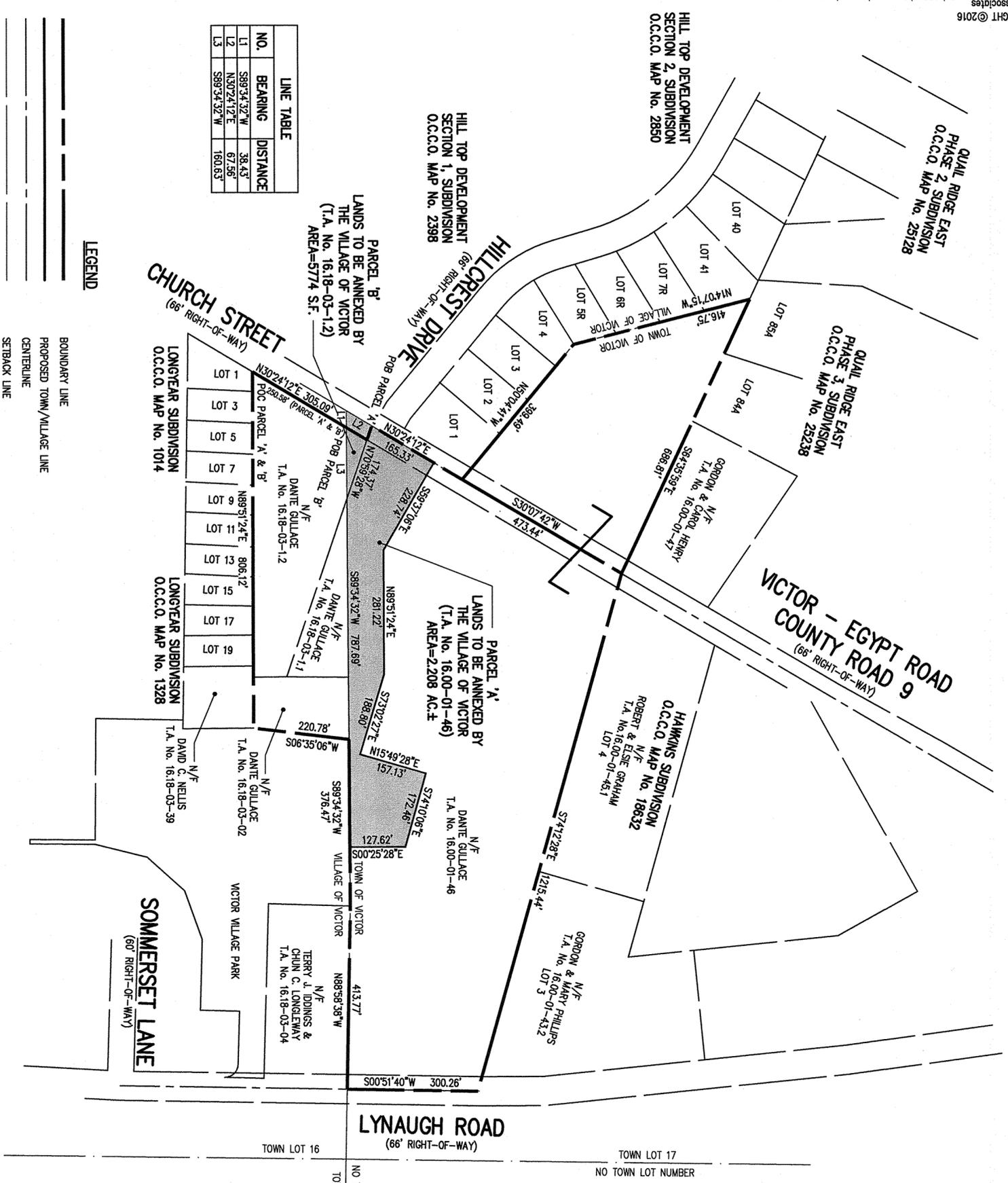
2359V
GDB
11/18/13

Proposed Description of Parcel 'B'
Lands to be Annexed by the Village of Victor
(T.A. No. 16.18-03-1.2)

