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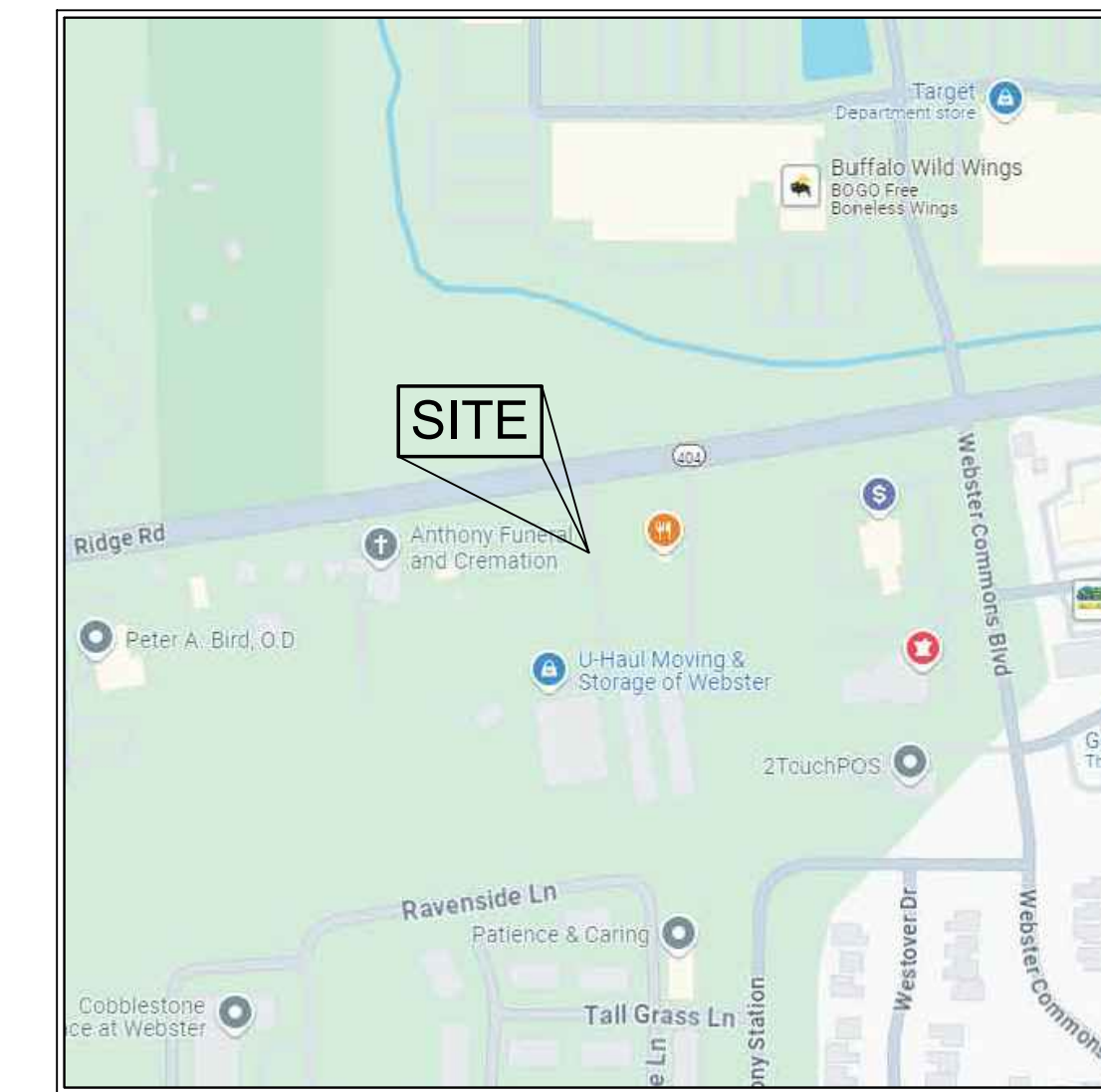
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A B C D E F G H J K L M N O



VICINITY MAP
N.T.S.

STATEMENT OF ENCROACHMENTS

A TEMPORARY SILT FENCE EXTENDS BEYOND THE WESTERLY PROPERTY LINE A MAXIMUM DISTANCE OF 45.3' TO THE EAST AND EXTENDS BEYOND THE SOUTHERLY PROPERTY LINE A MAXIMUM DISTANCE OF 42.5' TO THE SOUTH.

