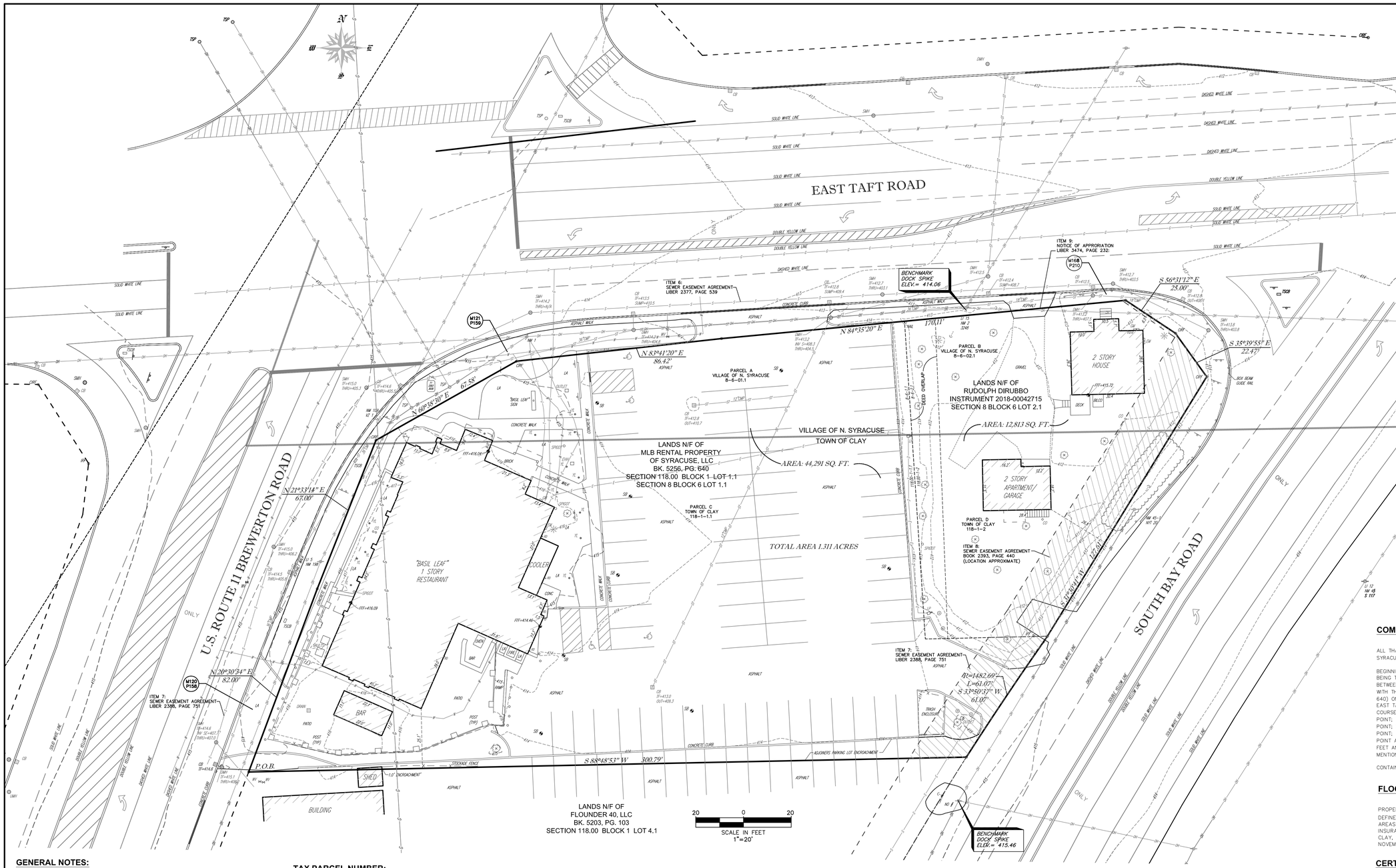

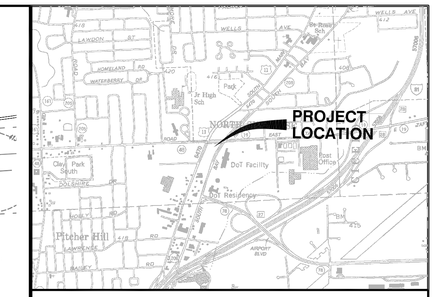

SITE LOCATION PLAN: 1"=2000'

GENERAL NOTES:

HORIZONTAL DATUM IS NEW YORK STATE PLANE CENTRAL ZONE, ESTABLISHED FROM GPS OBSERVATIONS AT THE TIME OF SURVEY

VERTICAL DATUM IS NAVD88, ESTABLISHED FROM GPS OBSERVATIONS AT THE TIME OF SURVEY

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

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.

SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.

UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON 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. THE 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.

TAX PARCEL NUMBER:

TOWN OF CLAY, ONONDAGA COUNTY, NEW YORK
SEC. 118.00 – BLK. 1 – PARCELS 1.1 & 2
VILLAGE OF NORTH SYRACUSE, ONONDAGA COUNTY, NEW YORK
SEC. 8.00 – BLK. 6 – PARCELS 1.1 & 2.1

DEED REFERENCES:

1. BERKSHIRE BANK TO MLB RENTAL PROPERTY OF SYRACUSE, LLC, DATED OCTOBER 15, 2013 AND RECORDED IN THE ONONDAGA COUNTY CLERKS OFFICE IN DEED BOOK 5256 AT PAGE 640.

2. NEW PLAN NORTH LLC TO RUDOLPH DIRUBBO, DATED SEPTEMBER 6, 2006 AND RECORDED IN THE ONONDAGA COUNTY CLERKS OFFICE IN DEED INSTR. 2018-42715.

MAP REFERENCES:

1. "PART OF LOT 91." PREPARED BY D.W. HANNIG, DATED SEPTEMBER 20, 2005 AND FILED IN THE ONONDAGA COUNTY CLERKS OFFICE AS MAP 121-1966.

2. "CICERO-SYRACUSE S.H. 5470" MAP NO. 120, PARCEL NO. 158 SHEET 1 OF 2, PREPARED BY THE NEW YORK STATE DEPARTMENT OF PUBLIC WORKS, ON FILE AT DISTRICT OFFICE NO. 3, SYRACUSE, N.Y.

3. "CICERO-SYRACUSE S.H. 5470" MAP NO. 121, PARCEL NO. 159 SHEET 1 OF 2, PREPARED BY THE NEW YORK STATE DEPARTMENT OF PUBLIC WORKS, ON FILE AT DISTRICT OFFICE NO. 3, SYRACUSE, N.Y.

4. "CICERO-SYRACUSE S.H. 5470" MAP NO. 168, PARCEL NO. 210 SHEET 1 OF 2, PREPARED BY THE NEW YORK STATE DEPARTMENT OF PUBLIC WORKS, ON FILE AT DISTRICT OFFICE NO. 3, SYRACUSE, N.Y.

UTILITY COMPANIES:

LIGHTOWER FIBER TECHNOLOGIES	978-264-6022
NATIONAL GRID / CENTRAL/ ELECTRIC	315-428-6319
NATIONAL GRID / CENTRAL / GAS	315-428-6319
NYSDOT SYRACUSE REGION 3	315-455-6312
ONONDAGA COUNTY DEPT. WATER ENV.	315-435-5402
ONONDAGA WATER AUTHORITY	315-455-7061
TIME WARNER CABLE / SYRACUSE	800-262-8600
VERIZON SYRACUSE	3156-459-5082

ZONING:

TO BE PROVIDED

SURVEY NOTE:

ALL MATTERS SHOWN ON RECORDED PLATS ARE SHOWN ON THE SURVEY

NOTES CORRESPONDING TO TITLE COMMITMENT:

(P) PLOTTED ON SURVEY, (O)=OUTSIDE PROJECT AREA, (N) NOT ABLE TO PLOT.

BASED UPON REVIEW OF FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE POLICY NO. NCS-1050437-ATL EFFECTIVE DATE FEBRUARY 2, 2021, SCHEDULE B-II, (EXCEPTIONS):

ITEM NO 5: APPROPRIATION RECORDED IN LIBER 2332, PAGE 106 LIES IN THE INTERSECTION OF TAFT ROAD AND SOUTH BAY ROAD AND DOES NOT AFFECT THE PREMISE.

ITEM 6: SEWER EASEMENT AGREEMENT RECORDED IN LIBER 2377, PAGE 539 NOW LIES WITHIN THE R.O.W. OF TAFT ROAD AND DOES NOT AFFECT THE PREMISE.