ALL THAT TRACT OR PARCEL OF LAND containing 5774square feet more or less, situate in the Phelps and Gorham Purchase, Township 11, Range 4, Town Lot 17, Town of Victor, County of Ontario, and State of New York, as shown on the drawing entitled "Gullace Property, Lands to be Annexed by the Village of Victor," prepared by BME Associates, having drawing number 2359V-01, dated November 2013, being more particularly bounded and described as follows:

Commencing at the intersection of the northerly boundary line of lot 1 of the Longyear Subdivision, as filed n the Ontario County Clerk's Office at Map number 1014, with the right-of-way of Church Street (66' Right-of-Way); thence

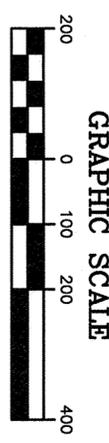
- A. N 30°24'12" E, a distance of 250.58 feet to the Point of Beginning; thence
1. S 89°34'32" W, a distance of 38.43 feet to a point; thence
 2. N 30°24'12" E, a distance of 67.56 feet to a point; thence
 3. S 70°59'28" E, a distance of 174.37 feet to a point; thence
 2. S 89°34'32" W, a distance of 160.63 feet to the Point of Beginning.



NO.	BEARING	DISTANCE
L1	S89°34'32"W	38.43'
L2	N30°24'12"E	67.56'
L3	S89°34'32"W	160.63'

LEGEND

- BOUNDARY LINE
- PROPOSED TOWN/VILLAGE LINE
- CENTERLINE
- SETBACK LINE
- PROPERTY MARKER FOUND
- EXISTING EASEMENT LINE
- EXISTING TOWN/VILLAGE LINE
- LANDS TO BE ANNEXED BY THE VILLAGE OF VICTOR



PHELPS AND GORHAM PURCHASE, TOWNSHIP 11, RANGE 4, TOWN LOT 17, T.A. No. 16.00-01-46, 16.18-03-1.1, 16.18-03-1.2 & 16.18-03-02

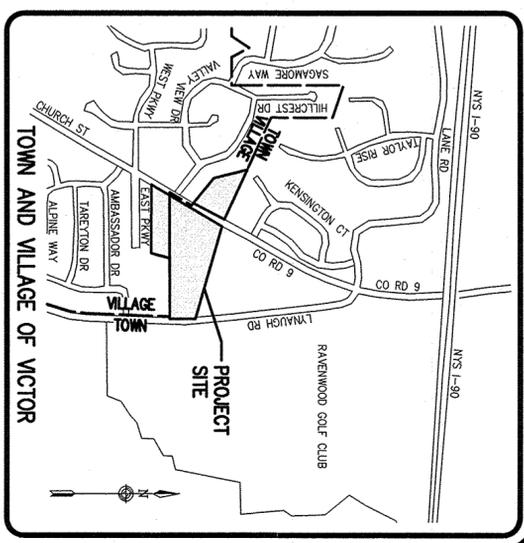
PROJECT MANAGER	DATE
RJ CANTWELL	DATE
PROJECT SURVEYOR	DATE
DN ZACHARIAS	DATE
GD BELL	DATE ISSUED
SCALE	1"=200'
NOVEMBER 2013	DATE ISSUED
PROJECT NO.	2359V
DRAWING NO.	01

GULLAGE PROPERTY
TOWN/VILLAGE OF VICTOR, ONTARIO COUNTY, NEW YORK
LINAUGH ROAD PROPERTIES, LLC
690 ST. PAUL BLVD.
ROCHESTER, NY 14604

LANDS TO BE ANNEXED BY THE VILLAGE OF VICTOR



BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
101 FORT BRIDGE LANE EAST
FAIRPORT, NEW YORK 14450
WWW.BMEACC.COM
PHONE: 585-377-7360
FAX: 585-377-7309



REFERENCES:

