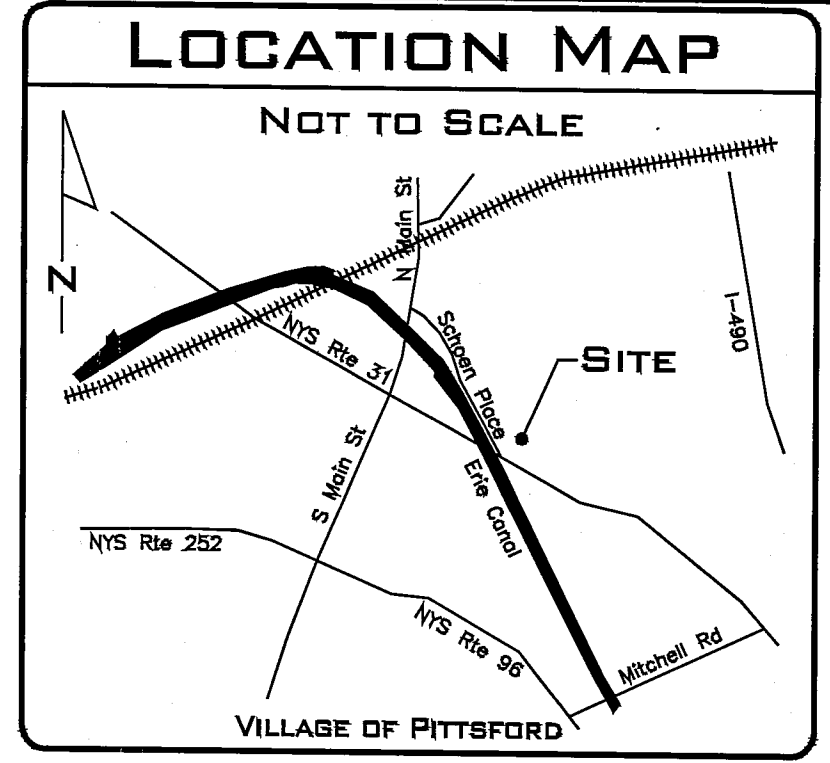


LEGEND	
LINETYPES	SYMBOLS
Centerline	Utility Pole
Property Line	Water Gate Valve
Resub. Prop. Line	Curb Box
Easement Line	Gas Valve
Existing Contour	Utility Box
Proposed Contour	Transformer
Chain Link Fence	Survey Monument
Wood Fence	Mailbox
Guide Rail	Sign
Wire Fence	Iron pipe/rebar
Overhead Wires	Traffic Control M.H.
Gas Line	Cleanout
Water Line	Catch basin
Forcemain	Fire hydrant
Sanitary Sewer	Signal span pole
Storm Sewer	Perc hole
Electric	Deep hole
Edge of Woods	Benchmark
Floodzone	Invert end section
Wetlands	Spot elev. x351.00'
Right-of-Way	Well
Landscaping & Retaining Walls	Utility manhole
Silt Fence	Storm Sewer Manhole
Drainage Flow	Sanitary Sewer Manhole
Sump Pump Discharge	Rebar (to be set)
LINE STYLES	LABELS
Feature to be removed (Gray Line)	Record Map Info. "(R)"
Existing Utility (Light Line Weight)	Typical Style "Typ."
Proposed Utility (Heavier Line Weight)	To Be Removed "TBR"
	Existing "Ex."
	Proposed "Pr."

- GENERAL NOTES**
1. Tax Account Number: 164.070-0001-007.11
  2. Owner: Northfield Common Holdings LLC
  3. Site address: 50 State Street



**KEN BRACKER**  
ARCHITECT

511 ALEXANDER STREET, SUITE 310, ROCHESTER, N Y 14604  
TEL. (565) 325-6110 - FAX (565) 325-6113

PROJECT: **NORTHFIELD COMMON**  
50 STATE STREET  
PITTSFORD, NY

CLIENT: **NORTHFIELD COMMON, HOLDING LLC**  
20 NORTH UNION ST.  
ROCHESTER, NEW YORK 14607



DRAWING: **SITE PLAN**

PROJECT NO: 21434  
DRAWING BY: JRB  
CHECKED BY: C-1

SCALE: AS NOTED  
DATE: 5.20.2014

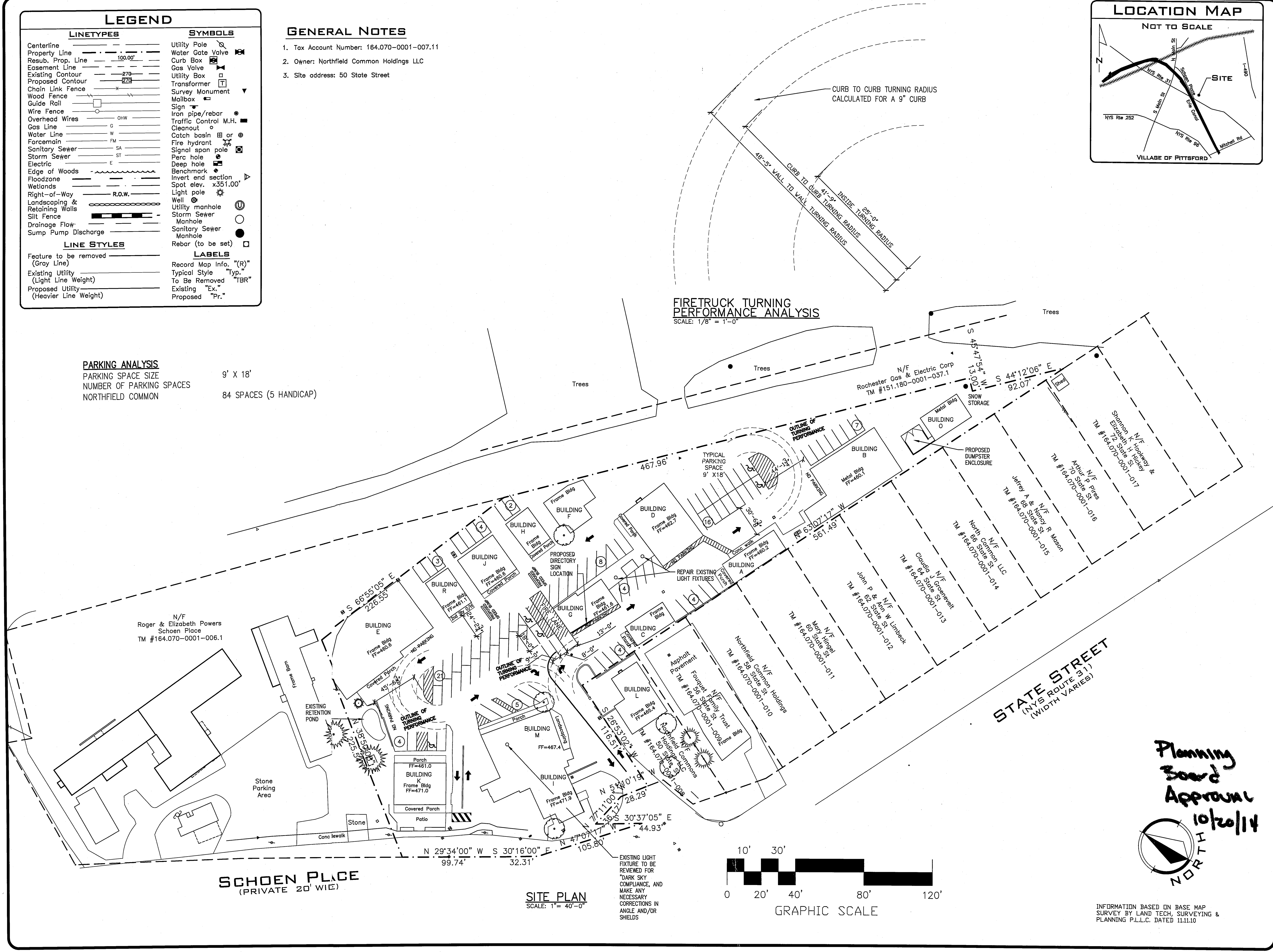
REVISIONS

NO.	DATE	DESCRIPTION
1	8.28.14	MISC. REVISIONS
2	9.19.14	MISC. REVISIONS

DRAWING NO. **S-1**

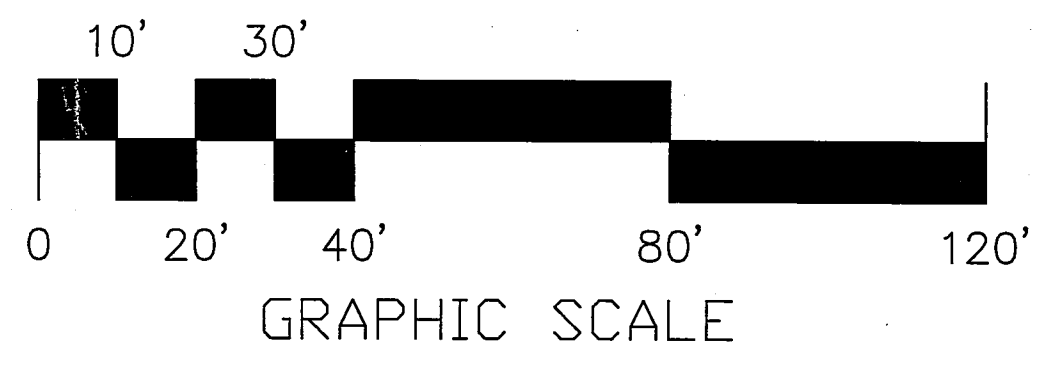
**PARKING ANALYSIS**  
PARKING SPACE SIZE: 9' X 18'  
NUMBER OF PARKING SPACES: 84 SPACES (5 HANDICAP)  
NORTHFIELD COMMON

