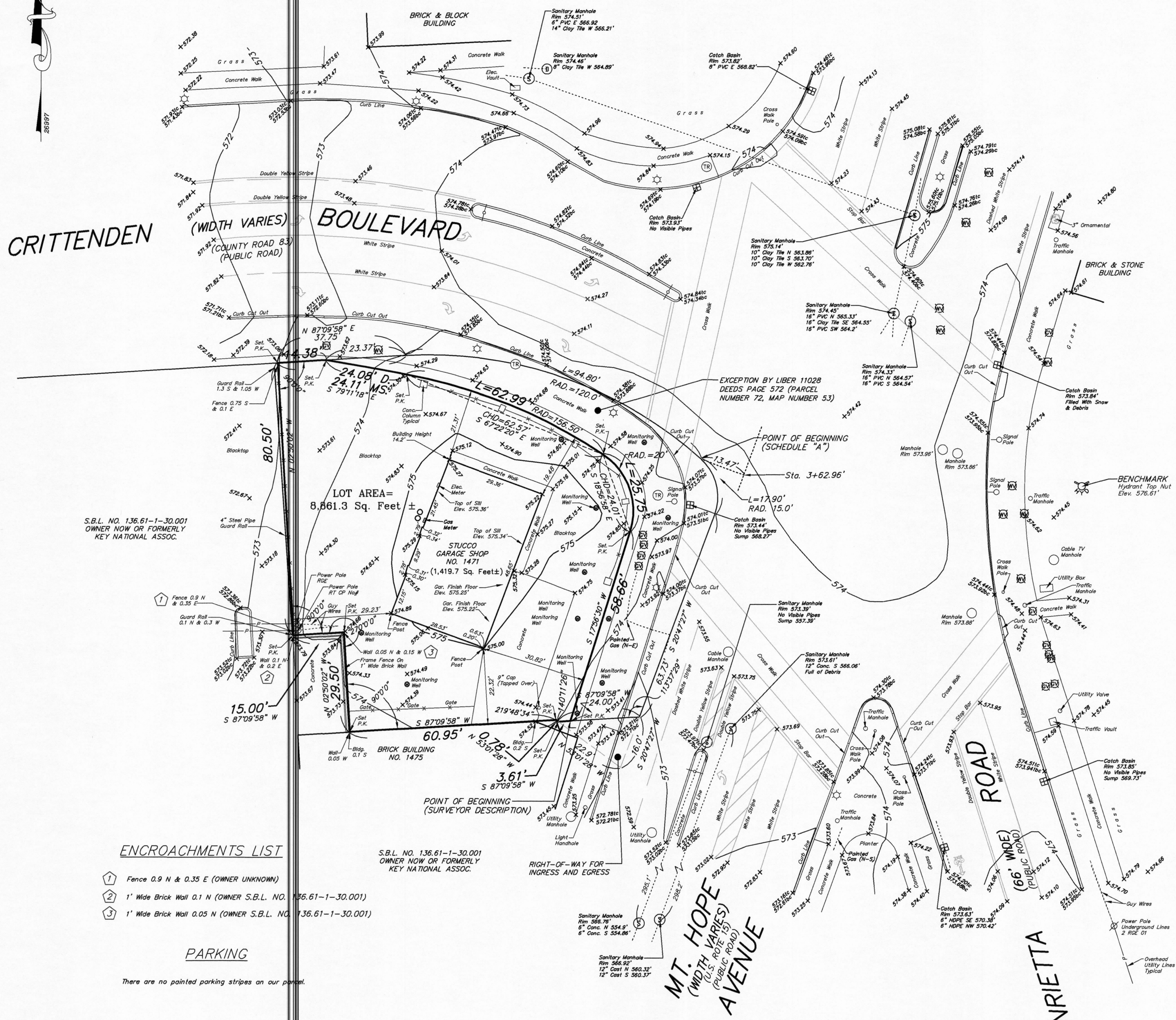


20 0 20 60  
GRAPHIC SCALE - FEET



- ENCROACHMENTS LIST**
- 1 Fence 0.9 N & 0.35 E (OWNER UNKNOWN)
  - 2 1' Wide Brick Wall 0.1 N (OWNER S.B.L. NO. 136.61-1-30.001)
  - 3 1' Wide Brick Wall 0.05 N (OWNER S.B.L. NO. 136.61-1-30.001)

**PARKING**

There are no painted parking stripes on our parcel.

