

Notes

All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications unless otherwise shown.

All utility services are assumed to be underground unless otherwise shown.

Offset lines from fixed points have been referenced to all major property corners of the boundary of the property.

No observable evidence of earth moving work, building construction, or building additions within recent months.

No observable evidence of recent street or sidewalk construction repairs.

No observable evidence of site use as a solid waste dump, sump or sanitary landfill.

In NY's we have been advised by the NYS Underground Facilities Company that they will only mark underground utilities 5 days prior to any actual construction - no exceptions allowed. The point of entry of each specific utility (including electric, gas, water, and sanitary sewer lines) onto the subject property and the point of entry of each utility into any improvements on the property - this information cannot be determined.

Zoning Information

Zoning Requirements - Per Codes Enforcement Office

Zone - C - 2 (Commercial - 2) Parcel 1
 Front Yard Setback - 30
 Rear Yard Setback - 20'
 Side Yard Setback - 10' min one side
 Min. Lot Frontage - 75'
 Min. Lot Depth - 100'
 Max. Height of Bldg. - 35'
 Max. Lot Size - 20,000 Sq. Ft.
 Number of Parking Spaces Needed - per Site Plan Approval

Zone - C - 1 (Commercial - 1) Parcel 2
 Front Yard Setback - 30
 Rear Yard Setback - 20'
 Side Yard Setback - 10' min one side Min Total 20'
 Min. Lot Depth - 100'
 Max. Height of Bldg. - 35'
 Min. Lot Size - 10,000 Sq. Ft.
 Number of Parking Spaces Needed - per Site Plan Approval

Site per Site Plan Approval

Notes Corresponding to Schedule B

Per Prior Title report

Item #5 - Easement to Onondaga County Water Authority Dated August 31, 1987 and recorded September 15, 1987 in Liber 3332 Page 630, on 5' adjacent to bearing

Item #8 - Restriictive covenants as contained in an instrument recorded in Liber 2424 of Deeds, page 998 - Does affect the entire lot

Legend of Symbols & Abbreviations

- IRON PIN FOUND
- LIGHT POLE
- CATCH BASIN
- MONITORING WELL
- MANHOLE
- GAS VALVE
- POWER POLE
- OVERHEAD UTILITY LINE

Record Legal Description

ALL THAT TRACT OR PARCELS OF LAND, situate in the Village of North Syracuse, Town of Onondaga, County of Onondaga and State of New York, being part of the Lot of 40 Acres, being bounded and described as follows:

BEGUNNING at a point in the center of the southerly corner of Section 22 of Township 6 North and Range 14 West of the 3rd Principal Meridian, as shown on the Survey Map of the Onondaga County of the State of New York, Book 214 of Deeds, Page 640;

THENCE S 30° 45' 30" E, along the W. line of said Section 22, a distance of 271.6 feet to a point;

THENCE N 7° 48' 15" W, a distance of 441.31 feet to a point in the easterly line of said Section 22;

THENCE S 87° 42' 15" W, along the easterly line of said Section 22, a distance of 271 feet to a point in the southeasterly corner of the corner of the E. line and N. line of the Lot of 40 Acres, being bounded and described as follows:

THENCE S 20° 45' 30" E, along the W. line of said Section 22, a distance of 271.6 feet to a point in the southeasterly corner thereof;

THENCE S 87° 42' 15" W, along the southeasterly line of said Section 22, a distance of 271 feet to a point in the southeasterly corner of said Section 22;

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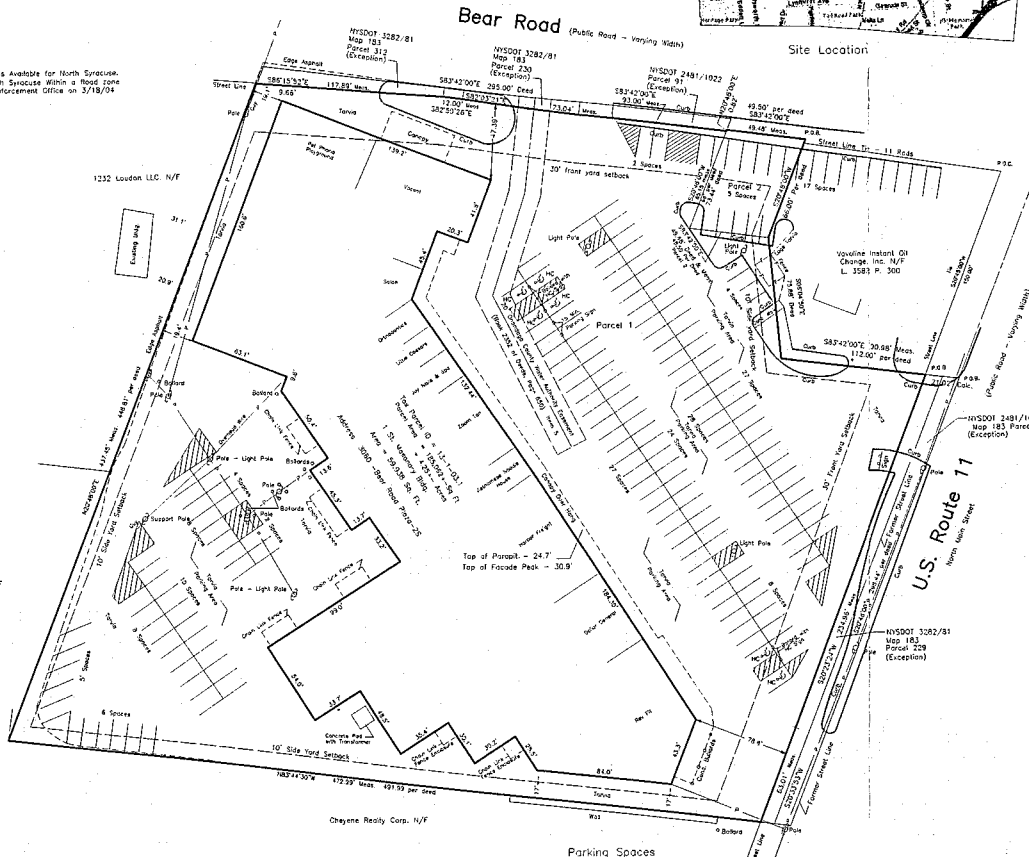
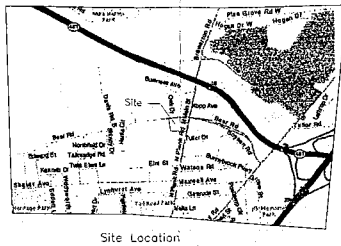
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Encroachments



