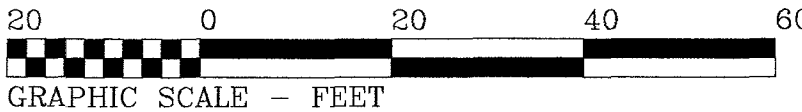


BEARINGS ON THIS MAP ARE BASED ON GPS
NAD 83 STATE PLANE, ZONE 3103 (N.Y. WEST)
(TRUE NORTH AT 78°35' MERIDIAN OF WEST LONGITUDE)



STEWART TITLE INSURANCE COMPANY
Title No.: 5148702-S-NY-CP-MK
EFFECTIVE DATE: MAY 23, 2023
Schedule "A" Description

ALL that tract or parcel of land, situate in the City of Auburn, County of Cayuga and State of New York, bounded and described as follows:

BEGINNING in the center of Grant Avenue, nineteen hundred four (1904) feet southerly from its intersection with the North boundary line of the City of Auburn;

THENCE southerly along the center of Grant Avenue, fifty (50) feet;

THENCE easterly along a line at an interior angle of sixty-two (62) degrees fifteen (15) minutes with the center line of Grant Avenue, thirty-seven and twenty-nine one hundredths (37.29) feet to a stake in the East line of Grant Avenue;

THENCE continuing on the same course, one hundred seventy-five (175) feet to a stake;

THENCE northerly along a line at an interior angle of one hundred seventeen (117) degrees forty-five (45) minutes with the last described line and along a line parallel with the center of Grant Avenue, fifty (50) feet to a stake;

THENCE westerly along a line at an interior angle of sixty-two (62) degrees fifteen (15) minutes with the last described line and along a line parallel with the second described line, one hundred seventy-five (175) feet to a stake in the East line of Grant Avenue;

THENCE continuing on the same course, thirty-seven and twenty-nine one hundredths (37.29) feet to the place of BEGINNING.

Said premises being known as Lot No. 4 as shown upon the title map made for Thomas Tripp and wife, February 11, 1948, by A.J. Clements, surveyor, copy of which was filed of even date herewith in Cayuga County Clerk's Office in Book 0 of Filed maps, at Page 13.

Also ALL that tract or parcel of land situate in the City of Auburn, County of Cayuga and State of New York, bounded and described as follows, viz:

BEGINNING at a point in the center line of Grant Avenue, distant 1954 feet southerly from the intersection of the said center line of Grant Avenue, with the North line of the City of Auburn, New York, and at the southwest corner of lands conveyed by Thomas Tripp and wife to Jacob B. Hyney and wife, by deed dated November 8th, 1926, and recorded in the Cayuga County Clerk's Office in Book 62 of City Deeds at Page 311;

RUNNING THENCE southerly along the center line of Grant Avenue 50 feet to the northwest corner of lands now or formerly owned by Everett L. Brown and wife;

THENCE easterly at an interior angle of 62 degrees 15 minutes with said center line of Grant Avenue, and along the northerly line of said Browns' land 212.29 feet to a point;

THENCE northerly at an interior angle of 117 degrees and 45 minutes with the last described line and parallel with said Grant Avenue 50 feet to the southeast corner of said Hyney's land;

THENCE westerly at an interior angle of 62 degrees and 15 minutes with the last described line and along the southern boundary of said Hyney's land 212.29 feet to the place of BEGINNING.

Said premises being known as Lot No. 3 shown upon the title map made for Thomas, Tripp and wife, February 11, 1948, by A.J. Clements, surveyor, copy of which was filed of even date herewith in Cayuga County Clerk's Office in Book 0 of Filed Maps, at page 13.

Also ALL that tract or parcel of land, situate in the City of Auburn, County of Cayuga and State of New York, bounded and described as follows:

BEGINNING at the southeast corner of the lands, belonging to the grantors herein, which lands are known as 234 Grant Avenue in said City, and

RUNNING THENCE along the northerly line of lands now or formerly owned by Joseph E. Enge, a distance of one hundred feet to a point and iron pipe;

THENCE RUNNING northeasterly, through the lands now or formerly owned by Tripp and parallel to the easterly line of premises heretofore conveyed to the grantors herein, a distance of one hundred feet to a point and iron pipe;

THENCE RUNNING southwesterly and parallel with the first above described line, a distance of one hundred feet to the northeast corner of the lands of the grantors herein;

THENCE RUNNING along the easterly line of the land of the grantors to the place of BEGINNING.

TOGETHER with all right, title and interest of the party of the first part of, in and to the land lying in the street in front of and adjoining said premises.

Premises subject to appropriation to New York State Department of Transportation Map No. 407 Parcel No. 449, and as filed in the Cayuga County Clerks Office in Liber 921 of Deeds page 35.

Premises also subject to appropriation to New York State Department of Transportation Map No. 453 Parcel No. 498, and as filed in the Cayuga County Clerks Office in Liber 921 of Deeds page 27.

STEWART TITLE INSURANCE COMPANY
Title No.: 5148702-S-NY-CP-MK
Schedule "B"

There are no recorded easements or rights-of-way listed in the Schedule "B"

5. Premises subject to appropriation to New York State Department of Transportation dated September 5, 1995 filed in the Cayuga County Clerks Office in Liber 921 of Deeds page 35, and in Map No. 407 Parcel No. 449. (As plotted hereon)

6. Premises subject to appropriation (Permanent Easement) to New York State Department of Transportation dated September 5, 1995 filed in the Cayuga County Clerks Office in Liber 921 of Deeds page 27, and in Map No. 453 Parcel No. 498. (As plotted hereon)

CERTIFICATION

To [to be determined]

This is to certify that this map or plot 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, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11(a), 13, 14, 16, 17 & 18 of Table A thereof. The field work was completed on 8-21-23.