**UTILITIES**

The underground utilities shown have been located from field survey information & 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 the information available. This surveyor has not physically located the underground utilities.

Note: Underground Utility information has been ordered from the respective utility companies. As the information is received, this map will be amended to reflect said information.

**LEGEND**

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

**SCHEDULE "B"**

- STEWART TITLE INSURANCE COMPANY  
Title No.: 5129727-S-NY-CP-MK  
Effective Date: October 12, 2022
- 6. Utility easement granted to Rochester Telephone Corporation and the Rochester Gas and Electric Corporation recorded in Liber 1473, Page 197. Affects property and is Blanket in nature.
  - 7. Utility easement granted to Rochester Telephone Corporation and the Rochester Gas and Electric Corporation recorded in Liber 1473, Page 198. Affects property and is Blanket in nature.
  - 8. Temporary Construction Easement recorded in Book 11028, Page 578. No Longer affects property (construction complete)
  - 11. Rights of utility companies to maintain their poles and wires along the abutting streets together with the right to trim trees along said route as necessary to keep wires clear. Affects property.
  - 12. Rights, if any, in favor of any electric light or telephone company to maintain guy wires extending from said premises to poles located on the roads on which said premises abut, but policy will insure, however, that there are no such agreements of record in connection therewith, except as may be shown herein. Affects property.
  - 13. Underground encroachments and easements, if any, including pipes and drains, and such rights as may exist for entry upon said premises to maintain and repair the same, but policy will insure, however, that there are no such easements or rights of record in connection therewith, except as may be shown herein. Affects property.
  - 14. Rights of others to drain through creeks or streams, if any, which cross premises and the natural flow thereof will be excepted. (None found)

**NOTES**

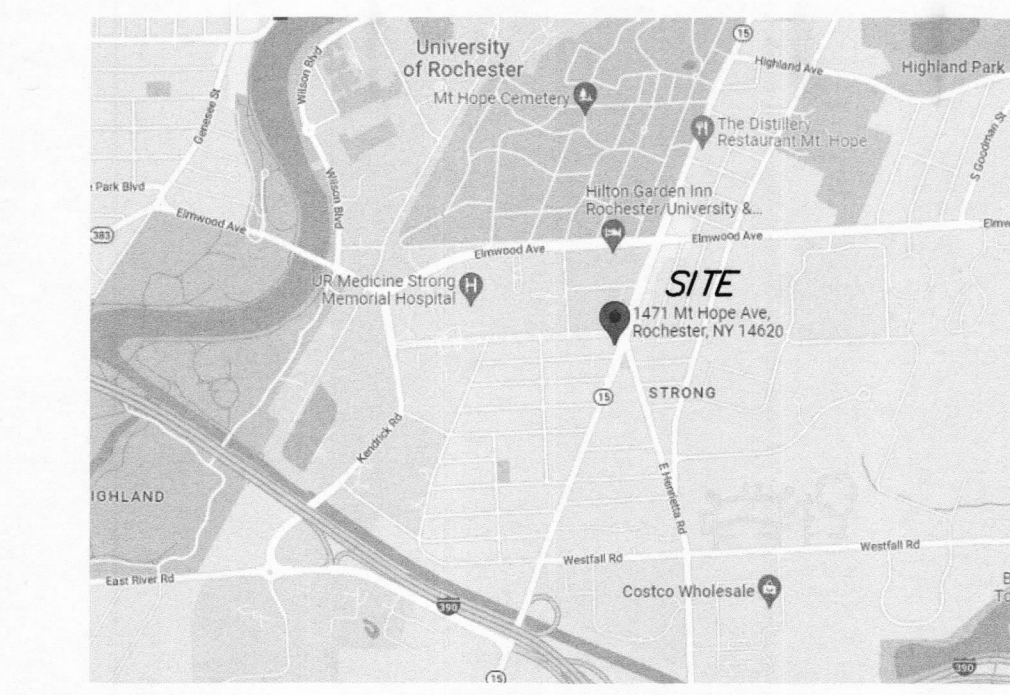
PREMISES LIES WITHIN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.)  
FLOOD PLAIN PER F.E.M.A., FLOOD INSURANCE RATE MAP NO. 36055C 03510, 8-28-2008 (CITY OF ROCHESTER)

THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN FIELD.

