

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF GREECE, COUNTY OF MONROE, STATE OF NEW YORK, KNOWN AS LOT NO. 9 OF THE BRITTONRIDGE TRACT AS THE SAME IS SHOWN ON A MAP OF SAID TRACT FILED IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 60 OF MAPS PAGE 27.

EXCEPTING AND RESERVING HOWEVER, THEREFROM, ALL THAT PORTION OF LOT NO. 9 AS CONVEYED BY LAURA BRITTON SNYDER TO ELLEN M. WELCH BY DEED DATED THE 5TH DAY OF DECEMBER 1976, RECORDED IN LIBER 2386 OF DEEDS, PAGE 70, HEREBY INTENDING TO CONVEY A PARCEL OF LAND ON THE EASTERLY SIDE OF LOT BEING APPROXIMATELY 20 FEET IN WIDTH FRONT AND REAR.

ALSO ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF GREECE, COUNTY OF MONROE, STATE OF NEW YORK, KNOWN AS LOT NO. 8 OF THE BRITTONRIDGE TRACT AS THE SAME IS SHOWN ON A MAP OF SAID TRACT FILED IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 60 OF MAPS PAGE 27.

EXCLUDING THE PREMISES TAKEN BY APPROPRIATION DATED 27TH DAY OF JULY 2001 RECORDED IN LIBER 9490 OF DEEDS PAGE 509.

SAID LOT 8 FRONT 80 FEET ON THE SOUTH SIDE OF LEWISTON AVENUE ALSO KNOWN AS RIDGE ROAD WEST IS 218.16 FEET ON THE EAST AND 224.00 FEET ON THE WEST LINE AND IS 60.29 FEET IN THE REAR AS SHOWN ON SAID MAP.

DESCRIPTION PER SURVEY

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN PART OF TOWN LOT 87, TOWNSHIP 1, SHORT RANGE, 20,000 ACRE TRACT, TOWN OF GREECE, COUNTY OF MONROE, STATE OF NEW YORK, ALL AS SHOWN ON A MAP ENTITLED "1607 WEST RIDGE ROAD ALTA/NSPS LAND TITLE SURVEY", PREPARED BY COSTICH ENGINEERING, D.P.C., HAVING DRAWING NUMBER 9129 VT100, DATED AUGUST 8, 2023, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF RIDGE ROAD WEST - NEW YORK STATE ROUTE 104 (R.O.W. VARIES), BEING ON THE COMMON PROPERTY LINE BETWEEN LANDS NOW OR FORMERLY OWNED BY 1607 RIDGE LLC HAVING T.A. # 074.20-3-3 TO THE EAST AND LANDS NOW OR FORMERLY OWNED BY THE SUNRISE ON THE RIDGE LLC HAVING T.A. # 074.20-3-1 TO THE WEST; THENCE

- S78°26'13"E, AND ALONG SAID SOUTH RIGHT-OF-WAY LINE OF RIDGE ROAD WEST - NEW YORK STATE ROUTE 104 A DISTANCE OF 71.78 FEET TO A POINT; THENCE
- S11°34'33"W, AND ALONG SAID SOUTH RIGHT-OF-WAY LINE OF RIDGE ROAD WEST - NEW YORK STATE ROUTE 104 A DISTANCE OF 4.92 FEET TO A POINT; THENCE
- S78°26'13"E, AND ALONG SAID SOUTH RIGHT-OF-WAY LINE OF RIDGE ROAD WEST - NEW YORK STATE ROUTE 104 A DISTANCE OF 8.22 FEET TO A POINT; THENCE
- S11°42'55"W, A DISTANCE OF 196.19 FEET TO A POINT; THENCE
- N83°55'10"W, A DISTANCE OF 80.40 FEET TO A POINT; THENCE
- N11°42'55"E, A DISTANCE OF 208.79 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 0.376 ACRES OF LAND, MORE OR LESS.