**FIRETRUCK TURNING PERFORMANCE ANALYSIS**  
SCALE: 1/8" = 1'-0"



**SCHOEN PLICE**  
(PRIVATE 20' WIC)

**SITE PLAN**  
SCALE: 1" = 40'-0"



**Planning Board Approval**  
10/20/14

INFORMATION BASED ON BASE MAP SURVEY BY LAND TECH, SURVEYING & PLANNING P.L.L.C. DATED 11.11.10

EXISTING LIGHT FIXTURE TO BE REVIEWED FOR "DARK SKY COMPLIANCE, AND MAKE ANY NECESSARY CORRECTIONS IN ANGLE AND/OR SHIELDS"

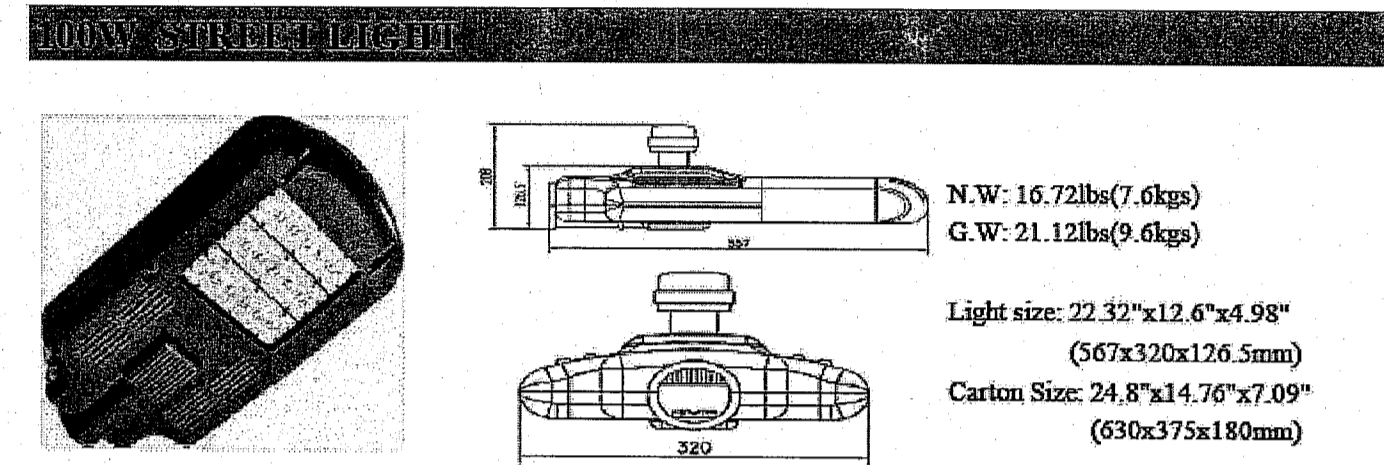
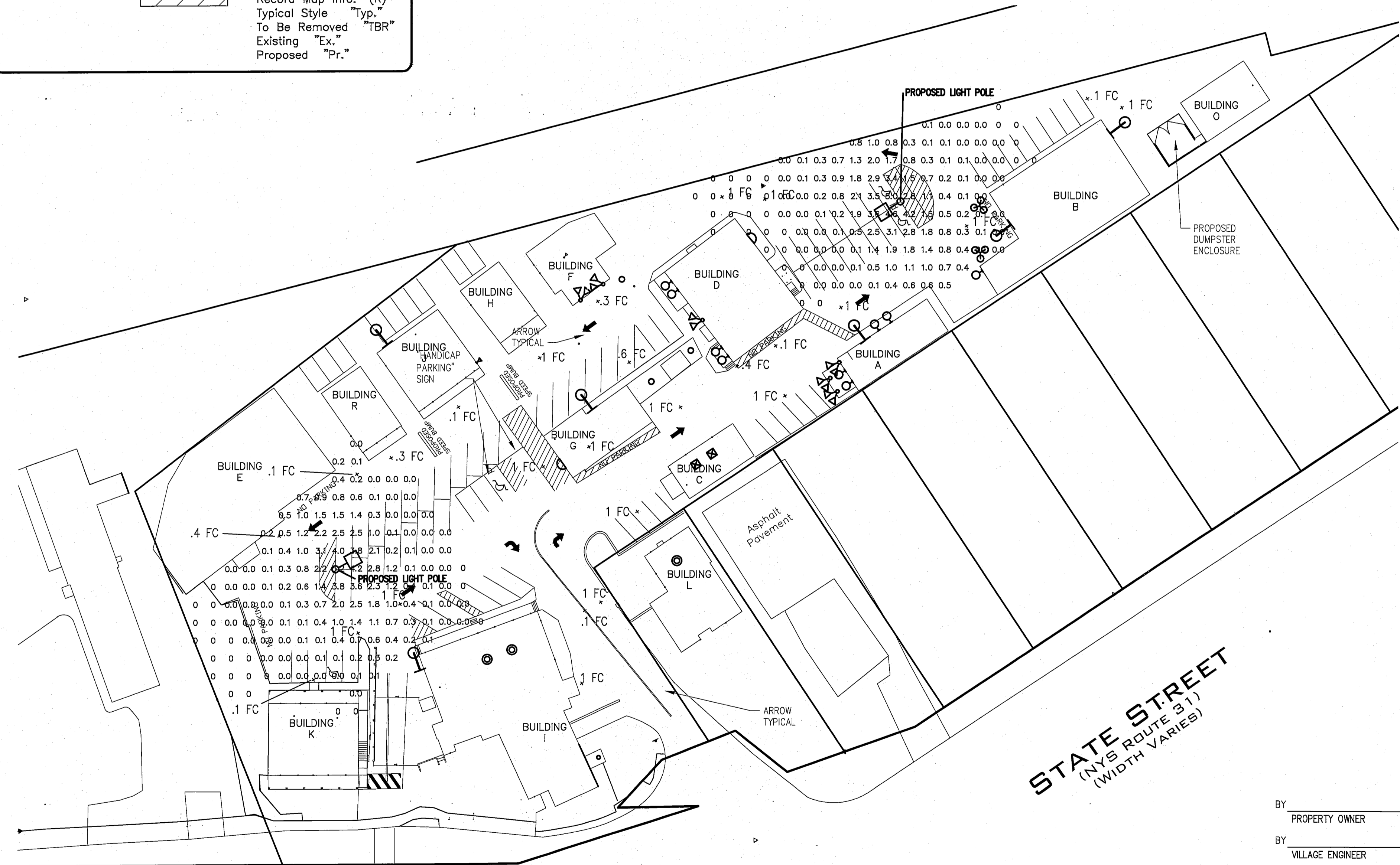
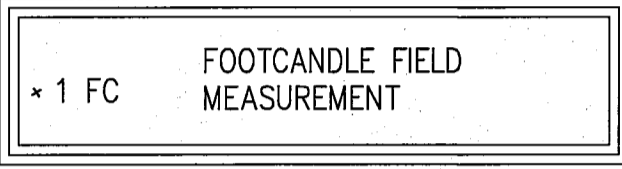
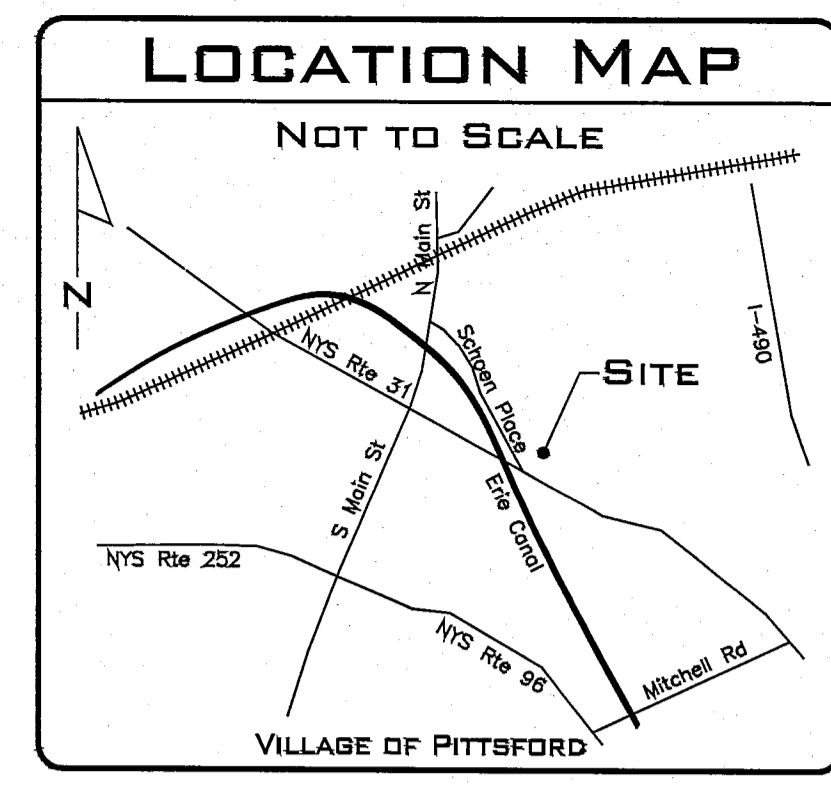
LEGEND	
LINETYPES	SYMBOLS
Centerline	Utility Pole
RIGHT-OF-WAY LINE	Water Gate Valve
PROPERTY LINE	Curb Box
Easement Line	Gas Valve
Existing Contour	Utility Box
Proposed Contour	Transformer
Chain Link Fence	Survey Monument
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Guide Rail	Sign
Wire Fence	Iron pipe/rebar
Overhead Wires	Traffic Control M.H.
Gas Line	Cleanout
Water Line	Catch basin
Sanitary Sewer	Fire hydrant
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Electric	Perc hole
Edge of Woods	Deep hole
Floodzone	Benchmark
Wetlands	Invert end section
Right-of-Way	Spot elev. x351.00'
Landscaping & Retaining Walls	Light pole
Silt Fence	Well
Drainage Flow	Utility manhole
Sump Pump Discharge	Storm Sewer Manhole
AREA TO BE MILLED AND PAVED	Sanitary Sewer Manhole
	Rebar (to be set)
	<b>LABELS</b>
	Record Map Info. "(R)"
	Typical Style "Typ."
	To Be Removed "TBR"
	Existing "Ex."
	Proposed "Pr."

