

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 ties 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 NYS 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
Zoning Address - Village of North Syracuse
600 South Bay Road
North Syracuse, N.Y. 13212
(315) 458-0900
Front Yard Setback - 30
Rear Yard Setback - 20'
Side Yard Setback - 10' min one side - total of 20'
Min. Lot Frontage - 75
Min. Lot Depth - 100'
Max. Height of Bldg. - 35'
Min. 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 Frontage - 80'
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

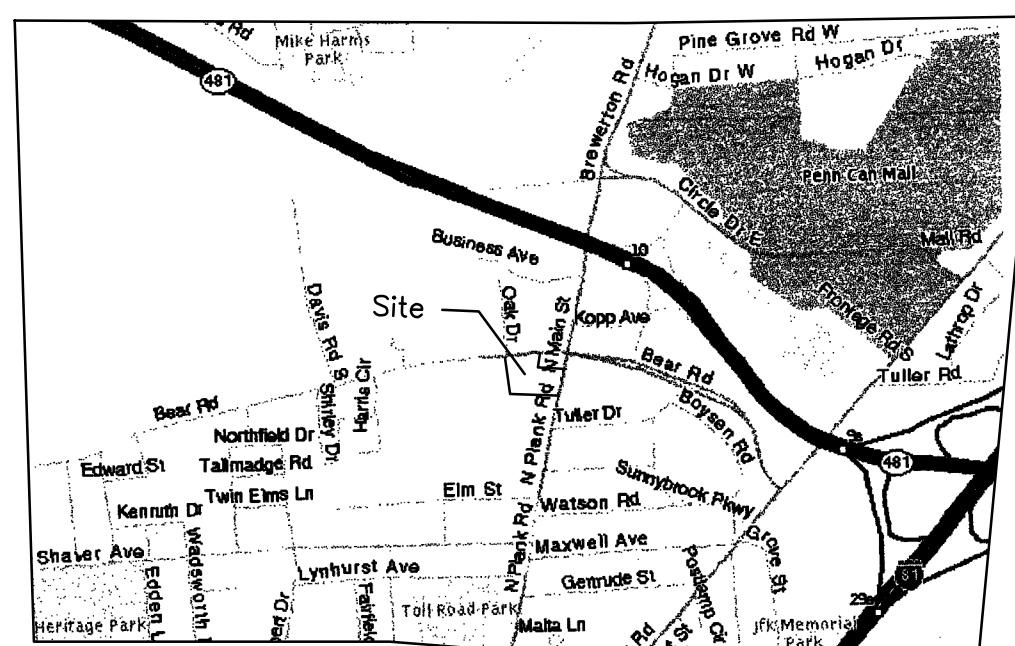
Notes Corresponding to Schedule B

Per Prior Title report
Item #5 - Easement to Onondaga County Water Authority Dated August 31, 1967 and recorded September 13, 1967 in Liber 2352 Page 650, as is plotted on drawing
Item #9 - Restrictive covenants as contained in an instrument recorded in Liber 2424 of Deeds, page 996. 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
FENCE

Encroachments



No Flood Maps Available for North Syracuse. None of North Syracuse Within a flood zone per Codes Enforcement Office on 3/18/04

Record Legal Description

(PARCEL 1, Shopping Plaza)
ALL THAT TRACT OR PARCEL OF LAND, situate in the Village of North Syracuse, Town of Cicero, County of Onondaga and State of New York being part of Farm Lot 89 in said Town, being bounded and described as follows:
BEGINNING at a point in the original Westerly line of Route 11 (Syracuse-Brewster Road) S 20°48' W, a distance of 150 feet from the original Southerly line of Bear Road, said point also being the Southeast corner of premises conveyed to Henry L. Ince and Amc Ince, (Book 1207 of Deeds, Page 989).
THENCE S 20°48' W, along said Westerly line of said Route 11, a distance of 298.44 feet to a point;
THENCE N 83°44'30" E, a distance of 491.99 feet to a point;
THENCE N 20°48' E, a distance of 448.81 feet to a point in the Southerly line of Bear Road;
THENCE S 83°42' E, along the Southerly line of said Bear Road, a distance of 295 feet to a point in the Northwesterly corner of premises conveyed to Henry L. Ince and Amc Ince, (Book 1207 of Deeds, Page 989);
THENCE S 20°48' W, along the Westerly line of said Ince property, a distance of 73.44 feet to a point in the Southwest corner thereof;
THENCE S 83°42' E, along the Southerly line of said Ince property, a distance of 49.48 feet to a point in the Westerly line of premises of said Ince Corporation;
THENCE S 06°04'50" E, along the Westerly line thereof, a distance of 75.88 feet to the Southwest corner thereof;
THENCE along the Southerly line of said Ince Corporation premises, a distance of 112 feet to the point of beginning.
The above described parcel of land is subject to a 20 foot wide Right-of-Way to the Onondaga County of Water Authority (Book 2352 of Deeds, Page 650), the centerline of which being more particularly hereinafter described as follows:
Beginning at a point in the Southerly line of said Bear Road, a distance of 370 feet Westerly, along said Southerly line, from said Westerly line of said Route 11, running thence Southerly at right angles to said Southerly line of Bear Road, a distance of 604 feet to a point; thence continuing Southerly on a deflection line to the Right of 11°15', a distance of 674 feet to a point; thence Southwesterly on a deflection line to the Left of 45°, a distance of 1074.