THERE WAS NO EVIDENCE IN THE STREET RIGHT OF LINES, OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN FIELD.

THERE WAS NO EVIDENCE OF USE AS CEMETERY OR BURIAL GROUNDS ON PREMISES OBSERVED IN FIELD.

THE SURVEYOR CERTIFIES THAT THE DESCRIPTION IN THE TITLE REPORT AND THE SURVEYOR DESCRIPTION DESCRIBE THE SAME PROPERTY.



VICINITY MAP  
Not To Scale

**SCHEDULE "A"**

STEWART TITLE INSURANCE COMPANY  
Title No.: 5129727-S-NY-CP-MK  
Effective Date: October 12, 2022

ALL that certain plot, place or parcel of land, situate, lying and being in the City of Rochester, County of Monroe, State of New York, and more particularly bounded and described as follows:

Commencing at a point of compound curvature on the southerly highway boundary line of Crittenden Boulevard being 13.47' westerly from Station J+62.96; THENCE

- (1) Southerly and along a curve to the right having a radius of 15.0', a distance of 17.90' to a point of curvature; THENCE
- (2) South 20 degrees 47 minutes 27 seconds West and along the westerly highway boundary line of Mt. Hope Avenue (U.S. Route 15), a distance of 63.73' to a point; THENCE
- (3) South 87 degrees 09 minutes 58 seconds West forming an interior angle of 113 degrees 37 minutes 29 seconds with course (2), a distance of 24.0' to a point; THENCE
- (4) North 53 degrees 01 minute 28 seconds West forming an interior angle of 140 degrees 11 minutes 26 seconds with course (3), a distance of 29.50' to a point; THENCE
- (5) South 87 degrees 09 minutes 58 seconds West forming an interior angle of 219 degrees 48 degrees 34 seconds with course (4), a distance of 60.95' to a point; THENCE
- (6) North 02 degrees 50 minutes 02 seconds West forming an interior angle of 90 degrees 00 minutes 00 seconds with course (5), a distance of 15.0' to a point; THENCE
- (7) South 87 degrees 09 minutes 58 seconds West forming an interior angle of 270 degrees 00 minutes 00 seconds with course (6), a distance of 80.50' to a point in the southerly highway boundary line of Crittenden Boulevard; THENCE
- (8) North 02 degrees 50 minutes 02 seconds West forming an interior angle of 90 degrees 00 minutes 00 seconds with course (7), a distance of 80.50' to a point in the southerly highway boundary line of Crittenden Boulevard; THENCE
- (9) North 87 degrees 09 minutes 58 seconds East and along the southerly highway boundary line of Crittenden Boulevard forming an interior angle of 90 degrees 00 minutes 00 seconds with course (8), a distance of 37.75' to a point of tangency; THENCE
- (10) Easterly and along a curve to the right having a radius of 120.0', a distance of 94.80' to the point of BEGINNING.

TOGETHER with a Right-of-Way for ingress and egress of persons and vehicles to and from Mt. Hope Avenue and the above described property over a triangular parcel bounded and described as follows:

Commencing at a point where the westerly boundary line of Mt. Hope Avenue meets the southerly property line of the above described premises:

THENCE South 20 degrees 47 minutes 27 seconds West, 15.0' to a point;

THENCE North 53 degrees 01 minute 28 seconds West, 22.90' to a point;

THENCE North 87 degrees 09 minutes 58 seconds East, 24.0' to the point or place of BEGINNING.

Excepting and reserving therefrom ALL that tract or parcel of land situate in the City of Rochester, County of Monroe, State of New York conveyed by Jeffrey Solomon to the City of Rochester by deed dated and recorded August 10, 2011 in Liber 11028 of Deeds, Page 572.

**SURVEYOR DESCRIPTION**

ALL that certain plot, place or parcel of land, situate, lying and being in the City of Rochester, County of Monroe.

