

**EASEMENT DESCRIPTION:  
PARCEL B**

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF ROCHESTER, COUNTY OF MONROE, STATE OF NEW YORK, BEING PART OF TOWN LOT 62, 20,000 ACRE TRACT, TOWNSHIP 1, SHORT RANGE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT A POINT IN THE WEST LINE OF ORCHARD STREET 192.42 FEET DISTANT SOUTH OF THE INTERSECTION OF THE INTERSECTION OF LYELL AVENUE WITH THE WEST LINE OF ORCHARD STREET; RUNNING THENCE THE FOLLOWING BEARINGS AND DISTANCES: THENCE
- 1) SOUTH ALONG THE WEST LINE OF ORCHARD STREET A DISTANCE OF 308.22 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF LANDS NOW OR FORMERLY OF THE NEW YORK CENTRAL RAILROAD; THENCE
  - 2) WEST AT AN INTERIOR ANGLE WITH COURSE No. 1 OF 89°53'40" AND ALONG THE NORTH LINE OF SAID NEW YORK CENTRAL RAILROAD LANDS A DISTANCE OF 23.5 FEET TO A POINT; THENCE THE NEXT SEVEN COURSES ALONG THE BOUNDARIES OF LANDS CONVEYED BY NORRY EQUIPMENT COMPANY TO 351 WHITNEY, INC. BY DEED RECORDED IN MONROE COUNTY CLERK'S OFFICE ON APRIL 28, 1972 IN LIBER 4525 OF DEEDS, PAGE 108; THENCE
  - 3) NORTH AT AN INTERIOR ANGLE WITH COURSE No. 2 OF 89°49'35" A DISTANCE OF 29.59 FEET; THENCE
  - 4) WEST AT AN INTERIOR ANGLE WITH COURSE No. 3 OF 27°10' A DISTANCE OF 26.35 FEET; THENCE
  - 5) NORTH AT AN INTERIOR ANGLE WITH COURSE No. 4 OF 90°13'10" A DISTANCE OF 19.15 FEET; THENCE
  - 6) WEST AT AN INTERIOR ANGLE WITH COURSE No. 5 OF 269°53' A DISTANCE OF 170.99 FEET; THENCE
  - 7) NORTH AT AN INTERIOR ANGLE WITH COURSE No. 6 OF 90°03'00" A DISTANCE OF 132.45 FEET; THENCE
  - 8) EAST AT AN INTERIOR ANGLE WITH COURSE No. 7 OF 89°59'20" A DISTANCE OF 40.20 FEET; THENCE
  - 9) NORTH AT AN INTERIOR ANGLE WITH COURSE No. 8 OF 269°59'40" A DISTANCE OF 126.16 FEET; THENCE
  - 10) EAST AT AN INTERIOR ANGLE WITH COURSE No. 9 OF 90°12'24" A DISTANCE OF 180.69 FEET TO THE PLACE OF BEGINNING, THE LAST COURSE MAKING AN INTERIOR ANGLE WITH THE FIRST COURSE OF 89°46'01" TO THE POINT OR PLACE OF BEGINNING.