Continued
Excepting and reserving from the above described parcel, the following 5 parcels acquired by appropriation in the name of the people of the State of New York in fee, for highway purposes for use by the New York State Department of Transportation (NYS DOT) as is shown on the survey map herein:
Parcel No. 91, recorded in Book 2481 of Deeds, Page 1022 on August 7, 1972 (0.0184 Acres);
Parcel No. 92, recorded in Book 2481 of Deeds, Page 1022 on August 7, 1972 (0.0664 Acres);
Parcel No. 229, Map No. 183, recorded in Book 3282 of Deeds, Page 81 on August 19, 1986 (0.0504 Acres);
Parcel No. 230, Map No. 183, recorded in Book 3282 of Deeds, Page 81 on August 19, 1986 (0.0124 Acres); and
Parcel No. 312, Map No. 183, recorded in Book 3282 of Deeds, Page 81 on August 19, 1986 (0.0234 Acres).

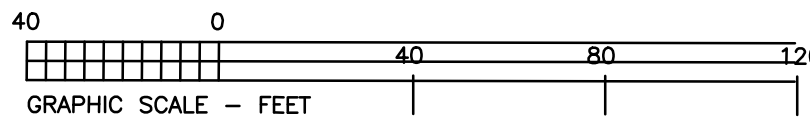
(PARCEL 2, small residential lot)
ALL THAT TRACT OR PARCEL OF LAND, situate in the Village of North Syracuse, Town of Cicero, Onondaga County, New York being part of Lot No. 80 in said Town, and being part of Survey Fifty (50) taken from the northwest corner of said Lot, bounded and described as follows:
BEGINNING at a point in the center line of Bear Road, Eleven (11) rods westerly from the intersection of said center line with the center line of the Salina and Central Square Plank Road; thence southerly, parallel to the center line of said Salina and Central Square Plank Road, Six (6) rods; thence westerly, parallel to the center line of said Bear Road, Three (3) rods; thence northerly, parallel to the center line of said Salina and Central Square Plank Road, Six (6) rods to the center line of said Bear Road; thence easterly along the center line of said Bear Road, Three (3) rods to the place of beginning.

The above description is the same parcel as described in the Chicago Title Insurance Company, Commitment No. 1117-390009 Effective Date April 7, 2011

New Legal Description

ALL THAT TRACT OR PARCEL OF LAND, situated in the Village of North Syracuse, Town of Cicero, County of Onondaga and State of New York, being part of Farm Lot 80 in said Town, being bounded and described as follows:
BEGINNING AT A POINT, said point being the southeasterly corner of Vovoline Instant Oil Change, Inc N/F L. 3852 P. 300 at the westerly line of North Main Street - U.S. Route 11
THENCE South 20 degrees 23 minutes 24 seconds West for a distance of 234.98 feet along the westerly line of North Main Street to a point;
THENCE South 20 degrees 33 minutes 53 seconds West for a distance of 63.01 feet continuing along the westerly line of North Main Street to a point;
THENCE North 83 degrees 44 minutes 30 seconds West for a distance of 472.99 feet to a point;
THENCE North 20 degrees 48 minutes 00 seconds East for a distance of 437.45 feet to a point on the south line of Bear Road;
THENCE South 86 degrees 15 minutes 52 seconds East for a distance of 117.89 feet along the south line of Bear Road to a point;
THENCE South 26 degrees 50 minutes 26 seconds East for a distance of 12.00 feet to a point;
THENCE South 82 degrees 03 minutes 21 seconds East for a distance of 73.04 feet continuing along the south line of Bear Road to a point;
THENCE South 83 degrees 42 minutes 00 seconds East for a distance of 93.00 feet continuing along the south line of Bear Road to the intersection with a westerly line of Bear Road;
THENCE North 20 degrees 48 minutes 00 seconds East for a distance of 0.82 feet along a westerly line of Bear Road to the intersection with the south line of Bear Road;
THENCE South 83 degrees 42 minutes 00 seconds East for a distance of 49.48 feet along the south line of Bear Road to a point;
THENCE South 20 degrees 48 minutes 00 seconds West for a distance of 66.00 feet to a point;
THENCE South 06 degrees 04 minutes 50 seconds East for a distance of 75.88 feet to a point;
THENCE South 83 degrees 42 minutes 00 seconds East for a distance of 90.98 feet to THE POINT AND PLACE OF BEGINNING.
Together with and subject to covenants, easements, and restrictions of record. Said property contains 4.25 acres more or less.

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 6/24/07 - General Revisions
Rev'd 7/06/11 - General Revisions
Rev'd 6/24/2021
Rev'd 7/23/2021 - certified to
Rev'd 7/23/2021 - certified to
Rev'd 4/18/2024

D. W. HANNIG L.S., P.C.
SURVEYORS - PLANNERS - CONSULTANTS
THE MARKET PLACE, BUILDING #1
MANLIUS, NEW YORK 13104
PHONE: (315) 682-5225 - FAX: (315) 682-7774

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 NSPS
The field work was complete on 6/24/2021.
Date of Plat 7/23/2021

David William Hannig, LS 047411



- Parking Spaces
7 Handicap Space
190 Regular Parking Spaces
197 Parking Spaces Total

- Legend
HYD Hydrant
MH Manhole
TSP Traffic Signal Pole
TSB Traffic Signal Box
CWP Cross Walk Pole
CB Catch Basin

FLOOD NOTE:
By graphic plotting only, this property is in Zone(s) of the Flood Insurance Rate Map, Community Panel No. 11/04/2018 and is not in a Special Flood Hazard Area. As shown on the FEMA Website (HTTP://SC.FEMA.GOV). We have learned this community does currently participate in the program. No field surveying was performed an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

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. The 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