**GENERAL NOTES**

- Tax Account Number: 164.070-0001-007.11
- Owner: Northfield Common Holdings LLC
- Site address: 50 State Street
- Total Acreage:
- This project is located in Town Lot 22, Township 12, Range 5, of the Phelps and Gorham Purchase, Village of Pittsford, County of Monroe, State of New York.
- This project is located within Other Areas-Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Flood Insurance Rate Map Community Panel Number 36055C0359G, dated August 28, 2008.

LUMINAIRE SCHEDULE		
SYMBOL	DESCRIPTION	NOTE 1
	3 LAMP RESIDENTIAL STYLE LIGHT POLE (EXISTING)	
	SPOT LIGHT, SINGLE HEAD (EXISTING)	
	CARRIAGE LIGHT FIXTURE (EXISTING)	
	CEILING MOUNTED FIXTURE (EXISTING)	
	GLOBE LIGHT POLE (EXISTING)	
	COMPACT FLUORESCENT (EXISTING)	
	METAL HALIDE (EXISTING)	
	NEW LIGHT POLE WITH DARK SKY COMPLIANT FIXTURES	
	WALL MOUNTED LED (EXISTING)	
	WALL MOUNTED FIXTURE (EXISTING)	
	2 LAMP SPOT LIGHT (EXISTING)	

SEE "BUILDING HEIGHT & LIGHT FIXTURES" REPORT FOR LIGHT FIXTURE MOUNTING HEIGHTS AND TYPE OF LAMPS



Product Family	Optic	Mounting # of LEDs	LED Series	Voltage	Color Options	Factory-Installed Options
STR	Type II Type III Type V	HI <sup>2</sup>	15 Cree	UL 110-277V Universal 200-480V	Grey/7038 Brown/8028 Black/9017 White Others	IP65 Classification 1.1A Drive Current <sup>3</sup> 3000-5700K Color Temperature 2A Drive Current <sup>4</sup> 0-10V Dimming <sup>5,6</sup> NEMA Photocell Receptacle <sup>7</sup> Bird Spikes Kit For Housing

- Notes:**
- Light Distribution
  - Horizontal tenon mount
  - Driver operates at 1.1A instead of the standard 2A providing a lower lumen output and a longer life
  - Driver operates at 2A instead of the standard 1.1A providing a higher lumen output and lower lumens/watt
  - Control by others
  - Please consult factory for availability
  - Available with UL option, not available when UH voltage is selected



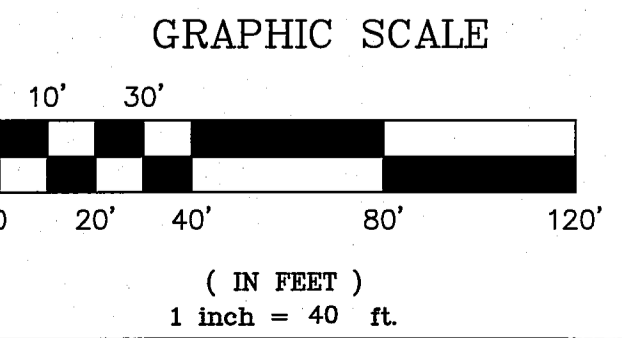
INFORMATION BASED ON BASE MAP SURVEY BY LAND TECH, SURVEYING & PLANNING P.L.L.C. DATED 11.11.10

BY \_\_\_\_\_ DATE \_\_\_\_\_  
 PROPERTY OWNER

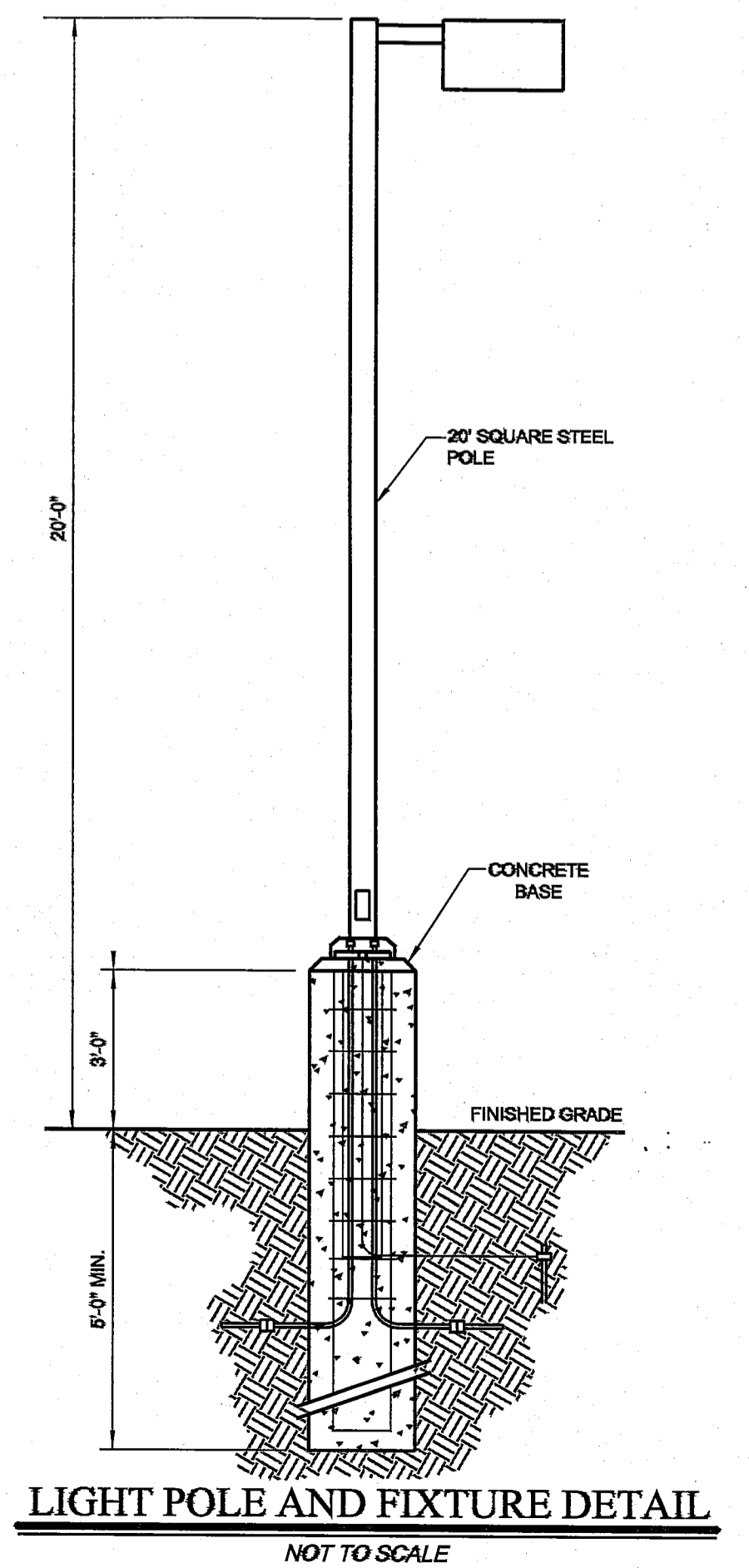
BY \_\_\_\_\_ DATE \_\_\_\_\_  
 VILLAGE ENGINEER