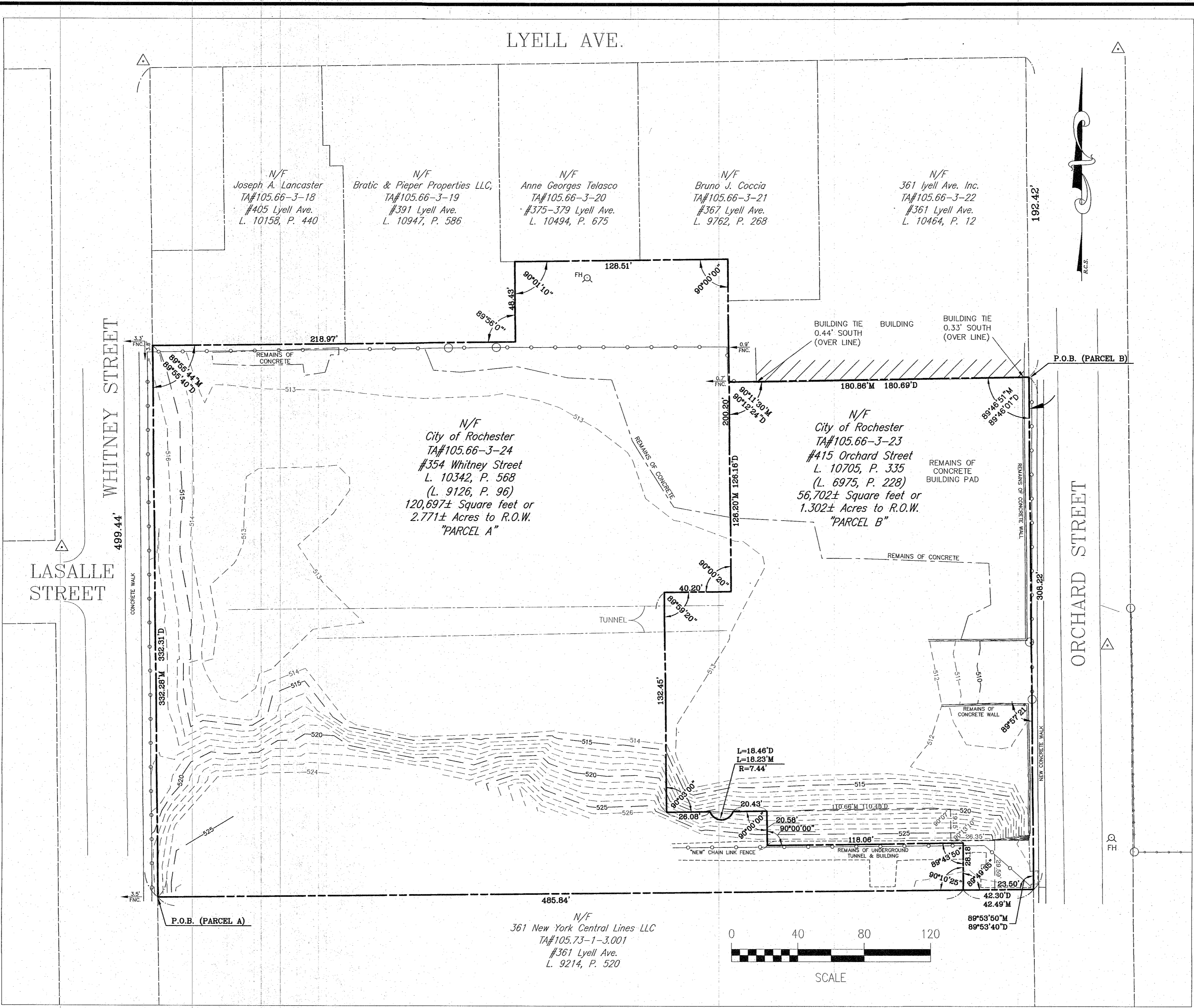
ALSO THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF ROCHESTER, COUNTY OF MONROE, STATE OF NEW YORK, BEING PART OF TOWN LOT 62, 20,000 ACRE TRACT, TOWNSHIP 1, SHORT RANGE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT A POINT IN THE WEST LINE OF ORCHARD STREET 192.42 DISTANT SOUTH OF THE INTERSECTION OF THE INTERSECTION OF LYELL AVENUE WITH THE WEST LINE OF ORCHARD STREET; RUNNING THENCE THE FOLLOWING BEARINGS AND DISTANCES: THENCE
- 1) SOUTH ALONG THE WEST LINE OF ORCHARD STREET A DISTANCE OF 308.22 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF LANDS NOW OR FORMERLY OF THE NEW YORK CENTRAL RAILROAD; THENCE
  - 2) WEST AT AN INTERIOR ANGLE WITH COURSE No. 1 OF 89°53'40" AND ALONG THE NORTH LINE OF SAID NEW YORK CENTRAL RAILROAD LANDS A DISTANCE OF 23.5 FEET TO THE POINT AND PLACE OF BEGINNING OF THE PARCEL HERINAFTER DESCRIBED; THENCE RUNNING
  - 3) WESTERLY ALONG THE LAST DESCRIBED COURSE EXTENDED WESTERLY ALONG THE NORTH LINE OF LANDS NOW OR FORMERLY OF THE NEW YORK CENTRAL RAILROAD A DISTANCE OF 18.80 FEET TO POINT; THENCE
  - 4) NORTHERLY AT AN EXTERIOR ANGLE OF 90°10'25" WITH COURSE No. 3 A DISTANCE OF 28.18 FEET TO A POINT; THENCE
  - 5) WESTERLY AT AN EXTERIOR ANGLE OF 89°43'50" WITH COURSE No. 4 A DISTANCE OF 118.06 FEET TO A POINT; THENCE
  - 6) NORTHERLY AT AN EXTERIOR ANGLE OF 27°00'00" WITH COURSE No. 5 A DISTANCE OF 20.58 FEET TO A POINT; THENCE THE FOLLOWING FOUR COURSES ALONG LANDS NOW OR FORMERLY OWNED BY NORRY EQUIPMENT COMPANY; THENCE
  - 7) EASTERLY AT AN INTERIOR ANGLE OF 90°00'00" WITH COURSE No. 6 A DISTANCE OF 110.48 FEET TO A POINT; THENCE
  - 8) SOUTHERLY AT AN EXTERIOR ANGLE OF 269°53'00" WITH COURSE No. 7 A DISTANCE OF 19.15 FEET TO A POINT; THENCE
  - 9) EASTERLY AT AN EXTERIOR ANGLE OF 90°13'10" WITH COURSE No. 8 A DISTANCE OF 26.35 FEET TO A POINT; THENCE
  - 10) SOUTHERLY AT AN EXTERIOR ANGLE OF 27°01'00" WITH COURSE No. 9 A DISTANCE OF 29.59 FEET TO A POINT AND PLACE OF BEGINNING.

