SBL: 121.24-1-28.2

L. 342 P. 86

LOCATION MAP: CITY OF ROCHESTER

REFERENCES

1) ABSTRACT OF TITLE ORDER #2434 MONROE TITLE INS. CORP.
2) MONROE TITLE INSURANCE CORP. SUMMARY MAP FOR TITLE INSURANCE TITLE NO. 20-09-0909 DATED APRIL 9, 2009.
3) MAPS BY DEHNCKOWELL PC AS DATED JULY 16, 1996 PROJECT NO. 94-039-A.
4) SURVEY MAPS BY WILLIAM PITKIN III, NO. 049943, LS DATED JUNE 10, 1996 PROJECT NO. 92-266 (REVISED 1997).
5) MAP BY STREETSCAPE DATED 05-24-2000 PROJECT NO. 96-2089
6) MAP BY BOHDAN MUELLER ELDRED DATED JUNE 1996 PROJECT NO. 6035.
7) CITY OF ROCHESTER TAX MAP NOS 121.24, 060.60, 120.20.
8) SUBDIVISION TITLED "MIDTOWN REDEVELOPMENT SUBDIVISION OF LABELLA ASSOCIATES, PC DATED AUGUST 2010 FILED AT THE MONROE COUNTY CLERK'S OFFICE ON MAPS 2010 AND 2011.

CONTROL:

1) THE HORIZONTAL DATUM IS REFERENCED TO THE N.Y.S. PLANE COORDINATE SYSTEM WESTERN ZONE, TRANSVERSE MERCATOR PROJECTION, NAD 1983 (1996) THROUGH GPS TIES TO THE FOLLOWING MONUMENT, AS PROVIDED BY DEHNCKOWELL ENGINEERS.

USCAGS 5KAN NJ5235ALAR9 E=405788.88

THE FIELD SURVEY DONE USING PROCEDURES THAT ACHIEVE A HORIZONTAL ACCURACY OF 1/5000 OR BETTER.

2) BEARINGS SHOWN ARE REFERENCED TO GRID BEARINGS. DISTANCES SHOWN ARE GROUND DISTANCES.

3) PROJECT AVERAGES:
SCALE FACTOR = 1.0000545
ELEV. FACTOR = 0.9999840
COMB. FACTOR = 0.9999954

NOTES:

1. NO BUILDING OR REGRADING IS TO COMMENCE ON THIS SITE WITHOUT AN APPROVED SITE AND GRADING PLAN ENDORSED BY THE CITY ENGINEER, BEING SUBMITTED TO THE CITY OF ROCHESTER AND PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THIS PLAN SHALL BE COMPLETED BY A PROFESSIONAL ENGINEER OR LAND SURVEYOR AND PRIOR TO ANY BUILDING OR GRADING OF THE EXISTING OR PROPOSED DRAINAGE ON THE SITE.

2) ENTIRE RESUBDIVISION AREA UNDER DEMOLITION AT TIME OF SURVEY AND MAPPING.

3) ALL NEW SURVEY MONUMENTS SHOWN MUST BE SET, SURVEYED AND CERTIFIED ACCORDING TO CITY SPECIFICATIONS AT THE DEVELOPERS EXPENCE. ALL CERTIFICATION CARDS MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF ROCHESTER ENGINEERING BUREAU, DIVISION OF MAPS AND SURVEYS PRIOR TO THE OFFER OF DEDICATION OF THE NEW STREETS SHOWN HEREON.

4. IT SHALL BE THE DEVELOPERS RESPONSIBILITY TO PROVIDE THE CITY OF ROCHESTER ENGINEERING BUREAU DIVISION OF MAPS AND SURVEYS WITH A DIGITAL FILE SHOWING ALL STREET LINES, PROPERTY LINES AND MONUMENTATION PRIOR TO FINAL SUBDIVISION APPROVAL THIS FILE MUST CONFORM TO THE CITY'S DIGITAL FILE STANDARDS.