SURVEY REFERENCES

- 1. LIBER 12868, PAGE 76
2. MAP ENTITLED "ALTA SURVEY 1045 RIDGE ROAD, PART OF LOT 47, TOWNSHIP 13, RANGE 4, HOLLAND LAND COMPANY'S SURVEY, TOWN OF WEBSTER, COUNTY OF MONROE, STATE OF NEW YORK" PREPARED BY GREGORY J. KOESTER, PLS AND DATED AUGUST 30, 2023.
3. MONROE COUNTY INTERACTIVE MAPS, MONROE COUNTY, NEW YORK.
4. CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 2416-2177NCS DATED OF AUGUST 20, 2024 AND THE SUPPLEMENTAL DOCUMENTATION REFERRED TO THEREIN.

ZONING INFORMATION

SOURCE OF INFORMATION: ZONING REPORT / PLANNING & ZONING DEPARTMENT
PHONE NUMBER: 405-593-3415 / 585-872-7037
THE CURRENT ZONING CLASSIFICATION IS "MC", MEDIUM INTENSITY COMMERCIAL DISTRICT.
THE CURRENT OIL CHANGE FACILITY (PUBLIC GARAGE) USE WAS APPROVED BY THE ZONING BOARD OF APPEALS ON MAY 10, 2023.
SITE REQUIREMENTS
MINIMUM LOT SIZE: 45,000 SQ. FT.
MINIMUM LOT WIDTH/FRONTAGE AND DEPTH: 150 FT. LOT WIDTH
MAXIMUM DENSITY: 20% BUILDING COVERAGE
MAXIMUM BUILDING HEIGHT: 35 FT.
SETBACK REQUIREMENTS
FRONT SETBACK: 50 FEET; 50 FEET BUFFER
STREET SIDE SETBACK: 50 FEET; 50 FEET BUFFER
INTERIOR SIDE SETBACK: 20 FEET; 20 FEET BUFFER, BOTH SIDES; 100 FEET BUFFER IF ABUTTING A SINGLE-FAMILY RESIDENTIAL DISTRICT; 75 FEET BUFFER IF ABUTTING A DIFFERENT NONRESIDENTIAL DISTRICT OR MULTIPLE-FAMILY RESIDENTIAL DISTRICT
REAR SETBACK: 75 FEET; 25 FEET BUFFER; 100 FEET BUFFER IF ABUTTING A SINGLE-FAMILY RESIDENTIAL DISTRICT; 75 FEET BUFFER IF ABUTTING A DIFFERENT NONRESIDENTIAL DISTRICT OR MULTIPLE-FAMILY RESIDENTIAL DISTRICT
THE CURRENT PARKING REQUIREMENTS ARE:
MINIMUM NUMBER OF PARKING SPACES REQUIRED: 3 PARKING SPACE PER EACH SERVICE BAY (3 PARKING SPACES X 3 SERVICE BAYS = 9 PARKING SPACES)
PARKING SPACE TABLE
TYPE COUNT
REGULAR PARKING SPACES 0
HANDICAPPED PARKING SPACES 0
TOTAL PARKING SPACES 0
NOTES:
INFORMATION TAKEN FROM ZONING COMPLIANCE REPORT, 1045 RIDGE ROAD, WEBSTER, NEW YORK 14580, DATED OCTOBER 4, 2024, GLOBAL ZONING AND # 02 292922 PREPARED BY GLOBAL ZONING, PHONE: 405-593-3415. BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODE, WE REFER YOU TO THE TOWN OF WEBSTER.