BY \_\_\_\_\_ DATE \_\_\_\_\_  
 VILLAGE CODE ENFORCEMENT OFFICER

BY \_\_\_\_\_ DATE \_\_\_\_\_  
 FIRE MARSHAL



**PHOTOMETRIC AND LIGHTING PLAN**  
SCALE: 1" = 40'-0"



**KEN BRACKER**  
ARCHITECTS

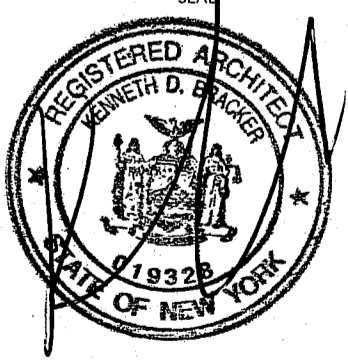
311 ALEXANDER STREET, SUITE 310, ROCHESTER, N.Y. 14604  
TEL (565) 289-9557 - FAX (565) 325-6113

CLIENT  
**NORTHFIELD COMMON HOLDING LLC**  
20 N. UNION ST.  
ROCHESTER, NY

**NORTHFIELD COMMON**  
50 STATE STREET  
PITTSFORD, NY

REV.	DATE	DESCRIPTION
1	9.9.15	ADDED LIGHT POLES
2	11.4.15	ADDED FOOTCANDLES OUT SHEET & FIELD MEASUREMENT
3	7.18.16	Misc REVISIONS

ISSUE DATE: 5.21.15  
 PROJECT NUMBER: 25145  
 DRAWN BY: WD  
 CHECKED BY: KB



SHEET NAME  
**PHOTOMETRIC AND LIGHTING PLAN**  
SHEET NUMBER

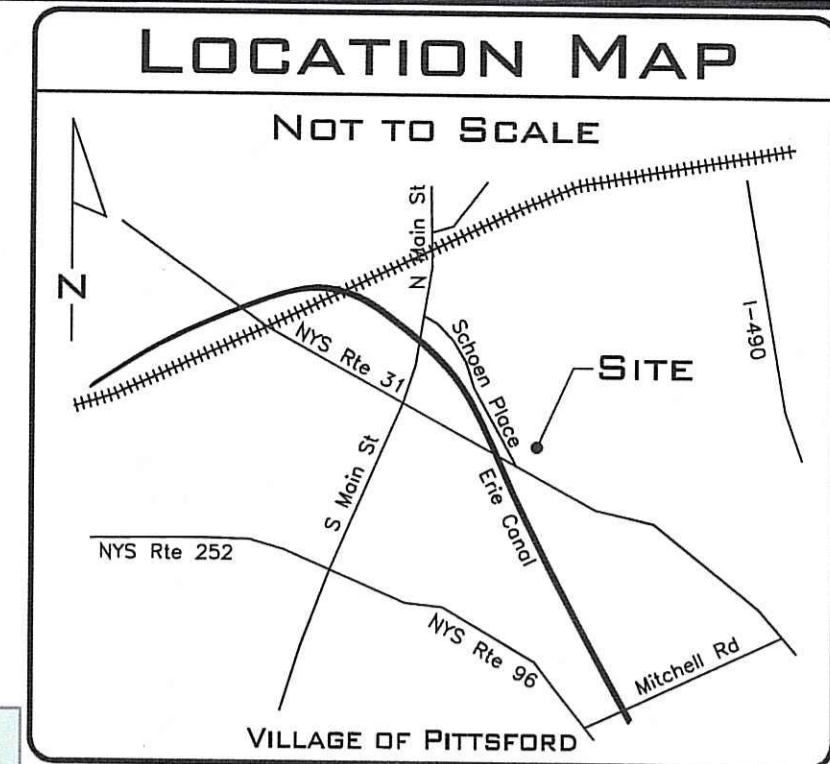
**S-3A**

# EXISTING PLANT SCHEDULE

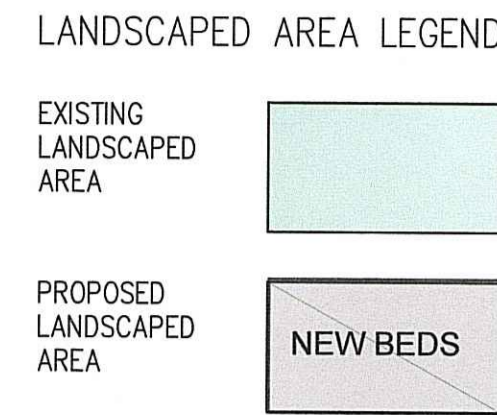
KEY	BOTANICAL NAME	COMMON NAME	QTY.
AD	Acer palmatum 'Disectum'	Cutleaf Japanese Maple	1
AC	Acer Plantenoides	Norway Maple	3
BS	Buxus sempervirens	Boxwood	16
CA	Cedrus atlanticus 'Glauca Pendula'	Blue Atlas Weeping Cedar	1
CP	Chamaecyparis pisifera	Gold Thread False Cypress	6
CR	Cornus racemosa	Grey Dogwood	1
CC	Crataegus crus-galli	Cockspur Hawthorn	1
DF	Dryopteris filix-mas	Male Fern	3
EC	Echinacea angustifolia	Cone Flower	1
EA	Euonymus alatus	Burning Bush	32
EF	Euonymus fortunei	Emerald Gaiety	3
FG	Festuca glauca	Blue Fescue	1
GB	Geranium bicknellii	Cranesbill	2
GT	Gleditsia triacanthos	Honey Locust	5
HP	Helichrysum petiolare	Licorice Plant	5
HL	Hemerocallis liliosphodelus	Daylily	1
HH	Heuchera Hybrid	Coral Bells	12
HS	Hibiscus syriacus	Rose-of-Sharon	1
HP	Hosta sp.	Hosta	35
HY	Hydrangea sp.	Hydrangea	10
JC	Juniperus chinensis 'Sea Green'	Chinese Juniper	6
JB	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	1
JH	Juniperus horizontalis 'Wintonii'	Creeping Blue Rug Juniper	4
LS	Leucathemum x superbum	Shasta Daisy	1
MS	Mentha sp.	Mint	1
PT	Parthenocissus tricuspidata	Boston Ivy	1
PA	Pennisetum alopecuroides	Fountain Grass	2
PB	Picea Abies	Norway Spruce	2
PP	Picea abies 'pendula'	Weeping Norway Spruce	1
PC	Picea abies 'Conica'	Dwarf Alberta Spruce	3
PG	Picea Glauca	White Spruce	1
PS	Pinus strobus 'nana'	Dwarf White Pine	3
PY	Pinus sylvestrus	Scott's Pine	1
RC	Rhododendron catawbiense	Large Leaf Rhododendron	2
RP	Rhododendron 'PJM'	PJM Rhododendron	3
RF	Rudbeckia fulgida	Black Eyed Susan	1
SA	Sedum 'Autumn Joy'	Autumn Joy Stonecrop	1
SB	Stachys byzantine	Lamb's Ear	1
SV	Syringa vulgaris	Lilac	1
TB	Taxus baccata	Boxwood	5
TO	Thuja occidentalis	Arborvitae	6
WF	Weigela florida 'Alexander'	Wine and Roses Weigela	2

