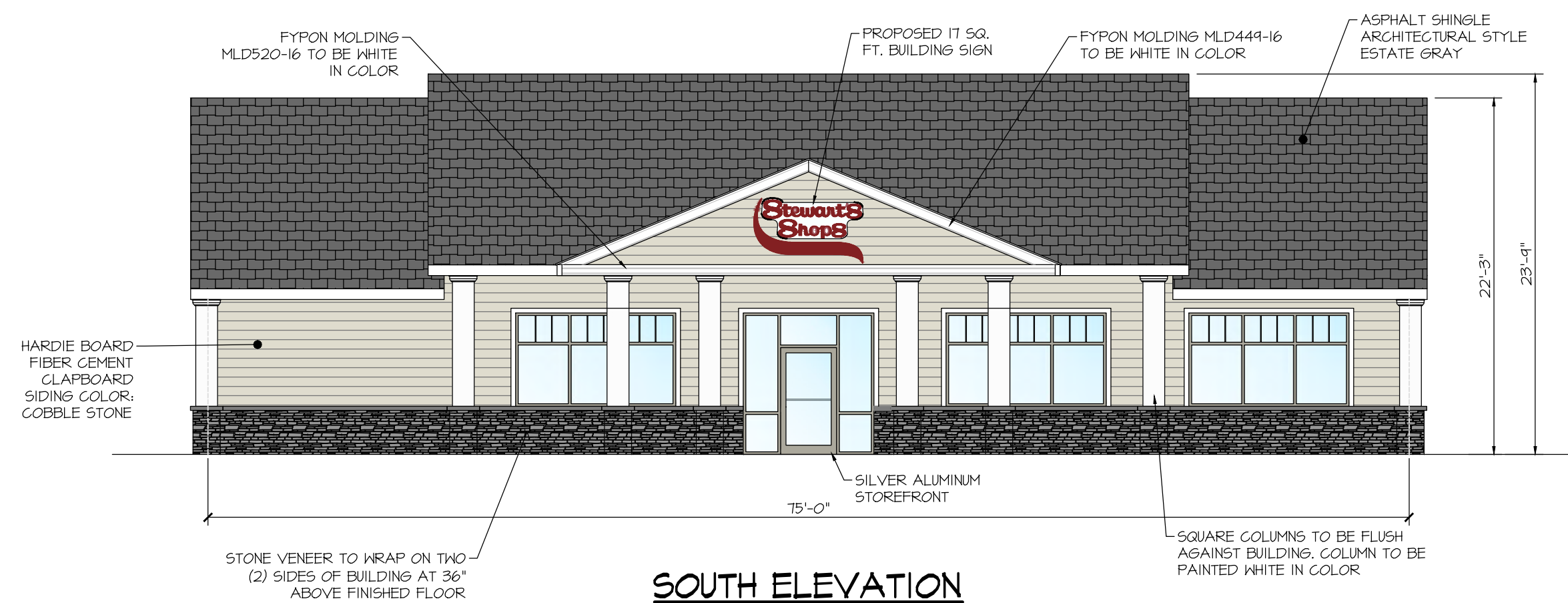
