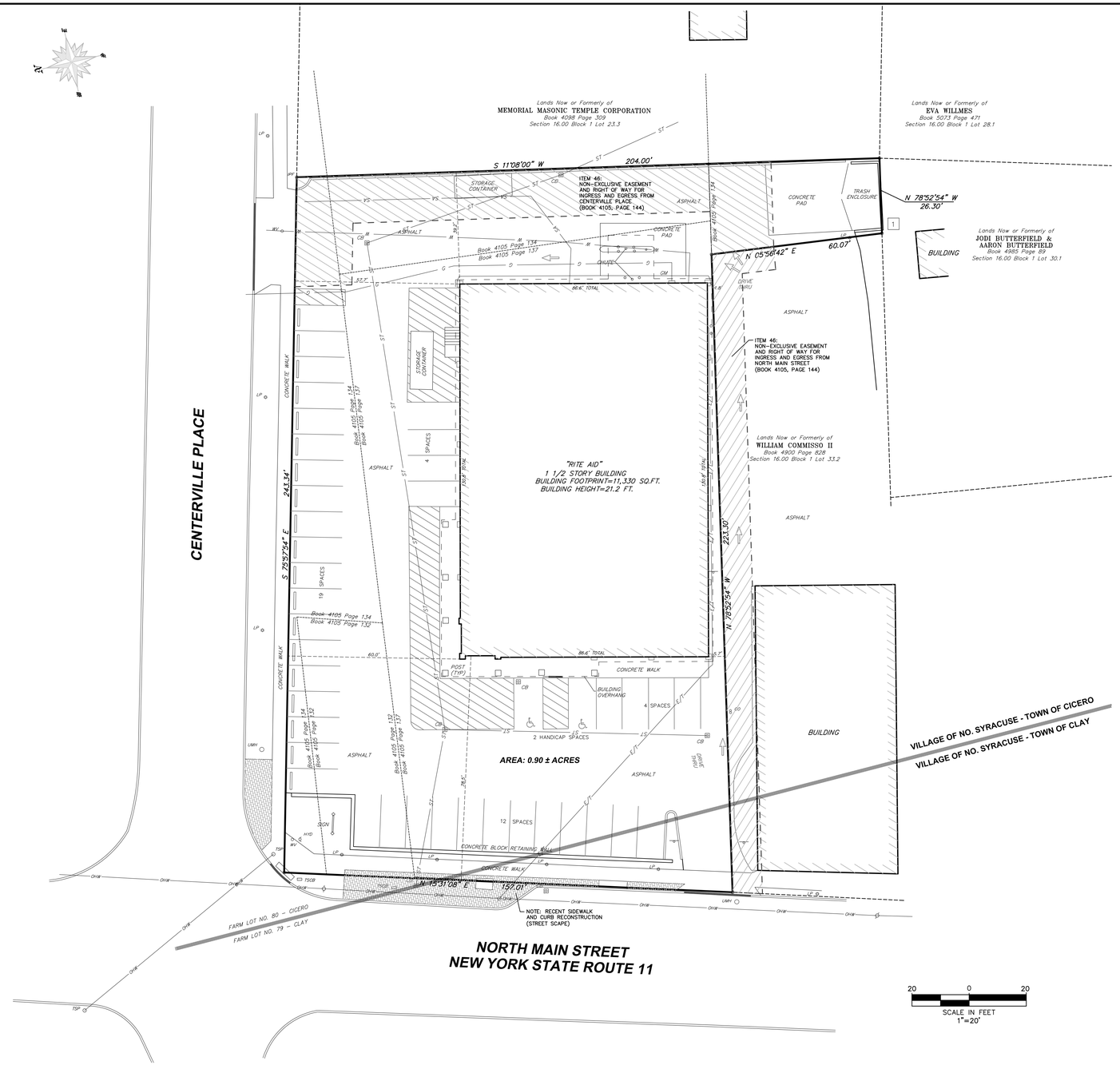
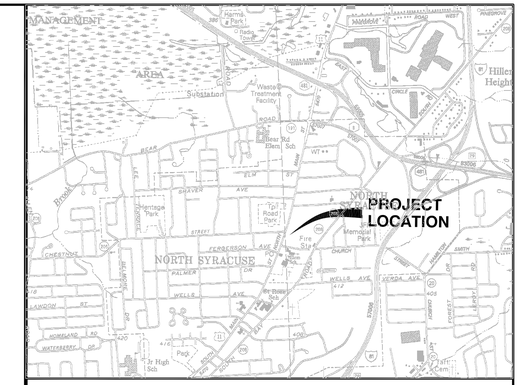
LEGEND:

- CB — CATCH BASIN
- HYD — HYDRANT
- LP — LIGHT POLE
- SMH — SANITARY MANHOLE
- DMH — STORM MANHOLE
- EMH — ELECTRIC MANHOLE
- WV — WATER VALVE
- TEL PED — TELEPHONE PEDESTAL
- UTILITY POLE
- G — GAS LINE
- S — SANITARY LINE
- ST — STORM LINE
- W — WATER LINE
- E/T — UG. ELECTRIC & TELEPHONE LINE





SITE LOCATION PLAN: 1"=2000'

LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE VILLAGE OF NORTH SYRACUSE, COUNTY OF ONONDAGA AND STATE OF NEW YORK BEING PART OF FARM LOT 80 IN THE TOWN OF CICERO AND PART OF FARM LOT NO. 79 IN THE TOWN OF CLAY, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT AT THE INTERSECTION OF THE EASTERLY LINE OF NORTH MAIN STREET (BEING 66.00 FEET WIDE) WITH THE SOUTHERLY LINE OF CENTERVILLE PLACE (BEING 66.0 FEET WIDE); RUNNING THENCE S 75° 57' 54" E, ALONG SAID SOUTHERLY LINE OF CENTERVILLE PLACE, 243.34 FEET TO A POINT; THENCE S 11° 08'00" W, 204.00 FEET TO A POINT; THENCE N 78° 52' 54" W, A DISTANCE OF 26.30 FEET TO THE EASTERLY LINE OF LANDS CONVEYED TO VERA LLOYD BY DEED RECORDED IN BOOK 2831 OF DEEDS AT PAGE 301; THENCE N 05° 56' 42" E, ALONG THE EASTERLY LINE OF SAID LANDS CONVEYED TO LLOYD, A DISTANCE OF 60.07 FEET TO A POINT; THENCE N 78° 52' 54" W, ALONG THE NORTHERLY LINE OF SAID LLOYD, A DISTANCE OF 223.30 FEET TO SAID EASTERLY LINE OF NORTH MAIN STREET; THENCE N 15° 31' 08" E, ALONG SAID EASTERLY LINE OF NORTH MAIN STREET, A DISTANCE OF 157.01 FEET TO THE POINT OR PLACE OF BEGINNING.

TOGETHER WITH THE BENEFITS AND SUBJECT TO THE BURDENS OF AN EASEMENT FOR INGRESS AND EGRESS AND RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE IN LIBER 4105 OF DEEDS AT PAGE 144 ON DECEMBER 15, 1992.

ITEMS CORRESPONDING TO SCHEDULE B:

BASED UPON REVIEW OF CHICAGO TITLE INSURANCE COMPANY TITLE POLICY NUMBER 1513-40757, EFFECTIVE DATE XXX, SCHEDULE B, SECTION 2, PARCEL X:

ITEM 46: EASEMENT TO THE JEFFREY W. LLOYD REVOCABLE TRUST BY INSTRUMENT RECORDED IN THE ONONDAGA COUNTY CLERKS OFFICE IN LIBER 4105, PAGE 144, AFFECTS THE PARCEL AND IS SHOWN HEREON.