Client:  
NORTHFIELD COMMON  
HOLDING LLC  
20 N. UNION ST.  
ROCHESTER, NY

## NORTHFIELD COMMON 50 STATE STREET PITTSFORD, NY

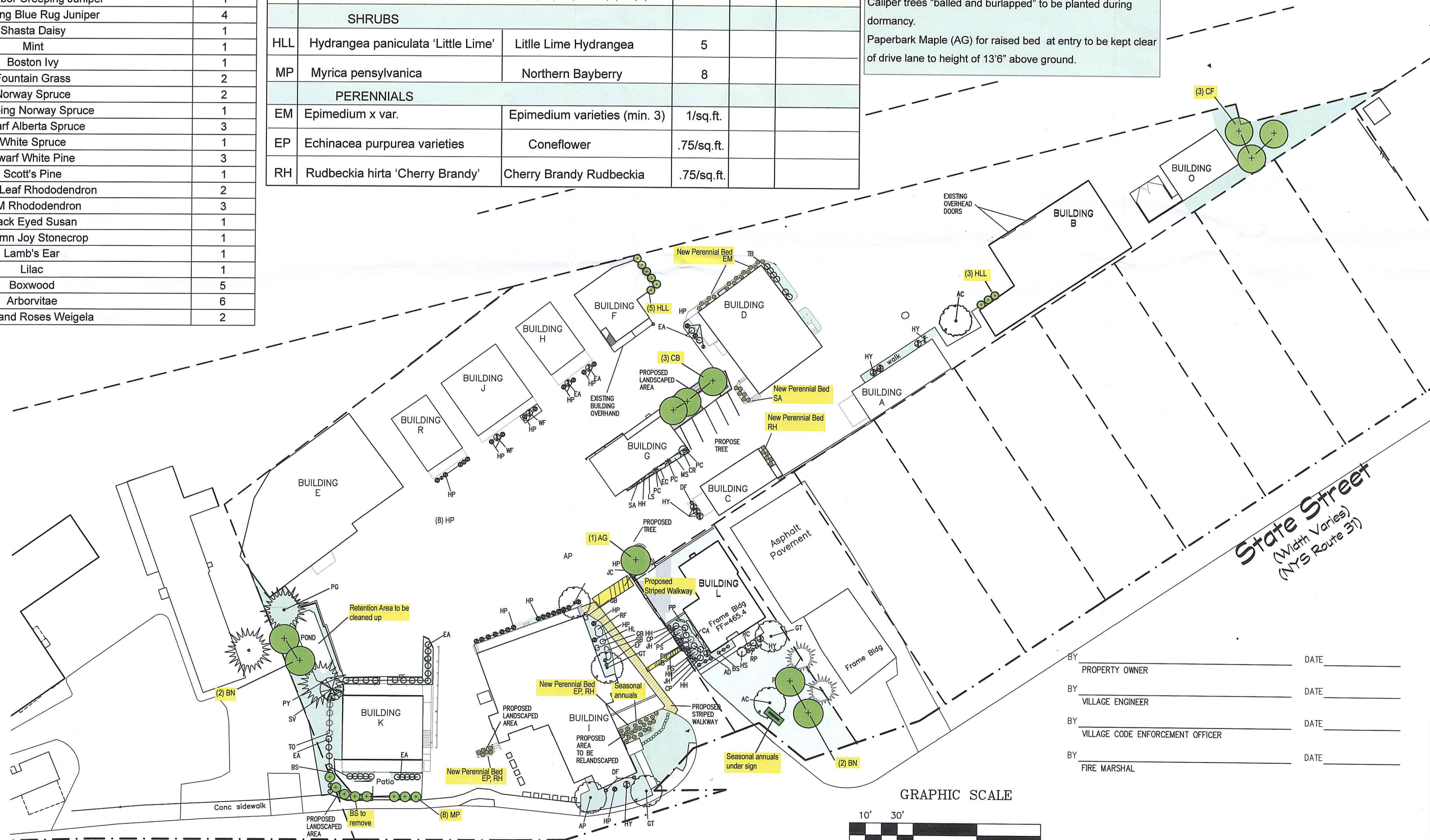


INFORMATION BASED ON BASE MAP SURVEY BY LAND TECH. SURVEYING & PLANNING P.L.L.C. DATED 11.11.10  
EXISTING PLANT INFORMATION FIELD SURVEY COMPLETED BY BLACKWOOD MANAGEMENT LANDSCAPING AND DESIGN, 50 STATE STREET, BUILDING C, PITTSFORD, NY

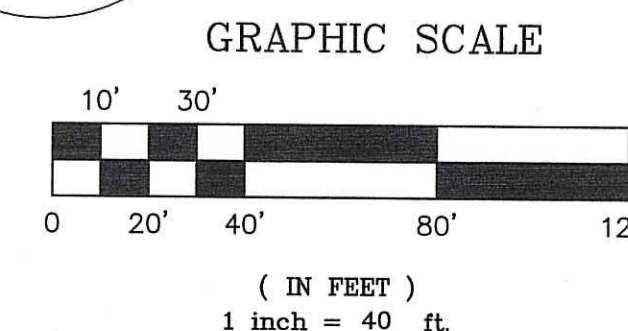


NEW PLANTING (05-19-2016 Revision)					
SYM	Botanical name	Common name	QTY	CAL	HT/SPREAD
TREES					
CBC	Carpinus betulus 'Fastigiata'	European Hornbeam	3	2.5-3" *	30/15 ft.
AG	Acer griseum	Paperbark Maple	1	2"	25/20 ft.
BN	Betula nigra 'Heritage'	Heritage River Birch	4	clump**	30/20 ft.
CF	Cornus florida "Cherokee" series***	Cherokee Series Dogwood	3	2-2.5"	20/20 ft.
TOTAL NEW CALIPER (SUM: QTY x CAL) 3(2.5)+2+4(3)+3(2) 11 27.5"					
SHRUBS					
HLL	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	5		
MP	Myrica pensylvanica	Northern Bayberry	8		
PERENNIALS					
EM	Epimedium x var.	Epimedium varieties (min. 3)	1/sq.ft.		
EP	Echinacea purpurea varieties	Coneflower	.75/sq.ft.		
RH	Rudbeckia hirta 'Cherry Brandy'	Cherry Brandy Rudbeckia	.75/sq.ft.		

PLANTING NOTES:  
\* Caliper sizes indicate a range in case of limited availability. Caliper totals are based on range minimum. A 2.5-3" caliper tree may be 8-12 ft. in height, depending on the species.  
\*\* Heritage Birch is multi-stem and is conservatively calculated at 3" caliper per tree.  
\*\*\* Indicates any combination of 'Cherokee Chief,' Cherokee Brave,' and/or 'Cherokee Princess.'  
Varietal substitutions must comply with characteristics indicated.  
Caliper trees "balled and burlapped" to be planted during dormancy.  
Paperbark Maple (AG) for raised bed at entry to be kept clear of drive lane to height of 13'6" above ground.



Schoen Place  
(PRIVATE 20' WIDE)  
LANDSCAPING PLAN  
SCALE: 1" = 40'-0"



BY \_\_\_\_\_ DATE \_\_\_\_\_  
PROPERTY OWNER  
BY \_\_\_\_\_ DATE \_\_\_\_\_  
VILLAGE ENGINEER  
BY \_\_\_\_\_ DATE \_\_\_\_\_  
VILLAGE CODE ENFORCEMENT OFFICER  
BY \_\_\_\_\_ DATE \_\_\_\_\_  
FIRE MARSHAL

This drawing has been revised  
10.7.2015 and 05.18.16 by:

**pebble-stream**  
Mary Adelaide Scipioni, RLA  
1010 Highland Avenue  
Rochester, NY 14620  
mry@pebble-stream.com  
585.760.9941

REV.	DATE	DESCRIPTION
1	9.21.2015	MISC. REVISIONS
2	7.18.16	Misc REVISIONS

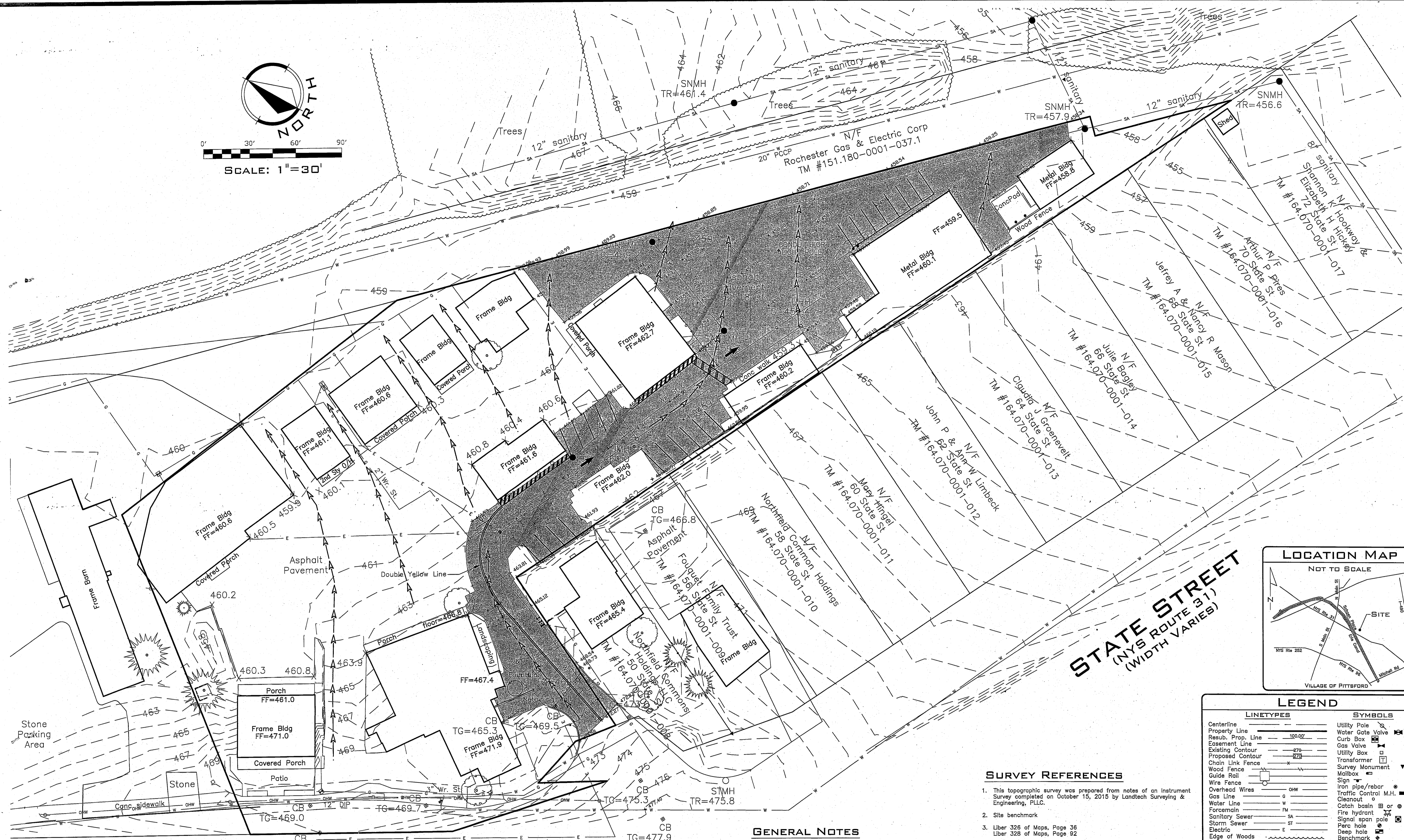
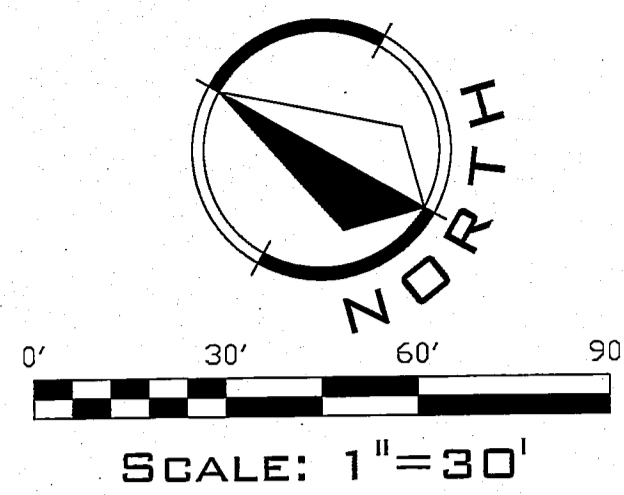