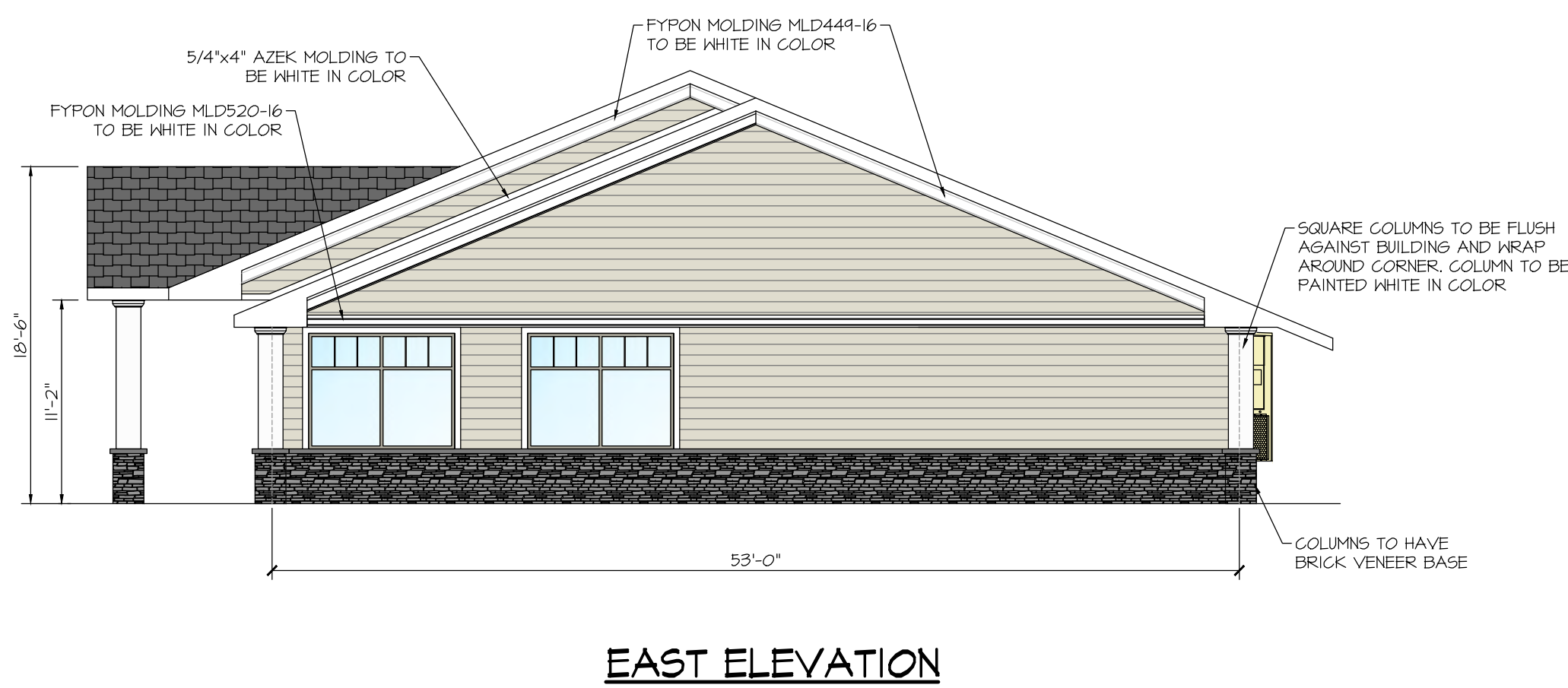