SCHEDULE B ITEMS

- SIDEWALK EASEMENT RECORDED IN BOOK 8183, PAGE 187. SIDEWALK EASEMENT WAS RECORDED BEFORE APPROPRIATIONS TAKEN ALONG THE SOUTH BOUNDS OF RIDGE ROAD, EASEMENT IS NOW WITHIN THE RIGHT-OF-WAY AND DOES NOT AFFECT SUBJECT PARCEL.
- UTILITY EASEMENT RECORDED IN BOOK 7222, PAGE 92. 10' WIDE UTILITY EASEMENT TO ROCHESTER TELEPHONE CORPORATION ALONG EAST PROPERTY LINE, EASEMENT IS SHOWN ON MAP
- SANITARY SEWER EASEMENT RECORDED IN BOOK 5251, PAGE 222. SANITARY SEWER EASEMENT TO THE TOWN OF GREECE, EASEMENT IS SHOWN ON MAP

SURVEY NOTES

- TOPOGRAPHY SHOWN FROM A FIELD SURVEY BY COSTICH ENGINEERING ON 08/08/2023 HORIZONTAL AND VERTICAL DATA OBTAINED THROUGH NYS DOT CORRS NETWORK REFERENCED TO THE FOLLOWING MONUMENT

PITTSFORD CORRS STATION
-LATITUDE: 43-05-35.48461 (N) NAD 83 (CORRS)
-LONGITUDE: 077-31-31.11244 (W)
-ELLIP HEIGHT: 113.481 METERS NAVD 88 (CORRS)

REFERENCES

- MAP ENTITLED "LUXURY INN - BOUNDARY MAP AND RE-SUBDIVISION MAP" PREPARED BY SEAR BROWN ASSOCIATES, P.C., DATED 11/11/1993, LAST REVISED 06/07/1994, FILED IN THE MONROE COUNTY CLERK'S OFFICE AS LIBER 227 OF MAPS, PAGE 46.
- MAP ENTITLED "MAP SHOWING LOT E-1 BEING A RE-SUBDIVISION OF LOTS D-1 & E OF THE LOTTIE BRITTON ESTATE" PREPARED BY WILLIAM C. LARSEN, P.E., DATED 11/27/1962, FILED IN THE MONROE COUNTY CLERK'S OFFICE AS LIBER 159 OF MAPS, PAGE 14.
- MAP ENTITLED "MAP OF A PART OF BLOCK A OF THE BRITTONRIDGE TRACT" PREPARED BY BRYAN & CORKHILL SURVEYORS, DATED 09/19/24, FILED IN THE MONROE COUNTY CLERK'S OFFICE AS LIBER 60 OF MAPS PAGE 27.
- THE DEEDS SHOWN HEREON AS FILED IN THE MONROE COUNTY CLERK'S OFFICE.
- NEW YORK STATE APPROPRIATION MAPPING FOR ROCHESTER - WEST GREECE STATE HIGHWAY NO. 6, MAP 63 PARCEL 70, MAP 64 PARCEL 71, MAP 65 PARCEL 72 AND MAP 66 PARCEL 73.
- TITLE REPORT PREPARED BY KENSINGTON VANGUARD NATIONAL LAND SERVICES, HAVING TITLE NUMBER 5155128-S-NY-CP-MK, DATED AUGUST 29, 2023.

SITE DATA

- EXISTING ZONING: BR (RESTRICTED BUSINESS)
- BULK REQUIREMENTS:

MIN. LOT AREA (SF)	15,000
MAX LOT COVERAGE	50%
MIN. LOT WIDTH (FT)	80
MAX. BUILDING HEIGHT (FT)	-
MIN. FRONT YARD SETBACK (FT)	30
MIN. SIDE YARD SETBACK (FT)	15
MIN. REAR YARD SETBACK (FT)	15