SHEET NAME  
LANDSCAPING PLAN  
SHEET NUMBER

**S-4**

**KEN BRACKER**  
ARCHITECTS  
311 ALEXANDER STREET, SUITE 310, ROCHESTER, N.Y. 14604  
TEL (585) 269-9587 - FAX (585) 325-6113

9/29/2015 8:03 PM C:\Users\Owner\Documents\brack\_k\PROJECTS\Northfield Common\TD\_2016.dwg Owner



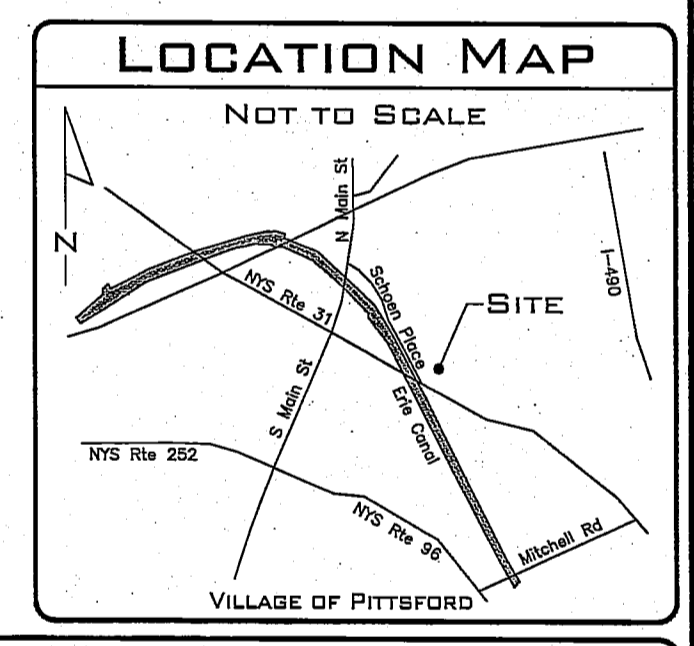
**SCHOEN PLACE**  
(PRIVATE 20' WIDE)

**GENERAL NOTES**

1. Tax Account Number: 164.070-0001-007.11
2. Owner: Northfield Common Holdings LLC
3. Site address: 50 State Street
4. Total Acreage: 2.81± Acres
5. This project is located in Town Lot 22, Township 12, Range 5, of the Phelps and Gorham Purchase, Village of Pittsford, County of Monroe, State of New York.
6. This project is located within Other Areas-Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Flood Insurance Rate Map Community Panel Number 36055003590, dated August 28, 2008.
7. Existing utilities were plotted from referenced survey and record maps.

**SURVEY REFERENCES**

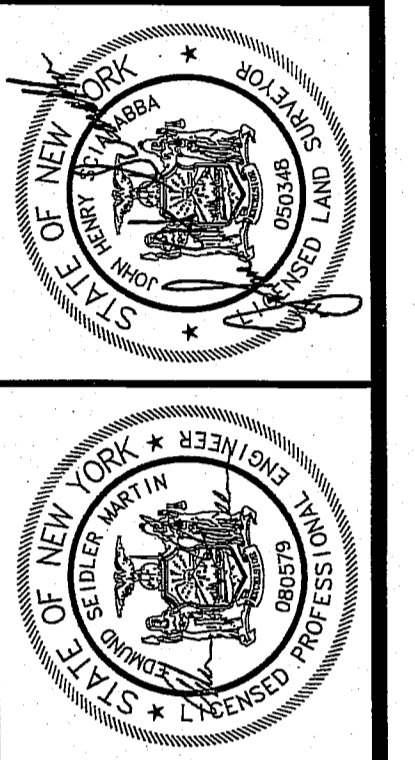
1. This topographic survey was prepared from notes of an Instrument Survey completed on October 15, 2015 by Landtech Surveying & Engineering, PLLC.
2. Site benchmark
3. Liber 326 of Maps, Page 36  
Liber 328 of Maps, Page 92
4. Liber 10212 of Deeds, Page 377  
Liber 10773 of Deeds, Page 50  
Liber 10834 of Deeds, Page 99
5. A map titled "Boundary Survey Map, Lands of Roger S. Powers", prepared by Zerkel Land Surveyors, dated January 28, 2000.
6. A map titled "Lands owned by Northfield Common Association", prepared by James H. Misseil & Associates, dated August 12, 1996.
7. This map is not a boundary survey and is not intended for property transfer.



**LEGEND**

LINETYPES	SYMBOLS
Centerline	Utility Pole
Property Line	Water Gate Valve
Resub. Prop. Line	Curb Box
Easement Line	Gas Valve
Existing Contour	Utility Box
Proposed Contour	Transformer
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Wood Fence	Molbox
Guide Rail	Sign
Wire Fence	Iron pipe/rebar
Overhead Wires	Traffic Control M.H.
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Water Line	Catch basin
Forcemain	Fire hydrant
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Floodzone	Invert end section
Wetlands	Spot elev. x351.00'
Right-of-Way	Light pole
Landscaping & Retaining Walls	Well
Silt Fence	Utility manhole
Ex. Drain Pattern	Storm Sewer Manhole
Sump Pump Discharge	Sanitary Sewer Manhole
	Rebar (to be set)
<b>LINE STYLES</b>	<b>LABELS</b>
Feature to be removed (Gray Line)	Record Map Info. "(R)"
Existing Utility (Light Line Weight)	Typical Style "Typ."
Proposed Utility (Heavier Line Weight)	To Be Removed Existing "Ex."
	Proposed "Pr."

**LANDTECH**  
SURVEYING & PLANNING P.L.L.C.  
3708 ST. PAUL BOULEVARD - ROCHESTER, NY - 14617  
PHONE (585) 442-9902 - FAX (585) 271-3012