ITEM 7: SEWER EASEMENT AGREEMENT RECORDED IN LIBER 2393, PAGE 440, WESTERN PORTION OF EASEMENT ON ROUTE 11 DOES NOT AFFECT THE PREMISE. EASEMENT NOW LIES WITHIN THE ROW OF ROUTE 11. THE EASTERN PORTION OF THIS EASEMENT ALONG SOUTH BAY ROAD AFFECTS THE PREMISE AND IS SHOWN HEREON.

ITEM 8: SEWER EASEMENT AGREEMENT RECORDED IN LIBER 2393, PAGE 440 AFFECTS THE PREMISE AND IS SHOWN HEREON.

ITEM 9: NOTICE OF APPROPRIATION RECORDED IN LIBER 3474, PAGE 232 AFFECTS THE PREMISE AND IS SHOWN HEREON.

COMBINED LEGAL DESCRIPTION:

ALL THAT PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF CLAY & THE TOWN OF THE VILLAGE OF N. SYRACUSE, COUNTY OF ONONDAGA AND THE STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED IN THE EASTERLY LINE OF U.S. ROUTE 11 (BREWERTON ROAD), SAID POINT BEING THE INTERSECTION FORMED BY SAID EASTERLY LINE OF BREWERTON ROAD WITH THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF FLOUNDER 40, LLC (BOOK 5203, PAGE 103) ON THE SOUTH WITH THE LANDS NOW OR FORMERLY OF MLB RENTAL PROPERTY OF SYRACUSE, LLC, BOOK (5256, PAGE 640) ON THE NORTH; THENCE ALONG SAID BREWERTON ROAD AND CONTINUING ALONG THE SOUTH LINE OF EAST TAFT ROAD AND CONTINUING ALONG THE WESTERLY LINE OF SOUTH BAY ROAD, THE FOLLOWING NINE COURSES: 1) NORTH 20°30'34" EAST, 82.00 FEET TO A POINT; 2) NORTH 21°33'14" EAST, 67.00 FEET TO A POINT; 3) NORTH 60°38'30" EAST, 67.58 FEET TO A POINT; 4) NORTH 83°41'20" EAST, 86.42 FEET TO A POINT; 5) NORTH 84°35'20" EAST, 170.11 FEET TO A POINT; 6) SOUTH 56°31'12" EAST, 25.00 FEET TO A POINT; 7) SOUTH 35°39'55" EAST, 22.47 FEET TO A POINT; 8) SOUTH 31°30'41" WEST, 127.61 FEET TO A POINT AND 9) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1482.69, AN ARC LENGTH OF 61.07 FEET AND BEARING A CHORD OF SOUTH 33°50'37" WEST, 61.07 FEET TO A POINT; THENCE ALONG THE FIRST MENTIONED DIVISION LINE, SOUTH 88°48'53" WEST, 300.79 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING IN ALL 1.311 ACRES. OF LAND BEING MORE OR LESS.

FLOOD ZONE NOTE:

PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD CHANCE AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 36067C0207F, PANEL 207 OF 520, OF THE TOWN OF CLAY, COMMUNITY NUMBER 360573, ONONDAGA COUNTY N.Y. BEARING AN EFFECTIVE DATE OF NOVEMBER 4, 2016.

CERTIFICATION:

THIS IS TO CERTIFY TO CHICK-fil-A, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANYTHAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS WAS COMPLETED ON MAY 12, 2021.

SIGNED: _____ DATE: JANUARY 27, 2022
N.Y.S. REGISTRATION NO 049597

REVISED			
REVISED			
1-27-22			
9-21-21			

3920 BREWERTON ROAD & 101 E. TAFT ROAD

ALTA/NSPS LANDS TITLE SURVEY OF THE LANDS OF MLB RENTAL PROPERTY OF SYRACUSE & RUDOLPH DIRUBBO

TOWN OF CLAY VILLAGE OF N. SYRACUSE	ONONDAGA COUNTY, N.Y.
SCALE: 1"=20'	MAY 10, 2021
DRAWN BY: KCW	PROJECT NO: 21-2950

Ausfeld & Waldruff Land Surveyors LLP
323 CLINTON STREET, SCHENECTADY NY
Phone: (518) 346-1595 Fax: 518-770-1655

STATE OF NEW YORK · VINCENT P. AUSFELD · 049597 · LICENSED PROFESSIONAL SURVEYOR

VINCENT P. AUSFELD P.L.S.
LICENSE #049597
www.awlsllp.com

Drawing Name: Z:\PROJECTS\2021\21-2950\dwg\21-2950-BM.dwg
Xref's Attached:
Date Printed: Jan 27, 2022, 9:12am