SURVEY NOTES

- 1. PROPERTY SUBJECT TO DOCUMENTS OF RECORD.
2. ONLY SURFACE CONDITIONS ARE SHOWN, NO RESPONSIBILITY IS TAKEN FOR BURIED PIPES, WIRES, SEPTIC, WELLS, UST'S, ETC.
3. OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES OR IMPROVEMENTS ARE SHOWN FOR THE SPECIFIC PURPOSE OF INTERPRETATION OF COMPLIANCE WITH ZONING AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR GUIDE THE ERECTION OF FENCES OR ANY OTHER IMPROVEMENTS TO THE LAND.
4. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF, TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. THERE IS NO OBSERVABLE EVIDENCE OF ACTIVE EARTH MOVING WORK OR ACTIVE BUILDING CONSTRUCTION AT THE TIME OF THE SITE VISIT. AT THE TIME OF THE SITE VISIT, THE BUILDING AND SITE IMPROVEMENTS WERE COMPLETED.
6. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED TO THE BEST OF OUR KNOWLEDGE, AND AVAILABLE FROM CONTROLLING JURISDICTION.
7. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
9. THERE IS NO OBSERVABLE EVIDENCE OF THE USE AS BURIAL GROUND OR CEMETERY.
10. ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY OR A UTILITY EASEMENT.
11. THE PROPERTY APPEARS TO DRAIN INTO A PUBLIC RIGHT-OF-WAY OR VIA AN EASEMENT.
12. THE ADDRESS OF THE PROPERTY, 1045 RIDGE ROAD, WAS PROVIDED PER RECORD DOCUMENTS, AT THE TIME OF THE SITE VISIT, THE ADDRESS WAS POSTED AND OBSERVED ON THE SIGN.
13. THERE IS INDIRECT PHYSICAL EVIDENCE AND VEHICULAR ACCESS TO THE SUBJECT PROPERTY TO RIDGE ROAD, BEING A PUBLIC RIGHT-OF-WAY. ACCESS IS GRANTED VIA RECIPROCAL ACCESS EASEMENTS SET FORTH IN RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED IN BOOK 12556 OF DEEDS, PAGE 244 AND LIBER 12870 OF DEEDS, PAGE 575.
14. THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.
15. THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT AND THE VESTING DEED (LIBER 12868, PAGE 76).
16. ALL CALLS HEREON ARE MEASURED AND RECORDED UNLESS OTHERWISE NOTED.
17. THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/-0.1 FOOT, WITH NO GAPS, GORES OR OVERLAPS.
18. THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING PROPERTIES, ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
19. THE PROPERTY CONSISTS OF ONE PARCEL.
20. NO WETLANDS FLAGS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY WETLANDS DELINEATION REPORT FOR THE SITE.
21. THERE ARE NO OBSERVABLE PARTY WALLS ON THE SUBJECT PROPERTY.

LEGEND

Table with 3 columns: MONUMENT, UNKNOWN MANHOLE, WATER VALVE, etc. and their corresponding symbols.

NOTES CORRESPONDING TO SCHEDULE B, SECTION II

- COVENANTS, RESTRICTIONS, LIENS, ETC.
4a EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN LIBER 10972, PAGE 584. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE. DESCRIBED EASEMENTS ARE LOCATED TO THE SOUTHEAST OF THE SUBJECT PROPERTY AND THE SUBJECT PROPERTY IS A PORTION THAT WAS SUBSEQUENTLY SUBDIVIDED OUT OF LOT 1 AS DESCRIBED IN THE DOCUMENT.
4b SANITARY SEWER EASEMENT TO THE TOWN OF WEBSTER RECORDED IN LIBER 10261, PAGE 60. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
4c EASEMENT TO FRONTIER TELEPHONE OF ROCHESTER, INC. RECORDED IN LIBER 9148, PAGE 497. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
4d NOTICE OF APPROPRIATION RECORDED IN LIBER 12292, PAGE 191. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
5 EASEMENTS AS SHOWN ON MAP FILED SEPTEMBER 24, 2020 IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 361 OF MAPS AT PAGE 45. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
6 RECIPROCAL ACCESS EASEMENT RECITED IN RECIPROCAL ACCESS EASEMENT AGREEMENT DATED SEPTEMBER 9, 2021 AND RECORDED SEPTEMBER 10, 2021 IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 12556 OF DEEDS, PAGE 244. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
7 PARTIAL ASSIGNMENT OF EASEMENT RIGHTS BY AND BETWEEN LS WEBSTER RIDGE RD LLC, A NEW YORK LIMITED LIABILITY COMPANY, AND RIDGE ROAD GOLF LLC, A NEW YORK LIMITED LIABILITY COMPANY, DATED SEPTEMBER 6, 2023 AND RECORDED SEPTEMBER 27, 2023 IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 12870 OF DEEDS AT PAGE 571. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND THEREFORE CANNOT BE PLOTTED.
8 ACCESS EASEMENT AGREEMENT MADE BY RIDGE ROAD GOLF LLC, A NEW YORK LIMITED LIABILITY COMPANY, TO PIECE OF THE ROC, LLC, A NEW YORK LIMITED LIABILITY COMPANY, AND LS WEBSTER RIDGE RD LLC, A NEW YORK LIMITED LIABILITY COMPANY, DATED SEPTEMBER 6, 2023 AND RECORDED SEPTEMBER 27, 2023 IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 12870 OF DEEDS AT PAGE 575. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