PROPOSED STEWART'S SHOP

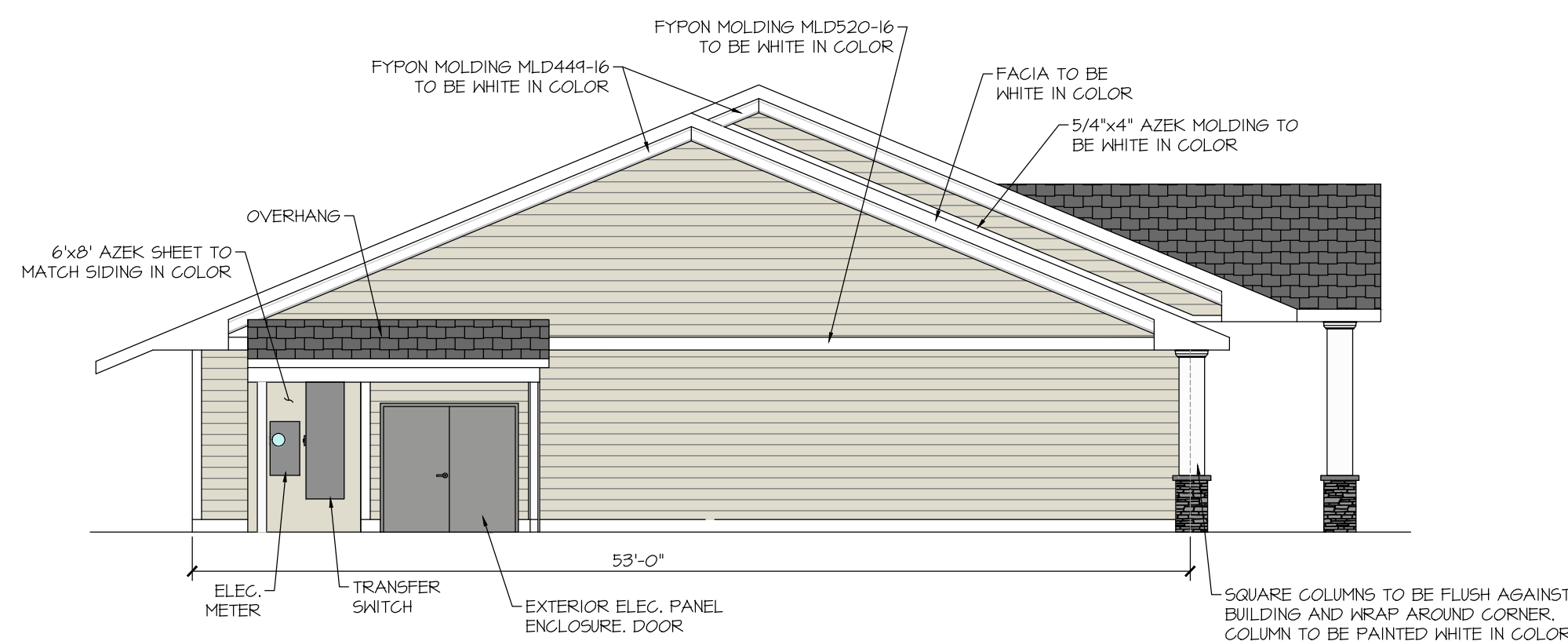
2634 GENESEE STREET, UTICA, NY



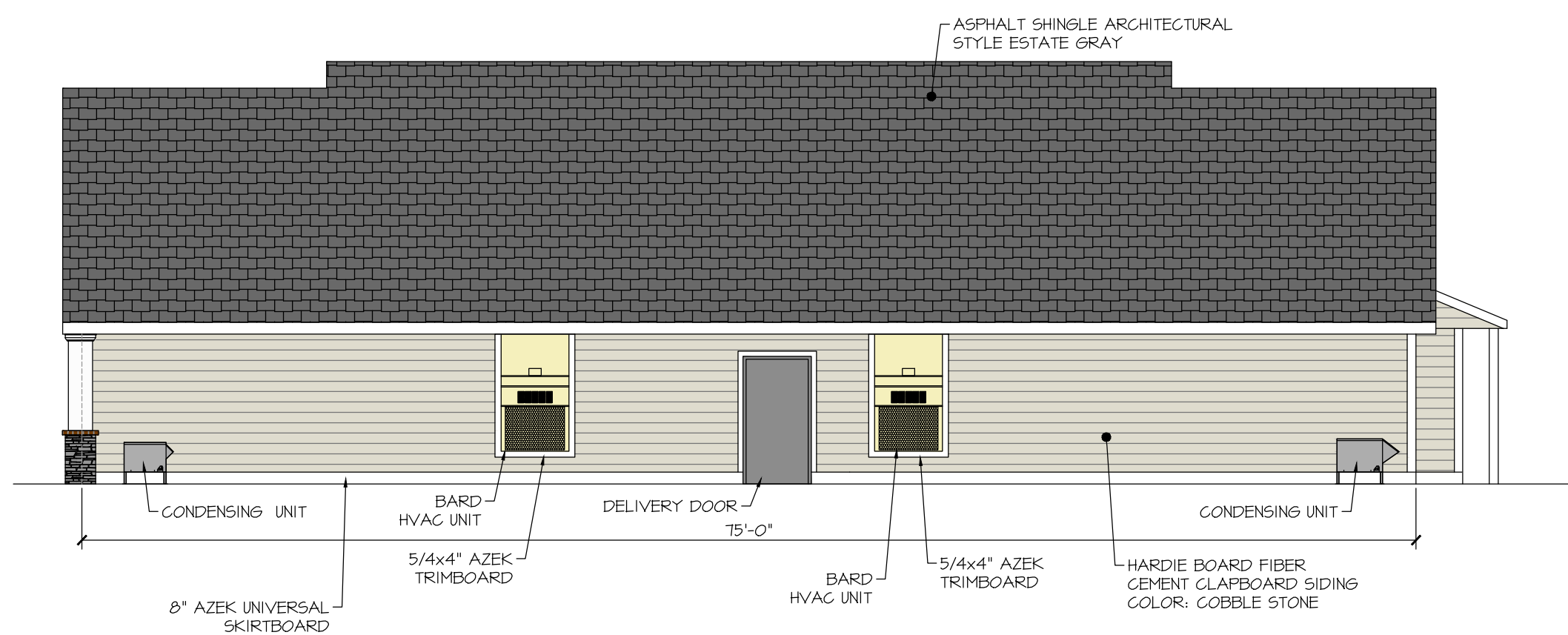
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