EASEMENTS ②

10. Agreement made March 16, 1971 by and between the City of Rochester and Clintstone Properties, Inc. recorded June 23, 1971 in Liber 4130 of Deeds, page 263 (undefinable). The Terrace Level extension Main and Bridge easement made by Midtown Holdings Corp. and Seneca Union Running Corporation and Clintstone Properties, Inc. dated December 15, 1971 and recorded January 20, 1972 in Liber 4208 of Deeds, page 47, and the Agreement made by and between City of Rochester, Clintstone Properties Inc., Midtown Holdings Corp., Seneca Office Building Corporation and Drexel Towers Associates dated December 30, 1985 and recorded December 31, 1985 in Liber 6838 of Deeds, page 149 in Monroe County Clerk's Office and re-recorded April 14, 1986 in Liber 6885 of Deeds, page 993 in Monroe County Clerk's Office.

11. Terms and Conditions contained in the agreement between Sibley Properties Inc. and Seneca Office Building Corporation made January 31, 1972 and recorded the same day in the Monroe County Clerk's Office in Liber 4206 of Deeds, page 3.

12. Terms and Conditions contained in the Agreement made October 10, 1972 by and between Xerox Corporation, Midtown Holdings Corporation and Central City Holding Corp. recorded in the Monroe County Clerk's Office on November 1, 1972 in Liber 4351 of Deeds, page 105.

13. Agreement made by and between City of Rochester, Clintstone Properties Inc., Midtown Holdings Corp., Chase Lincoln First Bank, N.A., Seneca Office Building Corporation and City of Rochester dated December 30, 1985 and recorded December 31, 1985 in Liber 6838 of Deeds, page 185 in Monroe County Clerk's Office and re-recorded April 14, 1986 in Liber 6885 of Deeds, page 989 in Monroe County Clerk's Office.

14. Unrecorded Bridge agreement between Sibley, Lindsay & Curr, McCurdy & Company, Inc., and City of Rochester, dated June 1969.

15. Existing rights, if any, in and to the easterly 41 feet of the eight foot alley described in Schedule "A", of any and all abutting owners and/or occupants and/or mortgagees of said eight foot alley and appurtenant fee title of Community Savings Bank of Rochester in and to the westerly 35 feet of said eight foot alley excepting the southerly one foot thereof.

16. Terms, conditions and servient rights contained in the Underground Trunk Road Access Agreement made by and between City of Rochester, Clintstone Properties Inc., Midtown Holdings Corp., Chase Lincoln First Bank,N.A., Seneca Office Building Corporation and City of Rochester dated December 31, 1985 in Liber 6838 of Deeds, page 165 in Monroe County Clerk's Office and re-recorded in said Clerk's Office on April 14, 1986 in Liber 6885 of Deeds, page 982.

17. Terms and conditions contained the Agreement made March 16, 1971 by and between The City of Rochester and Clintstone Properties, Inc. recorded June 23, 1971 in Liber 4130 of Deeds, page 517. (undefinable)

18. Agreement made by and between Seneca Hotel Corporation and Rochester Gas & Electric Corporation, dated March 26, 1940 and recorded March 28, 1940 in Monroe County Clerk's Office in Liber 2091 of Deeds, page 447 (undefinable)

19. Easement granted by McCurdy & Company Inc. and Rochester Central Properties Inc. to Rochester Gas and Electric Corporation, dated February 24, 1945 and recorded February 26, 1945 in Liber 2460 of Deeds, page 433. (undefinable)

20. Steam Main Agreement made by and between Seneca office building corporation and rochester gas and Electric Corporation, dated September 24, 1971 and recorded October 12, 1971 in Liber 4157 of Deeds, page 364.

21. Steam Distribution Lines An easement for the steam distribution lines was acquired by the City by condemnation Order dated December 10, 1986 in a condemnation proceeding filed under Index No. 14370/86. This easement was assigned by the City of Rochester to Rochester District Heating Corporation, Inc. by instrument recorded September 10, 2009 in Liber 9060 of Deeds, page 000

22. Underground Truck Road. An easement to maintain underground street and zoning areas Midtown Holdings Corp to the City of Rochester by instrument dated December 30, 1985 in Liber 6883 of Deeds, page 173.