Date of Plot or Map: 8-21-23

Christopher J. Barr
Christopher J. Barr Registration No. 051068

INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: LIBER 782 PAGE 238
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.

COPYRIGHT 2023 BY:		AMEND:
TRUE NORTH LAND SURVEYING, PLLC 150 AERO DRIVE BUFFALO, NEW YORK 14225 (716)631-5140 ~ Truenorthpllc@aol.com		SURVEY DATE: 8-21-23 DRAWING DATE: 8-21-23 SCALE: 1" = 20' "ALL RIGHTS RESERVED"
ALTA/NSPS LAND TITLE SURVEY		THIS MAP VOID UNLESS EMBOSSED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL, ALTERING ANY ITEM ON THIS MAP IS A VIOLATION OF THE LAW EXCEPT AS PROVIDED IN SECTION 7209, PART 1, OF THE NEW YORK STATE EDUCATION LAW.
PART OF LOT _____ SECTION _____ TOWNSHIP _____ RANGE _____ OF THE:	SURVEY - Cayuga COUNTY, N.Y.	
SURVEY OF: 232 Grant Avenue, City of Auburn		SBL No. 109.64-1-2

LOCATION MAP

SURVEYOR'S LEGAL DESCRIPTION

ALL that tract or parcel of land, situate in the City of Auburn, County of Cayuga and State of New York, bounded and described as follows:

BEGINNING at a point in the easterly line of Grant Avenue (as presently laid out) distant 311.09 feet northeasterly from the northerly line of Corporate Drive, said point also being the southeast corner of lands appropriated by the New York State Department of Transportation Map No. 407, Parcel No. 449 as filed in the Cayuga County Clerk's Office in Liber 921 of Deeds at page 35.

Thence northeasterly along the easterly line of Grant Street per said appropriation, N 24°34'41" E, a distance of 100.00 feet to a point;

Thence N 86°32'50" E, a distance of 263.75 feet to a point;

Thence southerly, parallel with the centerline of said Grant Avenue (as a 66 foot road) S 24°34'41" W, a distance of 100.00 feet to a point;

Thence S 86°32'50" W, a distance of 263.75 feet to the point and place of beginning.

This parcel containing 0.557 acres of land more or less.

LEGEND

UTILITY / SERVICE POLE	R.O.W. RIGHT OF WAY
WATER LINE VALVE	CONC. CONCRETE
FIRE HYDRANT	INV. INVERT
D.I. (DROP INLET - STORM)	M.H. MANHOLE
MANHOLE (STORM)	WATER LINE
MANHOLE (ELECTRIC)	GAS LINE
MANHOLE (TRAFFIC)	TELEPHONE LINE
MANHOLE (SANITARY)	ELECTRIC LINE
MANHOLE (TELEPHONE)	UTILITY LINES
GAS LINE MARKER	CABLE LINES
GAS LINE VALVE	DEED
LIGHT STANDARD	M. MEASURED
SIGN	L. LIBER
H.C. HANDICAP	P. PAGE

NOTES

THERE ARE NO STRIPED PARKING SPACES UPON THE PREMISES.

PREMISES IS ZONED HC (HIGHWAY COMMERCIAL) SETBACK WITH NO SPECIFIC USE SPECIFIED:

MINIMUM FRONT YARD: 30 FEET.
MINIMUM SIDE YARD: 10 FEET
MINIMUM REAR YARD: 30 FEET
MAXIMUM BUILDING HEIGHT: 40 FEET.

PARKING STALLS: 9'x18'
NUMBER OF STALLS IS DEPENDENT ON PROPOSED USE.

NO EVIDENCE OF STREET WIDENING, STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN FILED ON DATE OF SURVEY.

NO EVIDENCE OF CEMETERY OR BURIAL GROUNDS OBSERVED IN FILED ON DATE OF SURVEY.

ZONING & SETBACK INFORMATION

CITY OF AUBURN -

PREMISES IS ZONED HC (HIGHWAY COMMERCIAL) SETBACK WITH NO SPECIFIC USE SPECIFIED:

MINIMUM FRONT YARD: 30 FEET.
MINIMUM SIDE YARD: 10 FEET
MINIMUM REAR YARD: 30 FEET
MAXIMUM BUILDING HEIGHT: 40 FEET.

PARKING STALLS: 9'x18'
NUMBER OF STALLS IS DEPENDENT ON PROPOSED USE.

ELEVATION DATUM

ELEVATIONS ON THIS MAP WERE DETERMINED UTILIZING GPS DATUM: NAD83 (2011) EPOCH 2010.0 DATUM

SITE BENCH MARK:
TOP SHUTOFF, FIRE HYDRANTS AS SHOWN HEREON

FLOOD HAZARD DATA

CITY OF AUBURN -

PREMISES IS LOCATED IN FLOOD ZONE "X" DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

INFORMATION PER FLOOD INSURANCE RATE MAP PUT OUT BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM.

COMMUNITY PANEL NUMBER 36011 C0308 E
EFFECTIVE DATE: AUGUST 2, 2007