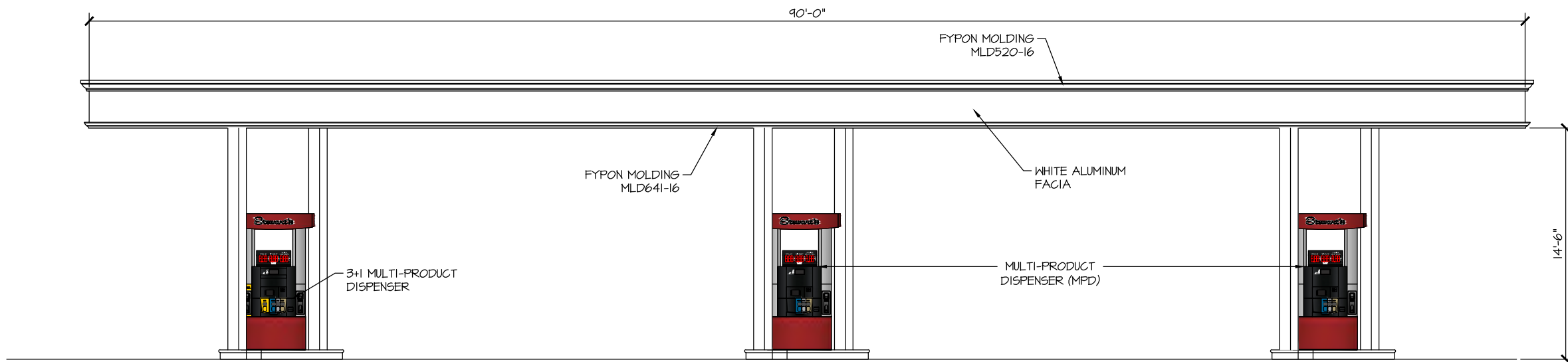
PROPOSED FREESTANDING SIGN

- SIZE: - 7'-10"x8" = 63 SQ. FT.
LETTERS: - 1/8" FLEXIGLASS FACE ON 4-1/2" THICK CAN
ILLUMINATION: - INTERNALLY ILLUMINATED WITH LED LIGHTING
- BURGUNDY LETTERS
- WHITE COLOR BACKGROUND
- 16" RED LED GAS PRICE NUMBERS
- 16" GREEN LED DIESEL PRICE NUMBERS

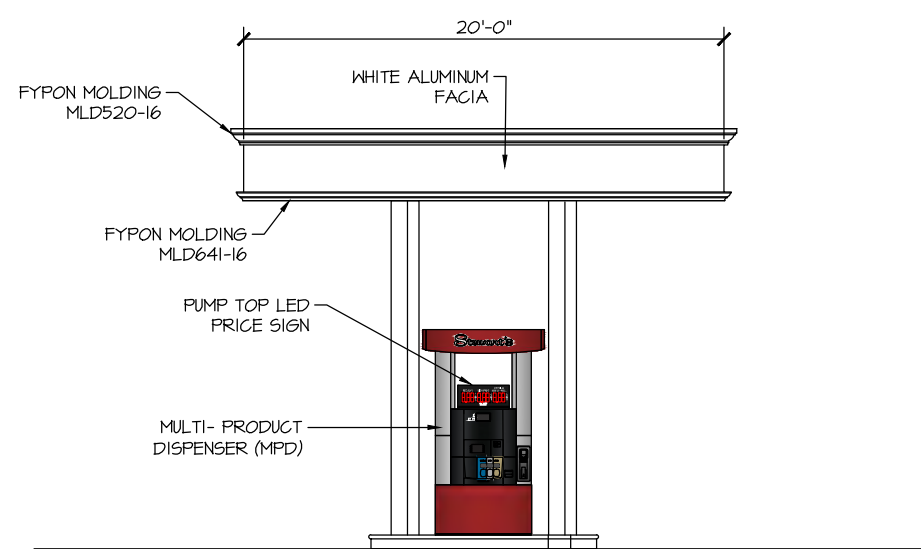


TYPICAL BUILDING SIGN

- SIZE: - 17 SQ. FT.
LETTERS: - 1/8" FLEXIGLASS FACE ON 4-1/2" THICK CAN
ILLUMINATION: - INTERNALLY ILLUMINATED WITH LED LIGHTING
- BURGUNDY LETTERS
- WHITE COLOR BACKGROUND