ALSO THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF ROCHESTER, COUNTY OF MONROE, STATE OF NEW YORK, BEING PART OF TOWN LOT 62, 20,000 ACRE TRACT, TOWNSHIP 1, SHORT RANGE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT TERMINATION OF COURSE No.6 OF THE PARCEL IMMEDIATELY ABOVE DESCRIBED; THENCE WESTERLY AT AN ANGLE OF 90°00'00" WITH SAID COURSE No. 6 A DISTANCE OF 20.43 FEET TO THE POINT AND PLACE OF BEGINNING OF THE PARCEL HERINAFTER DESCRIBED; THENCE CONTINUING WESTERLY ON THE SAME COURSE A DISTANCE OF 14 FEET TO A POINT; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT, A DISTANCE OF 18.46 FEET ON A CURVE HAVING A RADIUS OF 7.44 FEET TO THE POINT AND PLACE OF BEGINNING.

1. Copyright 1996, Lu Engineers All rights reserved. 2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, sub-section 3, of the New York State Education Law. 3. Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered valid true copies. 4. Certifications indicated herein signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveying adopted by the New York State Association of Professional Land Surveyors, Inc. Said certification 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 herein, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners. 5. The location of all underground improvements or encroachments, if any exist or are shown herein, are not certified. 6. This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent or future grants. \* FIDELITY: New York State Education Law Section 7209 states that all plans, specifications, and reports prepared by such land surveyors or by a full time or part-time subordinate under his/her supervision shall be stamped with such seal and shall also be signed on the original with the personal signature of the land surveyor when filed with public officials.



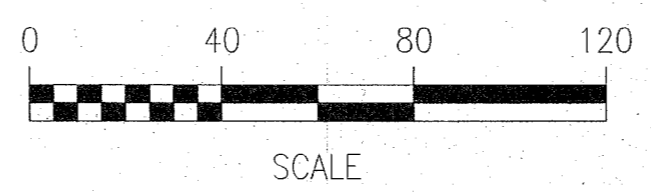
**CERTIFICATION:**

WE, JOSEPH C. LU ENGINEERS AND LAND SURVEYING, P.C. CERTIFY THAT THIS SURVEY MAP WAS PREPARED ON DECEMBER 22, 2015 FROM NOTES OF A SURVEY COMPLETED ON DECEMBER 18, 2015.