Beginning at the point of intersection of the westerly Highway Boundary of Mount Hope Avenue (State Route 15) as currently laid out, which is also the southwest corner of an appropriation by the State of New York herein known as Parcel Number 72, Map Number 53, and then in Liber 11028 Deeds Page 572 and the division line of lands now or formerly owned by Key National Association to the south and lands now or formerly owned by Jeffrey Solomon to the north, said point being true point or place of beginning;

Thence at a bearing of S 87°09'58" W, a distance of 3.61 feet to a point;

Thence at a bearing of N 53°01'28" W, a distance of 0.78 feet to a point;

Thence at a bearing of S 87°09'58" W, a distance of 60.95 feet to a point;

Thence at a bearing of N 02°50'02" W, a distance of 29.50 feet to a point;

Thence at a bearing of S 87°09'58" W, a distance of 15.00 feet to a point;

Thence at a bearing of N 02°50'02" W, a distance of 80.50 feet to a point in the southerly highway of boundary line of Crittenden Boulevard (County Road 83);

Thence at a bearing of N 87°09'58" W, and along the southerly highway boundary line of Crittenden Boulevard, a distance of 14.38 feet to a point;

Thence at a bearing of S 79°11'18" E, a distance of 24.11 feet to a point of curvature and the northwest corner of aforementioned Parcel Number 72, Map Number 53;

Thence along the southwesterly line of aforementioned Parcel Number 72, Map Number 53, at a chord bearing of S 67°22'20" E, a chord distance of 62.57 feet (a distance 62.99 feet, having a radius 156.50 feet) to a point of compound curve;

Thence along the southwesterly line of aforementioned Parcel Number 72, Map Number 53, at a chord bearing of S 18°56'58" E, a chord distance of 24.01 feet (a distance 25.75 feet, having a radius 20 feet) to a point of tangency;

Thence along the northerly line of aforementioned Parcel Number 72, Map Number 53 at a bearing of S 17°56'30" W, a distance of 58.66 feet to a point and place of beginning.

This parcel containing 8,861.3 square feet more or less.

**SURVEYOR'S CERTIFICATION**

To Stewart Title Insurance Company, Quattro Mount Hope, LLC, a New York limited liability company, LNNACI S-IA, LLC and its successors and/or assigns as their respective interests may appear, and JEFFREY SOLOMON:

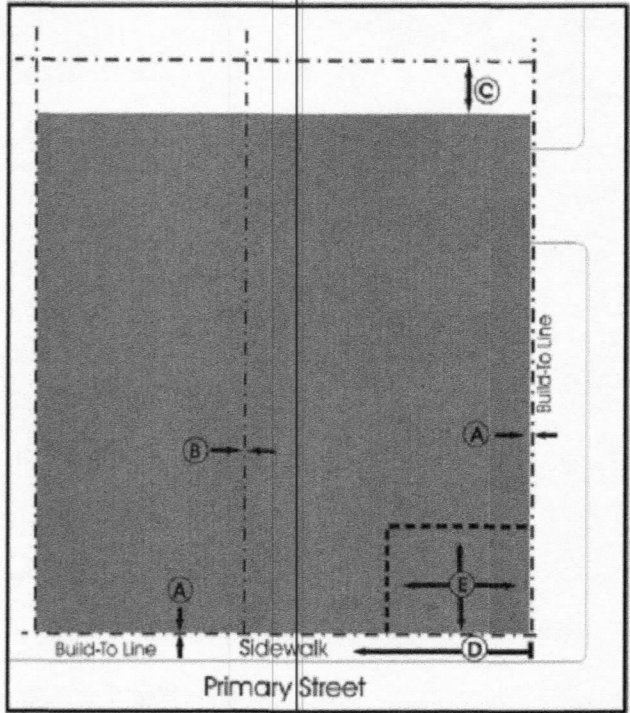
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11(a), 13, 14, 16, 17 & 18 of Table A thereof. The field work was completed on 1-4-23.