GAS CANOPY SOUTH ELEVATION

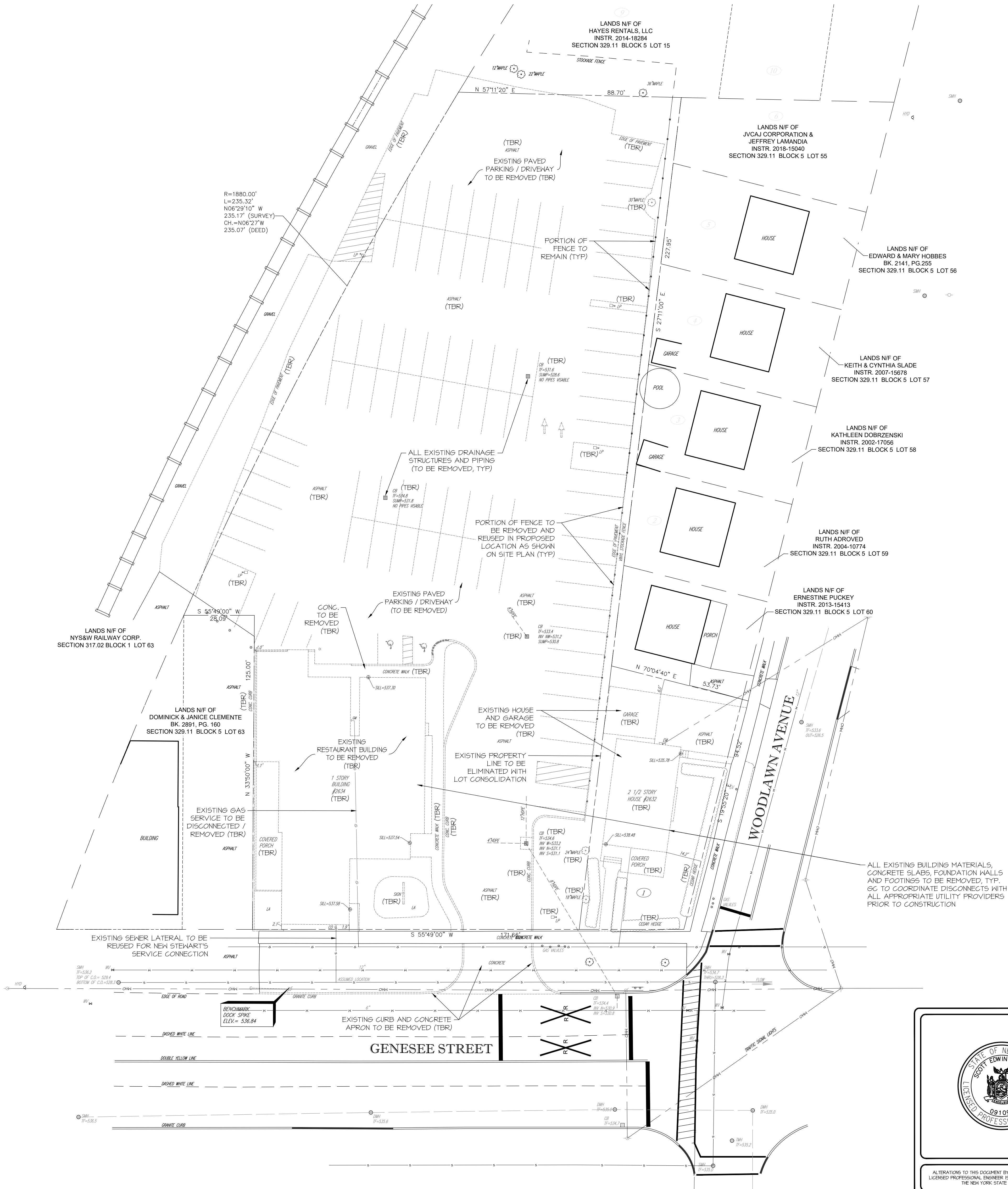


GAS CANOPY EAST ELEVATION

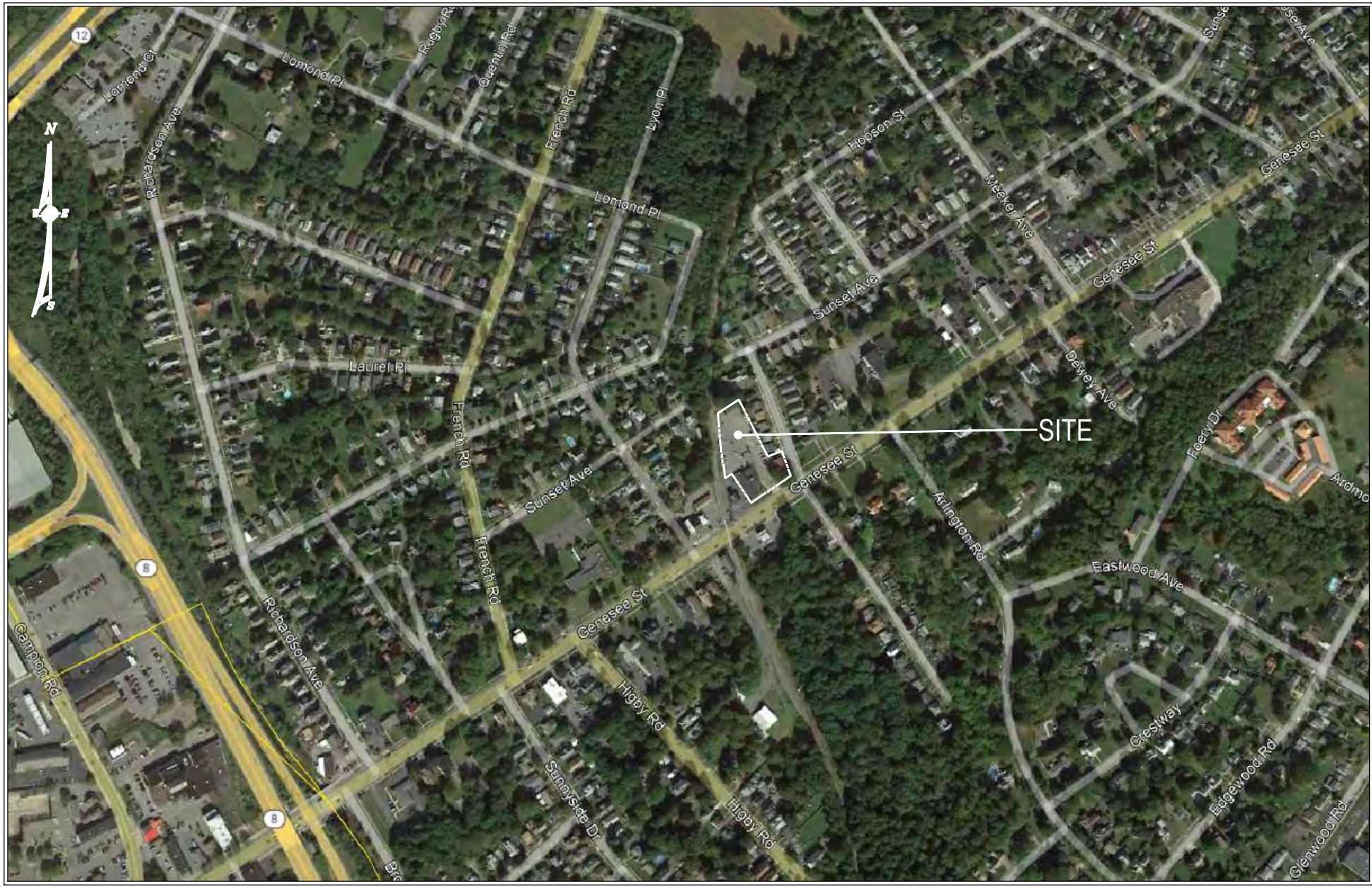
SHEET NO.	DRAWING NAME	DESCRIPTION
1	T-1	TITLE SHEET
2	S-1	EXISTING SITE/DEMO PLAN
3	S-2	PROPOSED SITE PLAN
4	S-3	LANDSCAPING PLAN
5	S-4	LIGHTING PLAN

STORE NAME, ABBREVIATION & NO.		SOUTH UTICA - 217	
SITE LOCATION		2632 & 2634 GENESEE STREET - CITY OF UTICA, NY 13502	
DATE	NO.	REVISIONS	
DRAWN BY: JRG		SCALE: AS SHOWN	
DATE: 6/29/22		DRAWING NO. T-1	
SARATOGA SPRINGS, NY 12866		TEL: (518)581-1200 FAX: (518)581-1209	
TITLE:		TITLE SHEET	