UTILITY INFORMATION

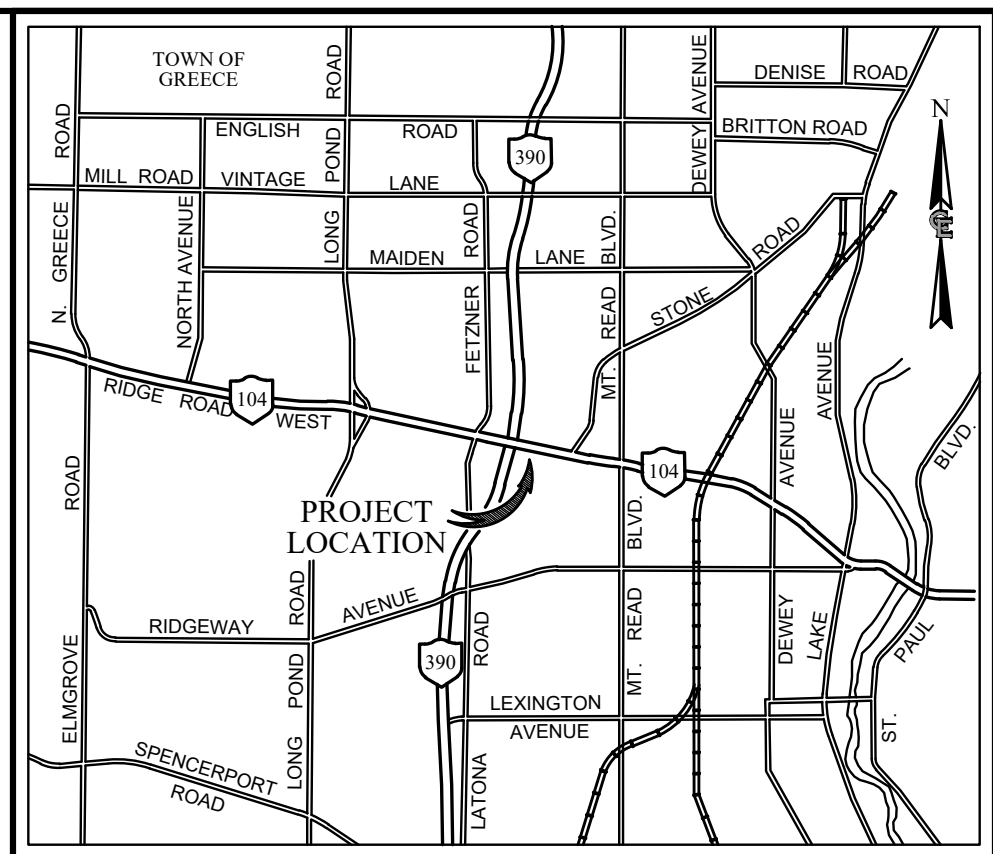
UTILITY INFORMATION PER UFPO DESIGN TICKET # 08043-001-013-00 DATED AUGUST 4, 2023

CHARTER COM NORTHEAST WESTERN NY	317-575-7800	NO RESPONSE
FRONTIER TELEPHONE OF ROCHESTER	585-777-7577	NO RESPONSE
LIGHTOWER FIBER TECHNOLOGIES	800-654-3110	NO RESPONSE
MONROE COUNTY TRAFFIC LIGHTING	585-753-7750	UTILITIES PLOTTED
MONROE COUNTY TRAFFIC SIGNALS	585-753-7750	UTILITIES PLOTTED
MONROE COUNTY WATER AUTHORITY	585-442-200 x285	UTILITIES PLOTTED
NYS DOT ROCHESTER REGION 4	585-753-7790	NO RESPONSE
ROCHESTER GAS & ELECTRIC WEST ELECTRIC	585-694-5999	UTILITIES PLOTTED
ROCHESTER GAS & ELECTRIC WEST GAS	585-771-6814	UTILITIES PLOTTED
TOWN OF GREECE	585-723-2350	UTILITIES PLOTTED