ZONING:

THE FOLLOWING INFORMATION WAS BASED UPON INFORMATION SHOWN ON MAP REFERENCE NO. 1:

ZONED: C-3

MINIMUM LOT AREA:	10,000 SQ. FT.
MINIMUM LOT WIDTH:	70 FEET
MINIMUM LOT COVERAGE:	50%
MINIMUM FRONT YARD:	10 FEET
MINIMUM SIDE YARD:	10 FEET
MINIMUM REAR YARD:	10 FEET
MAXIMUM HEIGHT OF STRUCTURE:	35 FEET

SURVEYORS CERTIFICATION:

I AM A REGISTERED LAND SURVEYOR IN GOOD STANDING IN NEW YORK STATE. I UNDERSTAND THAT CHICAGO TITLE INSURANCE COMPANY WILL RELY ON THE ACCURACY AND COMPLETENESS OF THE SURVEY PLAT AND THE TRUTH OF MY CERTIFICATIONS IN ISSUING TITLE INSURANCE INSURING THE VALIDITY AND PRIORITY OF THE LIEN OF A MORTGAGE OR DEED OF TRUST ON THE PREMISES AND THE LENDER WILL SO RELY IN DETERMINING WHETEHER TO FUND THE RELATED LOAN.
THE UNDERSIGNED, BEING REGISTERED SURVEYOR OF THE STATE OF NEW YORK CERTIFIES TO (I) CENTERLINE FINANCE CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, (II) CHICAGO TITLE INSURANCE COMPANY AND (III) 9274 GROUP, INC. AS FOLLOWS:

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 REQUIREMENT FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, 14, 16, 17, 18, 19, 20 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 7, 2015.

JULY 18, 2015
DATE:

(SIGNED)

TAX PARCEL NUMBER:

VILLAGE OF NORTH SYRACUSE, TOWN OF CICERO, ONONDAGA COUNTY, NEW YORK SEC. 16.00 – BLK. 1 – PARCELS 23.1, 34 AND 35
VILLAGE OF NORTH SYRACUSE, TOWN OF CLAY, ONONDAGA COUNTY, NEW YORK SEC. 11.00 – BLK. – 1 – PARCEL 1.

GENERAL NOTES:

NORTH IS ORIENTED TO MAP REFERENCE 1

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.

THE PROPERTY HAS DIRECT ACCESS TO NORTH MAIN STREET AND CENTERVILLE PLACE, BOTH BEING PUBLIC STREETS.

DEED REFERENCES:

1. VILLAGE OF NORTH SYRACUSE TO 9274 GROUP, INC., DATED SEPTEMBER 19, 1996 AND RECORDED IN THE ONONDAGA COUNTY CLERKS OFFICE IN DEED BOOK 4105 AT PAGE 134.

2. JOYCE P. MYERS TO 9274 GROUP, INC., DATED SEPTEMBER 12, 1996 AND RECORDED IN THE ONONDAGA COUNTY CLERKS OFFICE IN DEED BOOK 4105 AT PAGE 132.

3. RAYMOND AND PAULA KUBACKI TO 9274 GROUP, INC., DATED SEPTEMBER 12, 1996 AND RECORDED IN THE ONONDAGA COUNTY CLERKS OFFICE IN DEED BOOK 4105 AT PAGE 137.

MAP REFERENCES:

1. "ALTA/ACSM LAND TITLE SURVEY RITE AID SITE." PREPARED BY CHRISTOPHERSON LAND SURVEYING, DATED APRIL 16, 1996 PROVIDED BY THE CLIENT.

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 AN UNMAPPED AREA OF THE VILLAGE OF SYRACUSE. NO PANEL PRINTED.

PARKING:

39 REGULAR PARKING SPACES

2 HANDICAP SPACES

STATEMENT OF ENCROACHMENTS:

1 BLOCK WALL OF TRASH CORRAL ENCROACHES 0.5'±

PROPERTY ADDRESS:

114 N. MAIN STREET
VILLAGE OF NORTH SYRACUSE
ONONDAGA COUNTY, NEW YORK

REVISION:
DATE:

114 NORTH MAIN STREET

ALTA/ACSM LAND TITLE SURVEY OF THE LANDS OF 9274 GROUP, INC.

VILLAGE OF NORTH SYRACUSE	ONONDAGA COUNTY, N.Y.
SCALE: 1"=20'	JULY 16, 2015
DRAWN BY: KCW	PROJECT NO: 15-1488

Ausfeld & Waldruff Land Surveyors LLP
514 State Street, Schenectady N.Y. 12305
Phone: (518) 346-1595 Fax: 518-770-1655

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