- A PLAN ENTITLED "MAP OF A SUBDIVISION OF PART OF THE LONGYEAR PROPERTY," AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NUMBER 1014.
- A PLAN ENTITLED "MAP OF AN ADDITION TO A SUBDIVISION OF PART OF THE LONGYEAR TRACT," AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE HAVING MAP NUMBER 1328.
- A PLAN ENTITLED "PLAN OF SECTION NO. 1, HILL TOP DEVELOPMENT," AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE HAVING MAP NUMBER 2398.
- A PLAN ENTITLED "PLAN OF SECTION NO. 2, HILL TOP DEVELOPMENT," AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE HAVING MAP NUMBER 2850.
- A PLAN ENTITLED "PHEASANT MEADOWS, SUBDIVISION PLAT," PREPARED BY MRB GROUP, HAVING DRAWING NUMBERS 330758-A1 OF 2 AND A2 OF 2, LAST REVISED MARCH 9, 1989.
- THE FOLLOWING DEEDS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE:
LIBER 673 OF DEEDS, PAGE 580
LIBER 720 OF DEEDS, PAGE 397
LIBER 1290 OF DEEDS, PAGE 570
- AN ABSTRACT OF TITLE WAS NOT PROVIDED FOR THE COMPLETION OF THIS SURVEY.

NOTES:

- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, CENTRAL ZONE UTILIZING GPS OBSERVATIONS FROM THE NYSDOT REFERENCE NETWORK STATION (NYPF 0032).
- WE, BME ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED BY US ON APRIL 11, 2013 AND FROM THE REFERENCES NOTED HEREON.
THIS MAP IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY SOURCES OTHER THAN THOSE REFERENCED HEREON.

By: *Gregory D. Bell* DATE: 3/2/14
GREGORY D. BELL, NYSPLS NO. 090661

NO.	REVISIONS	DATE	BY
1	REVISED ANNEXATION LINE	2/16/15	GOB
2	REVISED PER TOWN COMMENTS	3/3/16	GOB
3			
4			
5			
6			
7			

The following is an excerpt from the New York State Education Law Article 145 Section 2709 and applies to this drawing:
Drawing Attention
It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way, if an item bearing the seal of an engineer or land surveyor is altered, the offering 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.

CERTIFICATION

STATE OF NEW YORK

SS:

COUNTY OF ONTARIO

I, Wayne Pickering, IAO a duly appointed assessor of the Town of Victor, Ontario County, New York (the "Town"), do hereby certify:

1. That I am a duly appointed assessor for the Town and was one of the persons responsible for the preparation of the assessment roll for the year 2014.
2. That the real properties described in Exhibit A of the annexed petition is situated in the said Town and is assessed on the tax roll of the Town for the year 2014, which is the last preceding assessment roll of the Town.
3. That the total assessed valuation of said real properties described in the said annexed petition as shown on the assessment roll of the Town for the year 2014 is:
 - Tax Id Number 16.00-1-46.000, Land assessment \$109,000, Total assessment \$276,000 and total lot acres of 17.70.
The land being annexed to the Village of Victor is 2.208 acres and contains two housing structures. Apportioned assessment for this lot portion is Land \$60,000 and Total assessment of \$227,000.
 - Tax Id Number 16.18-3-1.200, Land assessment \$55,200, Total Assessment \$199,200 and total lot acres of 2.58.
The Town's tax maps did not show any of this parcel located outside the Village limits and therefore the assessment roll did not carry any town-outside-village tax account number. The portion actually located outside the Village is 0.13 acres (5774 square feet) and has an apportioned Land and Total assessment of \$500.
4. That the petitioner, Lynaugh Road Properties, LLC, is the owner of the majority of the assessed valuation of the real property described in the said annexed petition, which is now situated in the Town and which is sought to be annexed to the Village of Victor, Ontario County, New York (the "Village").

Dated: February 27, 2015


Wayne Pickering, IAO
Assessor, Town of Victor
Ontario County, New York


ROXANN K. AMMERMAN
NOTARY PUBLIC - STATE OF NEW YORK
QUALIFIED IN ONTARIO CO
LIC. #01AM8183340
COMM. EXP. 9-15-2016

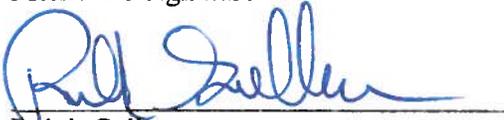
Authorization and Consent of Members

The undersigned being the owners of all the issued and outstanding membership units of Lynaugh Road Properties, LLC (the "Company") consent to and authorize the Company to petition the Town and Village of Victor for the annexation of the territory more particularly described in Exhibit A from the Town of Victor, County of Ontario, State of New York to the Village of Victor, County of Ontario, State of New York.