LINE LEGEND

	PARCEL BOUNDARY
	EXISTING RIGHT-OF-WAY LINE
	EXISTING ADJACENT PROPERTY LINE
	FORMER PROPERTY LINE
	FORMER PROPERTY LINE DIMENSION
	MIN. BUILDING SETBACK
	CENTER LINE
	EXISTING EASEMENT LINE
	EXISTING CONCRETE CURB
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF GRAVEL
	EXISTING CONCRETE PAD/ CONCRETE SIDEWALK
	EXISTING UTILITY POLE, GUY ANCHOR & UTILITY POLE WITH LIGHT
	EXISTING WATER MAIN, VALVE, & HYDRANT
	EXISTING SANITARY SEWER, & MANHOLE
	EXISTING DRAINAGE SEWER, FIELD INLET, INLET MANHOLE, MANHOLE, & END SECTION
	EXISTING OVERHEAD UTILITIES
	EXISTING TELEPHONE SERVICE
	EXISTING UNDERGROUND UTILITIES
	EXISTING ELECTRIC SERVICE
	EXISTING GUARD RAIL
	TREES, HEDGE, EDGE OF WOODS
	EXISTING SWALE
	EXISTING CHAIN LINK & STOCKADE FENCE
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION @ X

FLOOD NOTE:
By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map No. 36055C0183G Community Panel No. 360417, Town of Greece, which bears an effective date of 8/28/2020. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.



LOCATION MAP

(NOT TO SCALE)

SYMBOL LEGEND

	DRAINAGE MANHOLE		ELECTRIC MANHOLE
	INLET DRAINAGE MANHOLE		ELECTRIC METER
	CATCH BASIN		TELEPHONE MANHOLE
	END SECTION		TELEPHONE PEDESTAL
	END OF PIPE		PHONE BOOTH
	MANHOLE		PEDESTRIAN POLE
	SANITARY MANHOLE		TRAFFIC CONTROL CABINET
	CLEAN OUT		BUILDING MOUNTED LIGHTING
	GAS VALVE		LIGHT POLE
	GAS SERVICE		UTILITY POLE WITH LIGHT
	GAS METER		FLAG POLE
	SPRINKLER VALVE		MAILBOX
	SPRINKLER HEAD		BOLLARD
	WATER VALVE		POST
	WATER SERVICE		SIGN - SMALL
	HYDRANT		SIGN - DOUBLE POST
	WATER METER		SIGN - SINGLE POST
	MONITOR WELL		TURNING ARROW
	FIRE DEPARTMENT CONNECTION		HANDICAP
	BORE		STOP BAR
	CABLE TV PEDESTAL		TREE DECIDUOUS
	SIGNAL POLE		TREE CONIFEROUS
	UTILITY POLE		BUSH
	GUY WIRE		AIR CONDITIONING UNIT
	PULL BOX		SANITARY UTILITY LATH
	ELECTRIC PULL BOX		GAS UTILITY LATH
	TELEPHONE PULL BOX		WATER UTILITY LATH
	TRAFFIC PULL BOX		TELEPHONE UTILITY LATH
	TRANSFORMER		ELECTRIC UTILITY LATH
			CABLE UTILITY LATH