Date of Plot or Map: 11-9-23

Christopher J. Barr  
Registration No. 051068

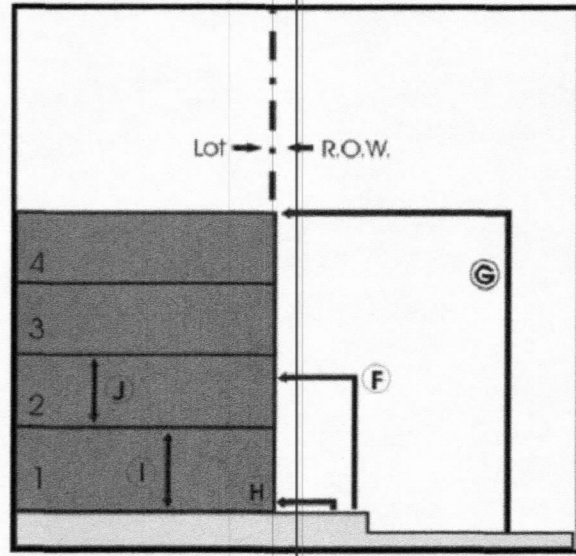
**ZONING AND SETBACK**

- ENTIRE PREMISES IS ZONED G-V" (COLLEGETOWN VILLAGE DISTRICT - NEIGHBORHOOD CENTER)
- (2) Neighborhood Center standards.
  - (a) Building frontage type:
    - (1) South of Elmwood Avenue: The storefront building frontage type, as described above, is permitted to front on Mt. Hope Avenue, Elmwood Avenue (as part of a building fronting on Mt. Hope Avenue) and Fort Hill Terrace (as part of a building fronting on Mt. Hope Avenue) and Crittenden Boulevard (as part of a building fronting on Mt. Hope Avenue).
    - (2) North of Elmwood Avenue: The storefront building, forecourt, and common yard frontage types, as described above, are permitted.
  - (b) Building placement: New buildings shall be placed on their lots in accordance with the following:



Building Placement - Neighborhood Center	
Build-to Line (distance from front property line)	
A	Mt. Hope Avenue
B	Coak Street
C	Elmwood Avenue
D	Fort Hill Terrace
E	Crittenden Boulevard
F	East Henrietta Road
G	Raleigh Street
H	Rosier Road
I	Rosemont Street
J	Corner feature
Setback (distance from property line)	
A	Side
B	Rear
C	Front
D	Primary street facade built to BTL
E	Corner feature
Height - Neighborhood Center	
A	Bartholomew line
B	0 feet to 5 feet
C	0 feet to 5 feet
D	0 feet to 5 feet
E	0 feet to 5 feet
F	0 feet to 5 feet
G	0 feet to 5 feet
H	0 feet to 5 feet
I	0 feet to 5 feet
J	0 feet to 5 feet
Setback (distance from property line)	
A	Side
B	Rear
C	Front
D	Primary street facade built to BTL
E	Corner feature
Height - Neighborhood Center	
A	Bartholomew line
B	0 feet to 5 feet
C	0 feet to 5 feet
D	0 feet to 5 feet
E	0 feet to 5 feet
F	0 feet to 5 feet
G	0 feet to 5 feet
H	0 feet to 5 feet
I	0 feet to 5 feet
J	0 feet to 5 feet

(c) Building height and bulk: New buildings shall conform to the minimum and maximum heights and other requirements as shown below:



Height - Neighborhood Center	
F	Building minimum
G	Building maximum
H	Finish ground floor level
I	First floor ceiling height
J	Upper floor(s) ceiling height
Setback (distance from property line)	
A	Side
B	Rear
C	Front
D	Primary street facade built to BTL
E	Corner feature
Height - Neighborhood Center	
A	Bartholomew line
B	0 feet to 5 feet
C	0 feet to 5 feet
D	0 feet to 5 feet
E	0 feet to 5 feet
F	0 feet to 5 feet
G	0 feet to 5 feet
H	0 feet to 5 feet
I	0 feet to 5 feet
J	0 feet to 5 feet

INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: HEAD OF SEARCH

©COPYRIGHT 2023 BY: <b>TRUE NORTH</b> LAND SURVEYING, PLLC 150 AERO DRIVE BUFFALO, NEW YORK 14225 (716) 631-5140 ~ Truenorthpllc@aol.com		AMEND: "C" SURVEY DATE: 1-4-23 DRAWING DATE: 1-9-23 SCALE: 1" = 20' "ALL RIGHTS RESERVED"
THIS MAP VOID UNLESS EMBOSSSED 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 2, OF THE NEW YORK STATE EDUCATION LAW.		
PART OF LOT SECTION TOWNSHIP RANGE OF THE: Holland Land Company's SURVEY - Monroe COUNTY, N.Y.		
SURVEY OF: 1471 Mount Hope Avenue, City of Rochester		
SBL No. 136.61-1-28.1		