*[Signature]*  
DANIEL J. MACDONALD, N.Y.S., P.L.S. 050613  
DATE

**Survey Notes & References:**

1. Horizontal Datum is NAD 1983.
2. Coordinates were supplied by City of Rochester Survey Office.
3. Vertical Datum is NAVD 1988 also supplied by City of Rochester Survey Office.
4. Distances shown hereon are ground.
5. Deeds listed in Liber 10705, Page 335 recorded 01-05-09; Liber 10342, Page 568 recorded 08-17-06; Liber 10494, Page 675 recorded 07-30-07; Liber 9762, Page 268 recorded 03-27-03; Liber 10464, Page 12 recorded 05-23-07; Liber 10947, Page 586 recorded 12-02-10; Liber 10158, Page 440 recorded 07-22-05; Liber 9214, Page 520 recorded 09-16-99; Liber 9126, Page 96 recorded 02-19-99; Liber 6975, Page 228 recorded 09-16-86; Liber 9786, Page 105 recorded 05-16-03; Liber 7079, Page 98 recorded 03-10-87.
6. The last two recorded deeds for this parcel do not have a metes and bounds description.
7. There appears to be encumbrances that can not be plotted. These lie in Liber 4343 of Deeds Page 1 and Liber 5065 of Deeds Page 194.
8. There does not appear to be any restricted use zones or wetland areas delineated on this site at this time.