23. Parking Garage easement. An easement for a parking garage, instrument dated March 26, 1959 in Liber 3680 of Deeds, page 110 and revised by instrument dated November 16, 1989 in Liber 5314 of Deeds, page 84

24. Future easements for underground trunk road

Line Table

Line	Length	Direction
L1	147.44	N 79°39'49" E
L2	149.54	S 18°53'21" E
L3	12.86	S 71°37'47" E
L4	30.76	S 18°22'13" E
L5	270.00	N 18°55'23" W
L6	76.00	S 18°55'23" E
L7	109.88	N 71°38'32" E
L8	156.94	S 71°38'32" W
L9	138.24	S 71°37'47" E
L10	48.70	S 18°18'59" W
L11	71.42	S 71°38'32" W
L12	24.83	N 18°52'23" W
L13	31.19	S 64°00'03" E
L14	9.61	N 61°05'26" E
L15	151.87	N 18°18'59" E
L16	179.98	N 71°38'32" E
L17	53.37	S 64°00'03" E
L18	88.04	S 71°38'28" W
L19	267.61	S 71°38'32" W
L20	149.78	S 18°18'46" W
L21	266.01	S 18°14'46" E
L22	152.56	S 18°07'03" W
L23	474.96	N 18°17'13" W
L24	8.53	N 42°42'58" W
L25	139.57	N 71°38'28" E
L26	132.00	S 71°50'09" E
L27	78.73	S 18°18'59" W
L28	25.43	S 18°18'59" W
L29	86.34	S 86°52'36" E
L30A	76.85	S 86°52'36" E
L30B	35.46	N 48°50'39" E
L31	66.00	N 72°25'59" E
L32	412.03	S 18°55'23" E
L33	417.02	N 18°55'23" W
L34	157.17	N 71°38'32" E
L35	55.63	S 72°30'11" W
L36	66.00	N 18°55'23" W
L37	146.39	S 18°52'23" E
L38	61.65	S 18°52'23" E
L39	158.34	S 71°37'47" E
L40	17.00	N 18°18'59" E
L41	210.67	N 71°41'41" W
L42	26.19	N 64°00'03" W
L43	103.67	N 18°18'03" E
L44	21.00	S 71°37'47" E
L45	149.69	S 18°18'59" W
L46	276.21	S 71°38'28" E
L47	68.08	N 86°52'36" E
L48	94.00	N 18°18'59" E
L49	51.76	N 71°50'09" W
L50	2.71	N 71°10'01" W
L51	23.16	N 64°00'03" W
L52	50.03	N 88°01'03" E
L53	293.62	N 18°17'46" E
L54	198.42	N 72°17'24" E
L55	66.00	N 71°38'31" E
L56	59.38	S 64°00'03" E
L57	40.65	S 18°18'59" W
L58	30.48	S 71°10'01" E
L59	81.53	N 64°00'03" W
L60	49.00	S 72°25'59" W
L61	146.38	S 72°17'24" W
L62	66.00	N 18°17'49" E
L63	188.16	N 71°38'28" E
L64	119.64	S 18°14'46" E
L65	15.05	S 88°07'03" E
L66	186.91	N 86°52'36" E
L67	313.94	S 18°17'46" W
L68	193.91	N 72°25'59" E
L69	66.79	N 18°17'49" E
L70	69.20	S 18°17'49" E
L71	37.80	S 72°30'11" W
L72	31.30	S 18°17'49" E
L73	87.20	S 72°30'11" W
L74	99.45	S 18°55'23" E
L75	197.68	S 71°38'28" W
L76	131.39	N 18°17'49" W
L77	244.67	N 18°55'23" W