ALTA/ACSM Land Title Survey
Pt. of the Village of North Syracuse
Onondaga Co., N.Y.

Scale 1" = 40'

March 19, 2007
 Rev'd 5/1/07 - house removed
 Rev'd 5/24/07 - General Revisions
 Rev'd 7/26/11 - General Revisions
 Rev'd 6/24/2021

D. W. HANNIG L.S., P.C.
 SURVEYORS - PLANNERS - CONSULTANTS
 THE MARKET PLACE, BUILDING #1
 MANHATTAN, NEW YORK 11104
 PHONES: (313) 682-3225 - FAX: (313) 682-7774

Certified to:
 6 Handicap Space
 171 Regular Parking Spaces
 177 Parking Spaces Total

Subject to a Current Abstract of Title

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NPS.

The field work was complete on 6/24/2021.

Date of Plat: 6/24/2021

David William Hannig, LS 047411

New Legal Description

ALL THAT TRACT OR PARCELS OF LAND, situate in the Village of North Syracuse, Town of Onondaga, County of Onondaga and State of New York, being part of the Lot of 40 Acres, being bounded and described as follows:

BEGUNNING at a point in the southeasterly corner of Section 22 of Township 6 North and Range 14 West of the 3rd Principal Meridian, as shown on the Survey Map of the Onondaga County of the State of New York, Book 214 of Deeds, Page 640;

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FLOOD NOTE:

By graphic shading only, this property is in Special Flood Hazard Area (SFHA) of the Flood Insurance Rate Map (Community Panel No. 1117-390009) and is not in a Special Flood Hazard Area. As shown on the SFHA Map (FIRM) (FEMA/570) the risk involved in this property is minimal. However, the property owner is advised that the property owner should obtain a flood insurance policy for a portion of the property. For information on flood insurance, contact the National Flood Insurance Program (NFIP) at 1-800-352-7634.

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. This surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities - Underground Facilities Protective Organization

Name	Mailing Address Per Tax Record	Adjacent Parcel Address	Zoning Code	Tax ID	Direction related to subject
709 Bear Rd Partners	244 W 392th St, New York, NY 10018	Bear Rd - No address assigned- Parking Lot	C2A	013.-01-01.0	East
North Main Enterprises	244 West 39th St, New York, NY 10018	805 N Main St, North Syracuse NY 13212	C2A	013.-01-02.1	East
Frank Barletta	120 Jewell Dr, Liverpool, NY 13088	5630 Bear Rd, North Syracuse NY 13212	C2A	013.-01-16.1	West
Emeral Management Bear Rd, LLC	559 Fitch St, Oneida NY 13421	5624 Bear Rd, North Syracuse NY 13212	C2A	013.-01-15.2	West
Warren Fam Funeral Homes, INC	520 SW 27th St, STE 200, Topeka KS, 66611-1228	705 N Main St, North Syracuse NY 13212	C2	013.-01-15.1	South
Oswego County Savings Bank	Attn Facilities, 52 S Broad St, Norwich NY 13815	700 N Main St, North Syracuse NY 13212	C2	014.-01-05.2	East
Bill and Cynthia Mannise	5419 Loretta Ln, Clay NY 13041	720 N Main St, North Syracuse NY 13212	C2	014.-01-04.0	East
Village Properties LLC	792 1/2 N Main St, North Syracuse NY 13212	792 1/2 N Main St, North Syracuse NY 13212	C2	014.-01-03.0	East
Blount Energy MMSCC 2LLC	645 Hamilton St, Ste 500, Allentown PA 18101	800 N Main St, North Syracuse NY 13212	C2	014.-01-02.0	East
Joluci Properties, LLC	8202 Whitman Way, Liverpool, NY 13090	802 N Main St, North Syracuse NY 13212	C2	014.-01-01.0	East
Bear Rd Rte 11 Properties, LLC	3057 Erie Blvd, Syracuse NY 13224	901 N Main St, Cicero NY 13039	GC	036.-03-06.1	North
Bear Rd Rte 11 Properties, LLC	3057 Erie Blvd, Syracuse NY 13224	5647 Bear Rd, Cicero NY 13039	GC	036.-03-07.1	North
Shelmar Company Inc	6709 Brooklawn Pkwy, Syracuse NY 13211-2103	5643 Bear Rd, Cicero NY 13039	GC	036.-03-08.1	North
Tully's 905 North Main, LLC	One Technology Place, East Syracuse, NY 13057	7777 Brewerton Rd, Cicero NY 13039	GC	036.-03-04.1	North