Ralph Gullace, acting for the Company, is hereby authorized to execute the Petition and all documents on behalf of the Company to effectuate such annexation, including but not limited to any or all of the other agreements and documents required to be executed and delivered to the Village of Victor and the Town of Victor (collectively, the "Documents") in order to give effect to the Documents relating to the annexation and to perform any other acts, which may be necessary, appropriate or desirable to effectuate such annexation.

The Documents are to be in such form and content as the member executing them shall approve, his approval to be conclusively evidenced by his execution thereof.

Dated as of June 6, 2014

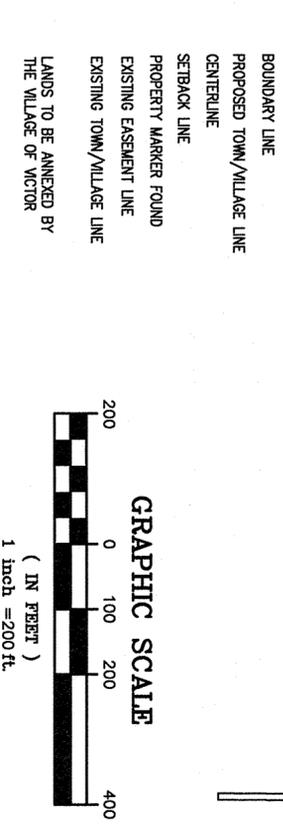
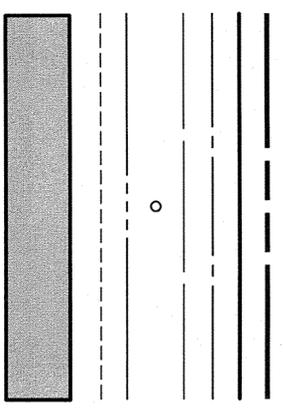
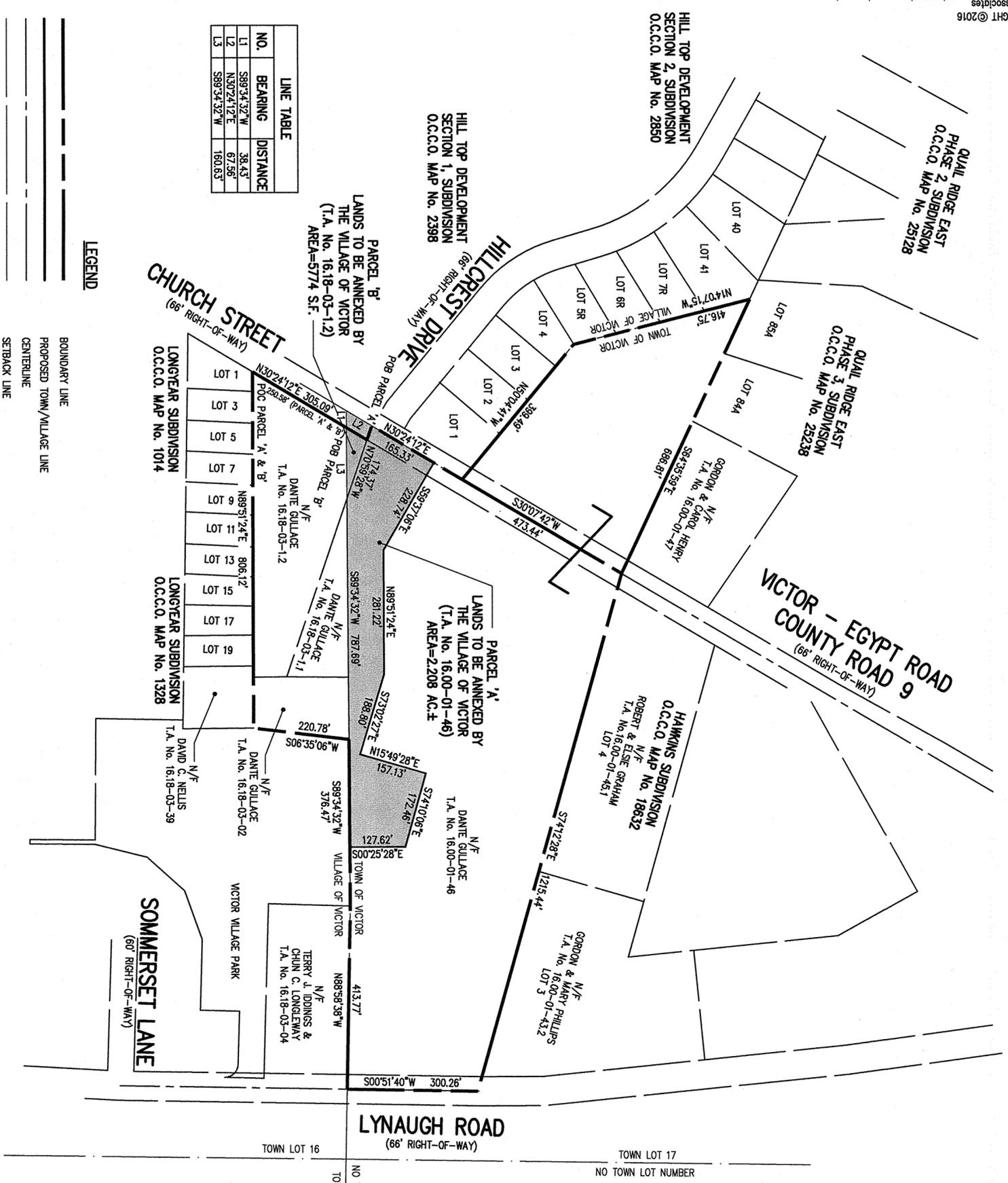
Member's Signature	Percent Ownership	Address
 Ralph Gullace	50%	2155 Sandhill Road Canandaigua, NY 14424
Dante Gullace Family, L.P. By:  Dante Gullace	50%	942 Pittsford-Mendon Road Pittsford, NY 14534