Curve Table

Name	Radius	Arc Length	Chord Length	Tangent	Middle Ordinate	External Distance	Chord Direction
C1	183.00	34.00	34.45	17.30	0.81	0.82	N 77°02'38" E
C2	31.00	49.26	44.13	31.00	9.04	8.06	N 3°44'02" W
C3	383.00	39.30	39.28	19.67	0.50	0.50	N 18°58'00" W
C4	46.50	57.66	54.03	33.19	8.65	10.83	N 12°30'12" E
C5	383.00	76.50	76.37	38.36	1.91	1.92	S 7°16'17" E
C6	183.00	47.46	47.48	23.87	1.12	1.13	S 10°21'06" E
C7	117.00	50.58	88.33	47.70	8.66	5.35	S 86°10'45" E
C8	317.00	16.38	16.81	8.19	0.04	0.04	S 13°46'06" E
C9	317.00	50.74	90.43	45.68	3.24	3.27	S 19°49'22" E
C10	183.00	46.61	46.24	23.56	3.02	3.07	S 87°07'41" E
C11	383.00	115.80	115.35	58.35	4.37	4.42	N 10°12'40" W
C12	20.00	44.42	35.84	40.20	11.11	23.04	N 44°44'22" E
C13	183.00	141.87	138.34	74.60	13.54	14.62	S 86°10'45" E
C14	117.00	90.58	88.33	47.70	8.66	9.35	N 86°10'45" W

SIGNATURES

Director of Planning & Zoning — 2/15/12 — MANAGER OF ZONING

Feb 14 2012 — MAPS AND SURVEYS

2-19-12

2/17/12

2/15/12

APPROVED by MAPS AND SURVEYS DIVISION — REAL PROPERTY TAX SERVICE AGENCY — BY ... — DATE 2-17-12

MONROE COUNTY DEPARTMENT OF HEALTH
REALTY SUBDIVISION APPROVAL NOT REQUIRED
PLAN FOR THE FILING OF THIS MAP WITH THE MONROE COUNTY CLERK.
DATE: 2-15-12

NOTE: OTHER DEPARTMENT OF HEALTH APPROVALS MAY BE NEEDED - FOR ADDITIONAL INFORMATION CALL 274-6030 OR 274-6668

APPROVED — CITY ENGINEER — DATE 2/15/12

RFD 2/14/12

FILED 2-17-12 in 342 page 86

CERTIFICATION

WE, LABELLA ASSOCIATES PC, CERTIFY THAT THIS MAP WAS PREPARED USING REFERENCE MATERIAL AS LISTED HEREON AND FIELD SURVEY NOTES OF AN INSTRUMENT SURVEY COMPLETED JUNE, 2010. THIS PARCEL IS SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAYS OF RECORD.

MICHAEL W. HAEFS PE
NYS PLS NO. 049788
2/14/12

RPTS A MAP NO. 23987

TITLE:
RESUBDIVISION OF
LOTS 1, 2, 3 AND 4 OF THE
MIDTOWN REDEVELOPMENT
SUBDIVISION
OF
LANDS OF THE CITY OF ROCHESTER
#245-275 EAST MAIN STREET
#270-280 EAST BROAD STREET
BEING PARTS OF THE PECK AND STONE TRACTS
AND
BEING PARTS OF SECTION "M"
OF THE JOHNSON AND SEYMOUR TRACT
SITUATE IN
CITY OF ROCHESTER
MONROE COUNTY, NEW YORK

NO.	REVISION	MPH	BY
1	REVISED LOTS R1-R2A,R2D	5/11	
2	REVISED FUTURE STREETS	2/14/12	MJH
3	ADDED MAIN ST.		
4			
5	ADDED TRUST CONVEYANCE	2/14/12	MJH
6			

LABELLA Associates, P.C.
300 STATE STREET
ROCHESTER, NY 14614
P: (585) 454-6110
F: (585) 454-3066
www.labellapc.com
@labellapc

PROJECTION: PART OF Four Lots 25446 TOWNSHIP 13 RANGE 7 and PART OF THE HOLCOMB TRACT

RESUBDIVISION PLAN
MIDTOWN REDEVELOPMENT

DRAWN BY: MJH
CHKD BY: MJH
DIVISION OF: CITY
SECTION:
FINAL
DATE: 2/14/12

PROJECT/DRAWING NUMBER
RESUB-1

2/14/2012 8:11:54 AM f:\mel\sub map2D.dgn