RECORD DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF WEBSTER, COUNTY OF MONROE AND STATE OF NEW YORK, BEING LOT BR-1C2 AS SHOWN ON THE RESUBDIVISION OF LOT BR-1C2 OF THE WEBSTER GOLF TEE SUBDIVISION AS SHOWN ON A MAP FILED IN THE MONROE COUNTY CLERK'S OFFICE ON SEPTEMBER 24, 2020 IN LIBER 361 OF MAPS AT PAGE 45.
TOGETHER WITH ALL RIGHTS UNDER A RECIPROCAL ACCESS EASEMENT AGREEMENT DATED SEPTEMBER 9, 2021 AND RECORDED SEPTEMBER 10, 2021 IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 12556 OF DEEDS, PAGE 244.
ALSO TOGETHER WITH ALL RIGHTS UNDER AN ACCESS EASEMENT AGREEMENT DATED SEPTEMBER 6, 2023 AND RECORDED SEPTEMBER 27, 2023 IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 12870 OF DEEDS, PAGE 575.
THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 2416-2177NCS DATED OF AUGUST 20, 2024.

SURVEYOR'S CERTIFICATION

TO: NS RETAIL HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, CHICAGO TITLE INSURANCE COMPANY AND THE MATTHEWS COMPANY, INC.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 5, 2024 AND OCTOBER 28, 2024.
DATE OF PLAT OR MAP: SEPTEMBER 30, 2024
BY: MATTHEW M. WEBB, PLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 050851-1
WITHIN THE STATE OF NEW YORK
EMAIL: MATTHEW.WEBB@LANASSOCIATES.COM



THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 2416-2177NCS DATED OF AUGUST 20, 2024.

LAN ASSOCIATES
engineering • planning • architecture • surveying
252 MAIN STREET, GOSHEN, NEW YORK 10924 (845)615-0350
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT IS A VIOLATION OF SECTION 2209 OF THE NEW YORK STATE EDUCATION LAW. THESE DOCUMENTS REMAIN THE EXCLUSIVE PROPERTY OF THE ENGINEER, AND MAY NOT BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. LAN JOB NO. 4.1193.623

"ALTA/NSPS LAND TITLE SURVEY"
PREPARED FOR:
THE MATTHEWS COMPANY Inc.
17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714)-979-7181 Fax: (714)-641-2840
www.themattthewscompany.com

Table with 4 columns: MARK, DATE, REVISION, BY. Row 1: 2, 10/29/24, PER ADDITIONAL FIELD VISIT, MMW. Row 2: 1, 10/16/24, PER COMMENTS, MMW.

NetSTREIT
1045 Ridge Road
Webster, NY
(Take 5 Oil Change)
SCALE: 1"=20'
DATE: SEPTEMBER 30, 2024
DWN. BY: MAW
CHKD. BY: MMW
CHKD./AP'VD:
APPROVED:

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3605502020, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 28, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. 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.

THIS SURVEY HAS BEEN PREPARED SOLELY FOR THE BENEFIT OF THE PARTIES SET FORTH IN THIS SURVEYOR'S CERTIFICATION AND MAY NOT BE QUOTED OR RELIED UPON BY, NOR MAY COPIES BE DELIVERED TO, ANY OTHER PARTY OR USED FOR ANY OTHER PURPOSE INCLUDING, WITHOUT LIMITATION, THE PREPARATION OF ZONING REPORTS OR ANY OTHER THIRD PARTY REPORTS, WITHOUT THE MATTHEWS COMPANY, INC. AND LAN ASSOCIATES, ENGINEERING, PLANNING, ARCHITECTURE, SURVEYING, LLP'S PRIOR WRITTEN CONSENT. THE MATTHEWS COMPANY, INC. AND LAN ASSOCIATES, ENGINEERING, PLANNING, ARCHITECTURE, SURVEYING, INC. EXPRESSLY DISCLAIMS ANY DUTY OR OBLIGATION TOWARDS ANY PARTY THAT IS NOT IDENTIFIED IN THIS SURVEYOR'S CERTIFICATION. PLEASE BE ADVISED THAT THE MATTHEWS COMPANY, INC. AND LAN ASSOCIATES, ENGINEERING, PLANNING, ARCHITECTURE, SURVEYING, LLP WILL NOT INCLUDE THE PROVIDERS OF ANY THIRD PARTY REPORTS IN THE SURVEYOR'S CERTIFICATION.