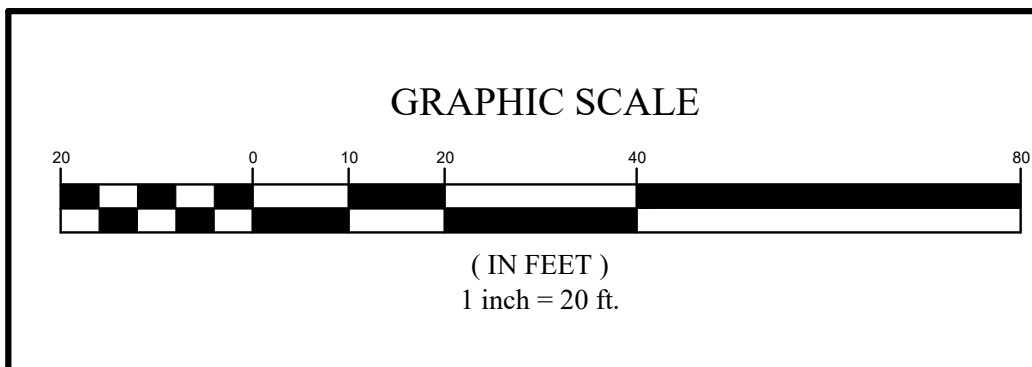
CERTIFICATION

"I HEREBY CERTIFY TO LNNAC1 S1-B, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR, AND QUATTRO 1607 RIDGE, LLC, 1607 RIDGE LLC, L.L.C., KENSINGTON VANGUARD NATIONAL LAND SERVICES OF NY, LLC, AND STEWART TITLE INSURANCE COMPANY THAT THE SURVEY PREPARED BY ME ENTITLED "1607 WEST RIDGE ROAD ALTA/NSPS LAND TITLE SURVEY" WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT; THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; THAT EXCEPT AS SHOWN, THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN AND ARE WITHIN THE BOUNDARY LINES OF THE PROPERTY; THAT TO MY KNOWLEDGE, THERE ARE NO VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDING AND IMPROVEMENTS; THAT THERE ARE NO EASEMENTS, ENCROACHMENTS OR USE AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED THEREON; THAT VISIBLE UTILITY SERVICES LOCATED FOR THE OPERATIONS OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND; THAT THE SURVEY SHOWS THE LOCATION AND DIRECTION OF STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE WATER DRAINAGE; THAT ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY; AND THAT THE PARCELS DESCRIBED HEREON DO NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH THE DOCUMENT ENTITLED "DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION - SPECIAL FLOOD HAZARD AREA MAPS". THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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, 6a, 6b, 7a, 8, 9, 11a, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON AUGUST 8, 2023 AND FROM THE REFERENCE(S) LISTED HEREON. NO SEARCH OF RECORDS, OTHER THAN THOSE REFERENCED, WAS MADE FOR EASEMENTS OR ENCUMBRANCES AFFECTING THIS PARCEL.

By: Daniel T. Hickok Date: 05-22-2024
Daniel T. Hickok, N.Y.S. L.S., No. 050449



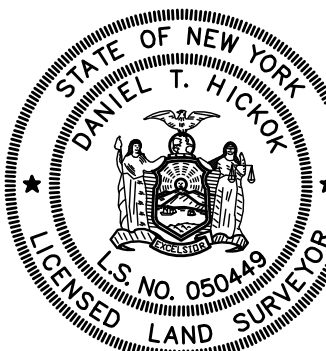
EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLI TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.



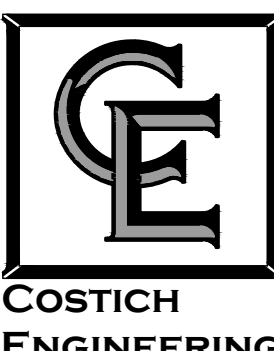
NO.	DATE	REVISION	BY	CHKD.	APVLS.
1.	05/22/2024	REVISED CERTIFICATION			

COPYRIGHT © 2023
COSTICH ENGINEERING, D.P.C.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.



PROJECT MANAGER E.R.G.
DRAWN BY K.E.L.
BOUNDARY K.E.L.
TOPOBASE M.G.
DATE 08/08/2023
SCALE 1"=20'



• CIVIL
ENGINEERING
• LAND
SURVEYING
• LANDSCAPE
ARCHITECTURE
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

TITLE OF PROJECT 1607 WEST RIDGE ROAD
TITLE OF DRAWING ALTA/NSPS LAND TITLE SURVEY
LOCATION OF PROJECT TAX PARCEL NO. 074.20-3-3 PART OF TOWN LOT 87, TOWNSHIP 1, SHORT RANGE 20,000 ACRE TRACT, TOWN OF GREECE, COUNTY OF MONROE, STATE OF NEW YORK
CLIENT QUATTRO DEVELOPMENT 1100 JORIE BOULEVARD - SUITE 140 OAK BROOK, ILLINOIS 60023
DWG. # 9129 VT100 SHEET 1 OF 1