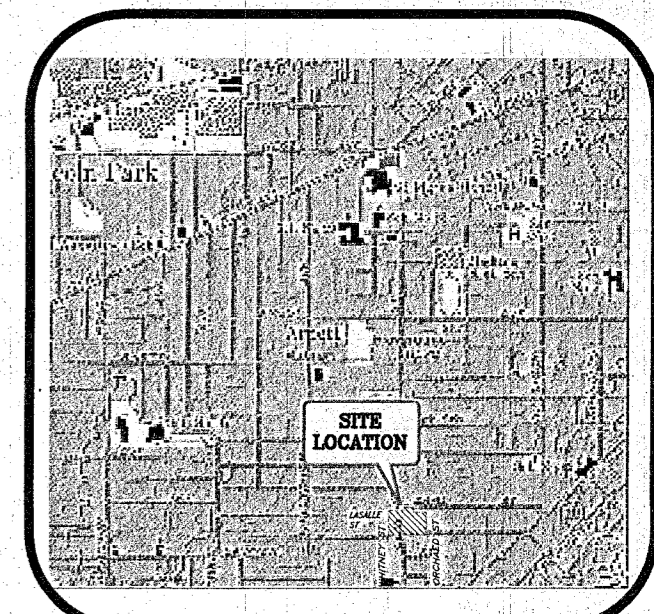
**EASEMENT DESCRIPTION:  
PARCEL A**

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF ROCHESTER, COUNTY OF MONROE, STATE OF NEW YORK, BEING PART OF TOWN LOT 62, 20,000 ACRE TRACT, TOWNSHIP 1, SHORT RANGE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT AN IRON PIN IN THE EASTERLY LINE OF WHITNEY STREET WHICH IRON PIN IS LOCATED 499.44 FEET SOUTH OF THE INTERSECTION OF THE EASTERLY LINE OF WHITNEY STREET WITH THE SOUTH LINE OF LYELL AVENUE; THENCE
- 1) NORTHERLY ALONG THE EASTERLY LINE OF EASTERLY LINE OF WHITNEY STREET A DISTANCE OF 332.31 FEET TO A POINT; THENCE
  - 2) EASTERLY AND MAKING AN INTERIOR ANGLE WITH THE LAST DESCRIBED COURSE OF 89°55'40" A DISTANCE OF 218.98 FEET TO A POINT; THENCE
  - 3) NORTHERLY AND MAKING AN INTERIOR ANGLE WITH THE LAST DESCRIBED COURSE OF 27°04'00" A DISTANCE OF 48.43 FEET TO A POINT; THENCE
  - 4) EASTERLY AND MAKING AN INTERIOR ANGLE WITH THE LAST DESCRIBED COURSE OF 90°10'10" A DISTANCE OF 128.51 FEET TO A POINT; THENCE
  - 5) SOUTHERLY AND MAKING AN INTERIOR ANGLE WITH THE LAST DESCRIBED COURSE OF 90°00'00" A DISTANCE OF 200.20 FEET TO A POINT; THENCE
  - 6) WESTERLY AND MAKING AN INTERIOR ANGLE WITH THE LAST DESCRIBED COURSE OF 90°00'20" A DISTANCE OF 40.20 FEET TO A POINT; THENCE
  - 7) SOUTHERLY AND MAKING AN INTERIOR ANGLE WITH THE LAST DESCRIBED COURSE OF 27°00'40" A DISTANCE 132.45 FEET TO A POINT; THENCE
  - 8) EASTERLY AND MAKING AN INTERIOR ANGLE WITH THE LAST DESCRIBED COURSE OF 269°57'00" A DISTANCE OF 26.08 FEET TO A POINT; THENCE
  - 9) SOUTHEASTERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 7.44 FEET, A DISTANCE OF 18.46 FEET TO A POINT, SAID POINT BEING 14 FEET FROM THE END OF COURSE #8 EXTENDED; THENCE
  - 10) EASTERLY ON THE LINE OF COURSE #8 EXTENDED, A DISTANCE OF 20.43 FEET TO A POINT; THENCE
  - 11) SOUTHERLY AND MAKING AN INTERIOR ANGLE WITH THE LAST DESCRIBED COURSE OF 90°00'00" A DISTANCE OF 20.58 FEET TO A POINT; THENCE
  - 12) EASTERLY AND MAKING AN INTERIOR ANGLE WITH THE LAST DESCRIBED COURSE OF 27°00'00" A DISTANCE OF 118.06 FEET TO A POINT; THENCE
  - 13) SOUTHERLY AND MAKING AN INTERIOR ANGLE WITH THE LAST DESCRIBED COURSE OF 89°43'50" A DISTANCE OF 28.18 FEET TO A POINT; THENCE
  - 14) WESTERLY AND MAKING AN INTERIOR ANGLE WITH THE LAST DESCRIBED COURSE OF 90°10'10" A DISTANCE OF 485.84 FEET TO THE POINT AND PLACE OF BEGINNING.

**LEGEND**

- APPROXIMATE RIGHT-OF-WAY
- EASEMENT BOUNDARIES
- EXISTING BUILDING
- EXISTING ADJOINING PROPERTY LINES
- CHAIN LINK FENCE
- SURVEY CONTROL POINT/MONUMENT
- FIRE HYDRANT



DATE	REVISIONS	BY

**DRAWING ALTERATION**  
Note: It is a violation of law for any person, unless they are acting under the direction of a licensed professional engineer, architect, landscape architect or land surveyor to alter an item in any way. If an item bearing the stamp of a licensed professional is altered, the altering engineer, architect, landscape architect or land surveyor shall stamp the document and include the notation "altered by" followed by their signature, the date of such alteration, and a specific description of the alteration.

STATE OF NEW YORK  
JEROME B. MONROE  
LICENSED LAND SURVEYOR  
BY: *[Signature]*  
DATE: \_\_\_\_\_

**Lu Engineers**  
ENVIRONMENTAL • TRANSPORTATION • CIVIL  
175 Sullys Trail, Suite 202  
Pittsford, New York 14534  
(585) 385-7417  
Fax: (585) 385-3741  
luengineers.com

PROJECT:  
415 ORCHARD STREET  
&  
354 WHITNEY STREET  
ERP SITE #E828123  
CITY OF ROCHESTER,  
COUNTY OF MONROE  
STATE OF NEW YORK

CLIENT:  
CITY OF ROCHESTER  
ROCHESTER, NEW YORK

DRAWING TITLE:  
**SHOWING  
EASEMENT TO  
N.Y.S.D.E.C.  
PARCELS A & B**

DESIGNED BY: GA	SCALE: 1"=40'
DRAWN BY: DJM	DATE: 12-22-15
CHECKED BY: AC	PROJECT No. 4216
SHEET 1 OF 1	DRAWING No. SU-1

THE PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW. THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN MORE DETAIL IN THE SITE MANAGEMENT PLAN (SMP). A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP CAN BE OBTAINED FROM NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT [derweb@dec.ny.gov](mailto:derweb@dec.ny.gov)