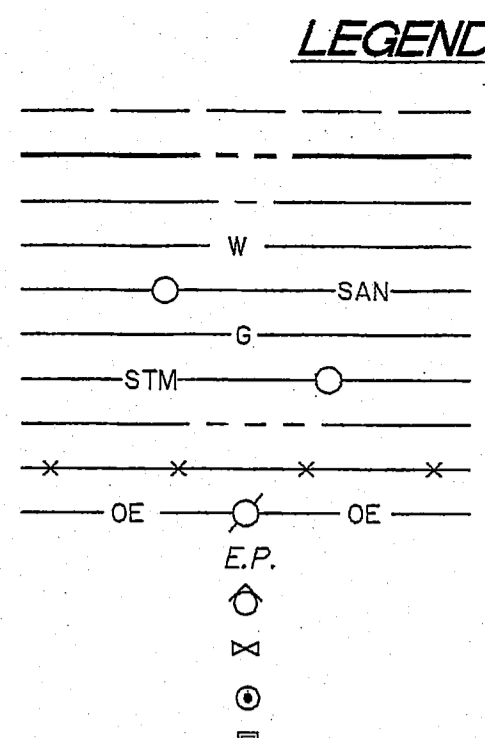
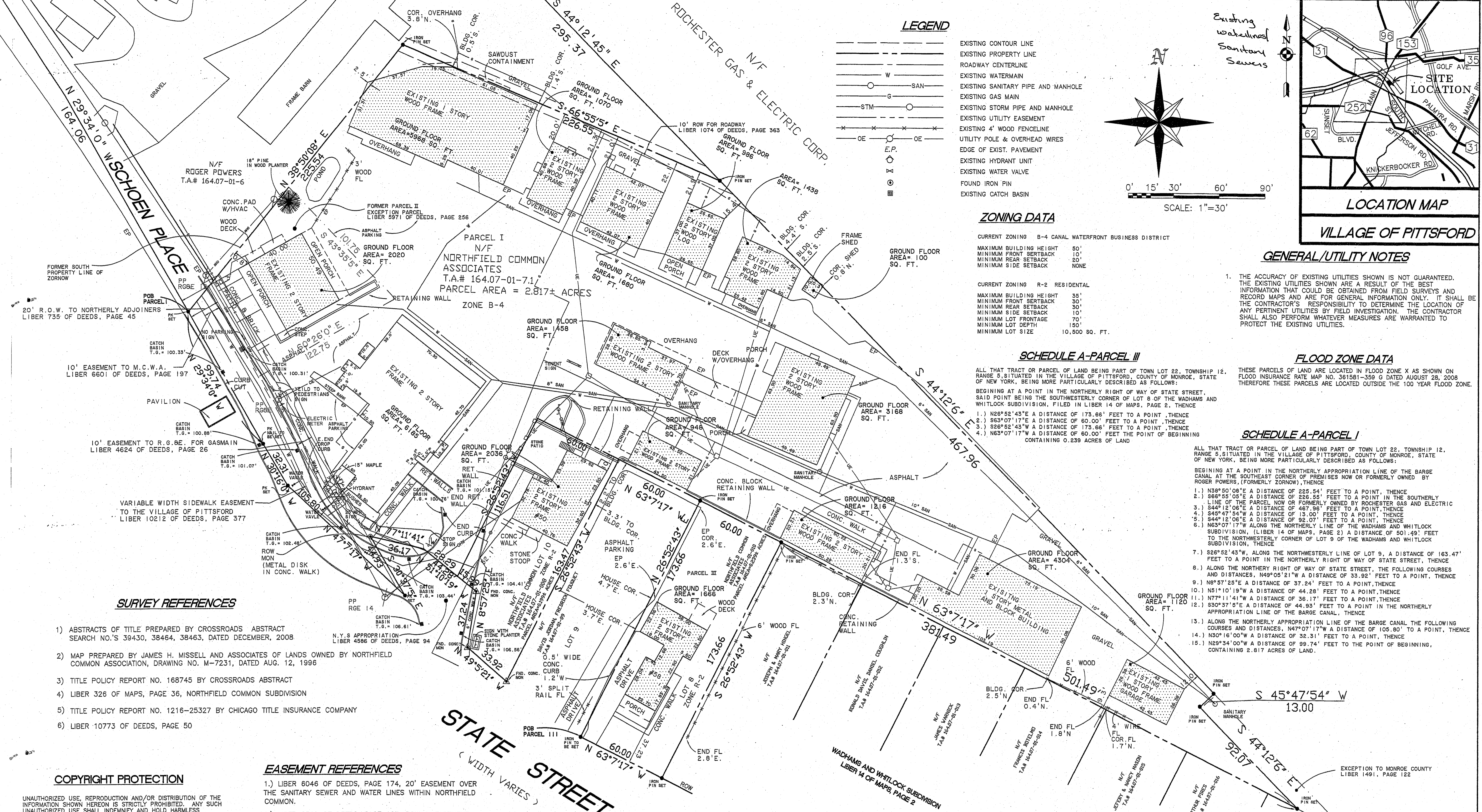
REVISIONS

NO.	DATE	DESCRIPTION

SCALE: 1"=30'  
DATE: 11/04/15  
DRAWN BY: KMS  
CHECKED BY: JHS  
TAX MAP NO.: 164.070-0001-007.11  
PROJECT NUMBER: 123456

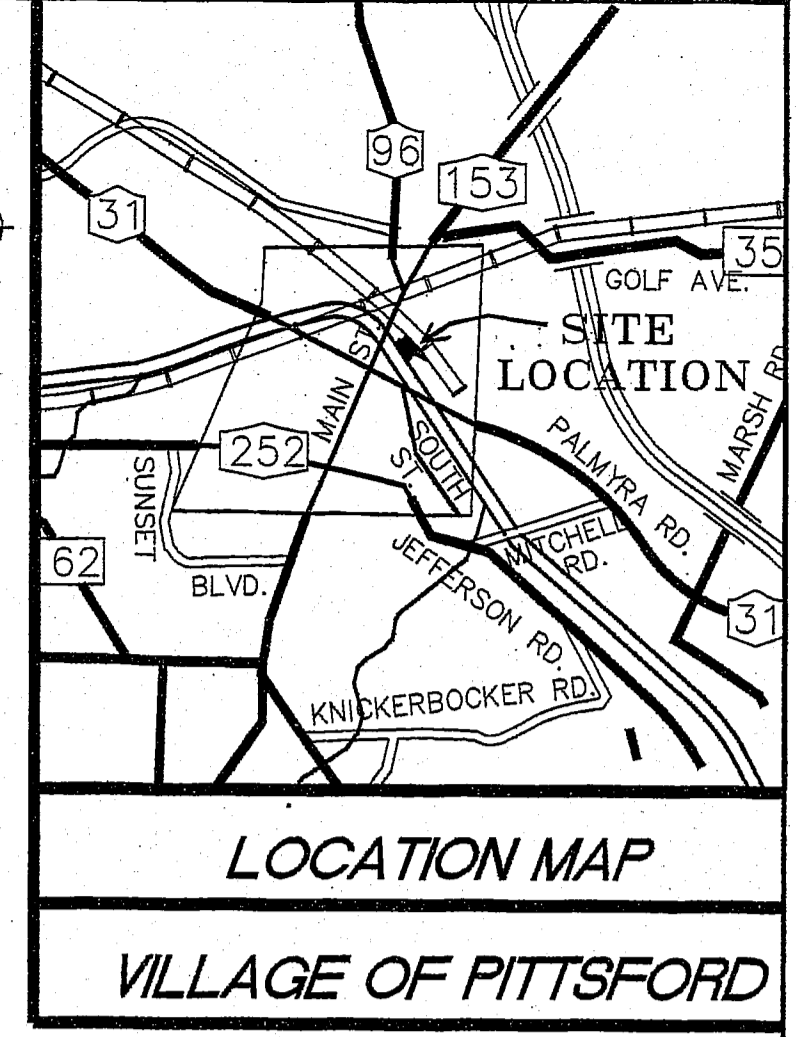
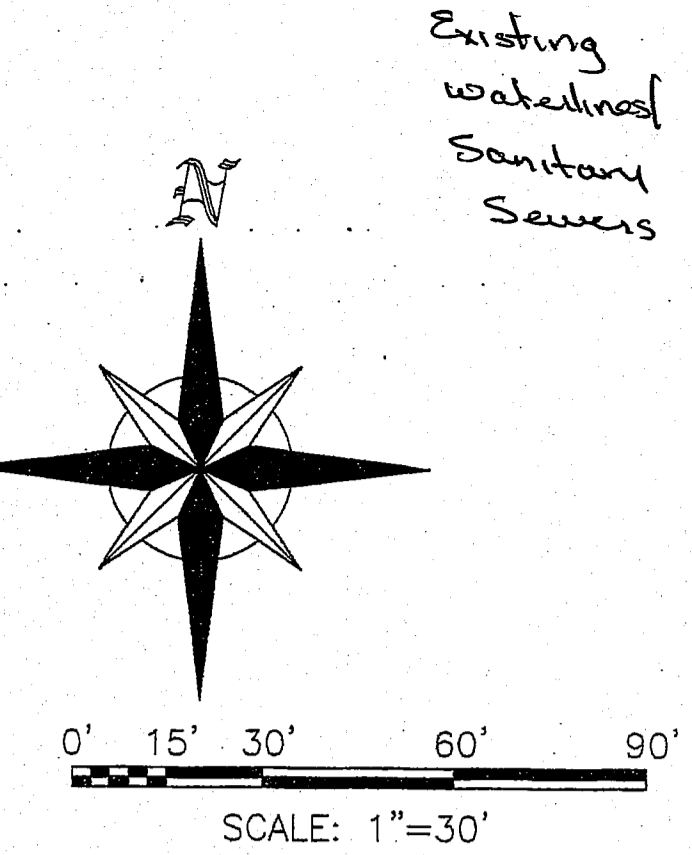
**NORTHFIELD COMMONS**  
TOWN LOT 22, TOWNSHIP 12, RANGE 5,  
OF THE PHELPS AND GORHAM PURCHASE,  
VILLAGE OF PITTSFORD, COUNTY OF MONROE,  
STATE OF NEW YORK  
**SITE/DRAINAGE PLAN**  
SHEET 1 OF 1

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.