STATE OF NEW YORK
COUNTY OF MONROE ss.:

Maria J. Cubillos ^{Reed}, being duly sworn, says: I reside at 76 Woodside Dr in the Town of Panfield in the state of New York; I know each of the persons whose names are subscribed to the above sheet having 2 signature(s); and each of them subscribed the same in my presence.

MARIA J. CUBILLOS ^{Reed}
Notary Public, State of New York
Monroe County, Reg # 02CU6105221
Commission Expires February 9, 20 16

Sworn to before me this 6th day of June, 2014

PHELPS AND GORHAM PURCHASE, TOWNSHIP 11, RANGE 4, TOWN LOT 17, T.A. No. 16.00-01-46, 16.18-03-1.1, 16.18-03-1.2 & 16.18-03-02

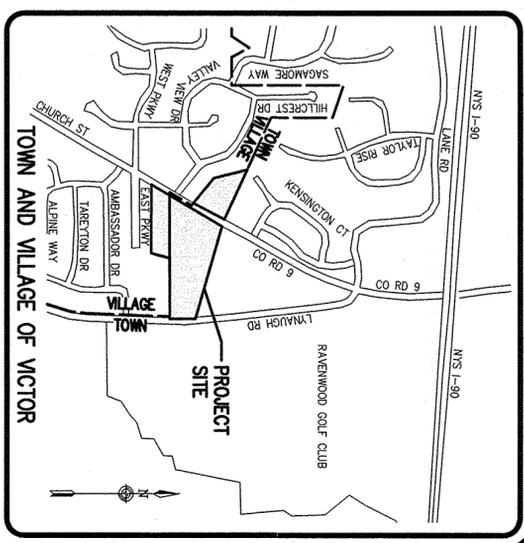
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LANDS TO BE ANNEXED BY THE VILLAGE OF VICTOR



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BY: *Gregory D. Bell* DATE: 3/2/14
GREGORY D. BELL, NYSPLS NO. 090061

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