**LEGEND**

EXISTING CONTOUR LINE  
 EXISTING PROPERTY LINE  
 ROADWAY CENTERLINE  
 EXISTING WATERMAIN  
 EXISTING SANITARY PIPE AND MANHOLE  
 EXISTING GAS MAIN  
 EXISTING STORM PIPE AND MANHOLE  
 EXISTING UTILITY EASEMENT  
 EXISTING 4" WOOD FENCELINE  
 UTILITY POLE & OVERHEAD WIRES  
 EDGE OF EXIST. PAVEMENT  
 EXISTING HYDRANT UNIT  
 EXISTING WATER VALVE  
 FOUND IRON PIN  
 EXISTING CATCH BASIN



**ZONING DATA**

CURRENT ZONING B-4 CANAL WATERFRONT BUSINESS DISTRICT

MAXIMUM BUILDING HEIGHT 50'  
 MINIMUM FRONT SETBACK 15'  
 MINIMUM REAR SETBACK 20'  
 MINIMUM SIDE SETBACK NONE

CURRENT ZONING R-2 RESIDENTIAL

MAXIMUM BUILDING HEIGHT 35'  
 MINIMUM FRONT SETBACK 30'  
 MINIMUM REAR SETBACK 30'  
 MINIMUM SIDE SETBACK 10'  
 MINIMUM LOT FRONTAGE 70'  
 MINIMUM LOT DEPTH 150'  
 MINIMUM LOT SIZE 10,500 SQ. FT.

**GENERAL/UTILITY NOTES**

1. THE ACCURACY OF EXISTING UTILITIES SHOWN IS NOT GUARANTEED. THE EXISTING UTILITIES SHOWN ARE A RESULT OF THE BEST INFORMATION THAT COULD BE OBTAINED FROM FIELD SURVEYS AND RECORD MAPS AND ARE FOR GENERAL INFORMATION ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ANY PERTINENT UTILITIES BY FIELD INVESTIGATION. THE CONTRACTOR SHALL ALSO PERFORM WHATEVER MEASURES ARE WARRANTED TO PROTECT THE EXISTING UTILITIES.

**SCHEDULE A-PARCEL III**

ALL THAT TRACT OR PARCEL OF LAND BEING PART OF TOWN LOT 22, TOWNSHIP 12, RANGE 5, SITUATED IN THE VILLAGE OF PITTSFORD, COUNTY OF MONROE, STATE OF NEW YORK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY RIGHT OF WAY OF STATE STREET, SAID POINT BEING THE SOUTHWESTERLY CORNER OF LOT 8 OF THE WADHAMS AND WHITLOCK SUBDIVISION, FILED IN LIBER 14 OF MAPS, PAGE 2, THENCE

**FLOOD ZONE DATA**

THESE PARCELS OF LAND ARE LOCATED IN FLOOD ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 381581-359 G DATED AUGUST 28, 2008. THEREFORE THESE PARCELS ARE LOCATED OUTSIDE THE 100 YEAR FLOOD ZONE.

**SCHEDULE A-PARCEL I**

ALL THAT TRACT OR PARCEL OF LAND BEING PART OF TOWN LOT 22, TOWNSHIP 12, RANGE 5, SITUATED IN THE VILLAGE OF PITTSFORD, COUNTY OF MONROE, STATE OF NEW YORK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY APPROPRIATION LINE OF THE BARGE CANAL AT THE SOUTHEAST CORNER OF PREMISES NOW OR FORMERLY OWNED BY ROGER POWERS, (FORMERLY ZORNOW), THENCE

1.) N26°52'43"E A DISTANCE OF 173.66' FEET TO A POINT, THENCE  
 2.) S63°07'17"E A DISTANCE OF 60.00' FEET TO A POINT, THENCE  
 3.) S26°52'43"W A DISTANCE OF 173.66' FEET TO A POINT, THENCE  
 4.) N63°07'17"W ALONG THE NORTHERLY LINE OF THE WADHAMS AND WHITLOCK SUBDIVISION, (LIBER 14 OF MAPS, PAGE 2) A DISTANCE OF 60.00' FEET TO THE NORTHWESTERLY CORNER OF LOT 9 OF THE WADHAMS AND WHITLOCK SUBDIVISION, THENCE

7.) S26°52'43"W, ALONG THE NORTHWESTERLY LINE OF LOT 9, A DISTANCE OF 163.47' FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY OF STATE STREET, THENCE

8.) ALONG THE NORTHERLY RIGHT OF WAY OF STATE STREET, THE FOLLOWING COURSES AND DISTANCES, N49°05'21"W A DISTANCE OF 33.92' FEET TO A POINT, THENCE

9.) N6°57'25"E A DISTANCE OF 37.24' FEET TO A POINT, THENCE

10.) N51°10'19"W A DISTANCE OF 44.28' FEET TO A POINT, THENCE

11.) N77°11'41"W A DISTANCE OF 36.17' FEET TO A POINT, THENCE

12.) S30°37'5"E A DISTANCE OF 44.83' FEET TO A POINT IN THE NORTHERLY APPROPRIATION LINE OF THE BARGE CANAL, THENCE

13.) ALONG THE NORTHERLY APPROPRIATION LINE OF THE BARGE CANAL THE FOLLOWING COURSES AND DISTANCES, N47°07'17"W A DISTANCE OF 105.80' TO A POINT, THENCE

14.) N30°16'00"W A DISTANCE OF 32.31' FEET TO A POINT, THENCE

15.) N28°34'00"W A DISTANCE OF 99.74' FEET TO THE POINT OF BEGINNING, CONTAINING 2.817 ACRES OF LAND.

**SURVEY REFERENCES**

- 1) ABSTRACTS OF TITLE PREPARED BY CROSSROADS ABSTRACT SEARCH NO.'S 39430, 38464, 38463, DATED DECEMBER, 2008
- 2) MAP PREPARED BY JAMES H. MISSELL AND ASSOCIATES OF LANDS OWNED BY NORTHFIELD COMMON ASSOCIATION, DRAWING NO. M-7231, DATED AUG. 12, 1996
- 3) TITLE POLICY REPORT NO. 168745 BY CROSSROADS ABSTRACT
- 4) LIBER 326 OF MAPS, PAGE 36, NORTHFIELD COMMON SUBDIVISION
- 5) TITLE POLICY REPORT NO. 1216-25327 BY CHICAGO TITLE INSURANCE COMPANY
- 6) LIBER 10773 OF DEEDS, PAGE 50

**EASEMENT REFERENCES**

- 1.) LIBER 8046 OF DEEDS, PAGE 174, 20' EASEMENT OVER THE SANITARY SEWER AND WATER LINES WITHIN NORTHFIELD COMMON.
- 2.) LIBER 6319 OF DEEDS, PAGE 127, ROW & EASEMENT FOR INGRESS & EGRESS THRU MAIN ENTRANCE

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**DRAWING ALTERATION**

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK EDUCATION LAW, ARTICLE 145, SECTION 7209, AND APPLIES TO THIS DRAWING: "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM, HIS SEAL AND THE NOTATION ALTERED BY, FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

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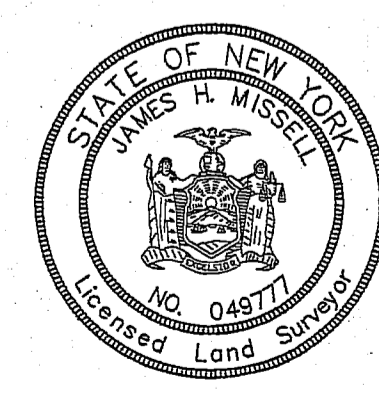
**CERTIFY TO:**

- 1.) NORTHFIELD COMMON HOLDINGS,LLC
- 2.) UNDERBERG & KESSLER
- 3.) THE CANANDAIGUA NATIONAL BANK & TRUST COMPANY
- 4.) THE TITLE INSURANCE COMPANY INSURING THE MORTGAGE

**SURVEY CERTIFICATION**

WE, JAMES H. MISSELL AND ASSOCIATES CERTIFY THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH CURRENT STANDARDS JOINTLY ADOPTED BY GENESSEE VALLEY LAND SURVEYORS ASSOCIATION AND THE MONROE COUNTY BAR ASSOCIATION AND FROM FIELD NOTES OF AN INSTRUMENT SURVEY PERFORMED ON MAY 9, 2012.

*James H. Missell* S-30-12  
 JAMES H. MISSELL NYSPLS LICENSE NO. 049777 DATE



**INSTRUMENT LOCATION SURVEY- #50, 58 STATE STREET**

REVISIONS			NORTHFIELD COMMON HOLDINGS,LLC	
DATE:	BY:	REVISION:	SHOWING PARCELS OF LAND BEING PART OF TOWN LOT 22, TOWNSHIP 12, RANGE 5 VILLAGE OF PITTSFORD, MONROE COUNTY, NEW YORK STATE	
5/30/12	DEH	ADDED REFERENCES		
			CLIENT: NORTHFIELD COMMON HOLDINGS,LLC	
			TAX ACCOUNT NUMBER 164-07-01-0071 164-07-01-008164-07-01-010	
DATE:	DRAWN BY:	SURVEYOR:	SCALE:	SHEET NO.:
MAY, 2012	DEH	J.H.M.	1" = 30'	1 OF 1