LEGEND	
PROPERTY LINE	----
FIRE HYDRANT	
WATER VALVE	
GAS VALVE	
SEWER MANHOLE	
SEWER CLEANOUT	
CURB INLET	
CATCH BASIN	
GUY WIRE	
UTILITY POLE	
SIGNPOST	
TRAFFIC SIGNAL CONTROL BOX	
POLE LIGHT	
WELL	
BOLLARD	
IRRIGATION SLEEVE	---IR---
OVERHEAD UTILITIES	---OH---
WATER SERVICE, 1" TYPE "K" COPPER	---WK---
SEWER SERVICE, 4" SDR 26	---S---
STORM PIPE, PROPOSED, HDPE	====
STORM PIPE, EXISTING	==
STOCKADE FENCE	----
CHAINLINK FENCE	----
SPLITRAIL FENCE	----
U/G ELECTRICAL/TELE SERVICE	---UE/UT---
U/G ELECTRICAL CONDUIT	---UE---
U/G GAS LINE	---G---
U/G CAMERAL CONDUIT	---CAM---
DIESEL PRODUCT LINE	---DSL---
SUPER PRODUCT LINE	---SUP---
UNLEADED PRODUCT LINE	---UNL---
EXISTING MAJOR CONTOUR	-----
EXISTING MINOR CONTOUR	-----
PROPOSED MAJOR CONTOUR	-----
PROPOSED MINOR CONTOUR	-----
PROPOSED SPOT ELEVATION	
EXISTING UNCHANGED SPOT ELEVATION	
NOTES:	
1. SOME FEATURES IN LEGEND MAY NOT HAVE BEEN USED.	
2. DASHED LINES INDICATE NEW WORK.	
3. DOTTED LINES INDICATE REMOVED ITEMS.	



STORE NAME, ABBREVIATION & NO.		SOUTH UTICA - 217	
SITE LOCATION		2632 & 2634 GENESEE STREET - CITY OF UTICA, NY 13502	
DATE	NO.	REVISIONS	
		DRAWN BY: JRG	
		SCALE: 1"=40'	
ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW		DATE: 6/29/22	
		DRAWING NO. S-1	
TITLE:		EXISTING SITE / DEMOLITION PLAN	

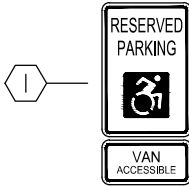


SITE LOCATION MAP
SCALE: N.T.S.

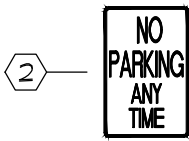
LEGEND	
PROPERTY LINE	---
FIRE HYDRANT	
WATER VALVE	
GAS VALVE	
SEWER MANHOLE	
SEWER CLEANOUT	
CURB INLET	
CATCH BASIN	
GUY WIRE	
UTILITY POLE	
SIGNPOST	
TRAFFIC SIGNAL CONTROL BOX	
POLE LIGHT	
WELL	
BOLLARD	
IRRIGATION SLEEVE	
OVERHEAD UTILITIES	--- OHW ---
WATER SERVICE, 1" TYPE "K" COFFER	--- W ---
SEWER SERVICE, 4" SDR 26	--- S ---
STORM PIPE, PROPOSED, HDPE	--- STORM PIPE, PROPOSED, HDPE ---
STORM PIPE, EXISTING	--- STORM PIPE, EXISTING ---
STOCKADE FENCE	---
CHAINLINK FENCE	---
SPLITRAIL FENCE	---
U/S ELECTRICAL/TELE SERVICE	--- UE/UT ---
U/S ELECTRICAL CONDUIT	--- UE ---
U/G GAS LINE	--- G ---
U/S CAMERAL CONDUIT	--- CAM ---
DIESEL PRODUCT LINE	--- DSL ---
SUPER PRODUCT LINE	--- SUP ---
UNLEADED PRODUCT LINE	--- UNL ---
EXISTING MAJOR CONTOUR	--- 100 ---
EXISTING MINOR CONTOUR	--- 100 ---
PROPOSED MAJOR CONTOUR	--- 100.00 ---
PROPOSED MINOR CONTOUR	--- 100.00 ---
PROPOSED SPOT ELEVATION	100.00
EXISTING UNCHANGED SPOT ELEVATION	100.00
NOTES:	
1. SOME FEATURES IN LEGEND MAY NOT HAVE BEEN USED.	
2. DARKER LINES INDICATE NEW WORK.	
3. DOTTED LINES INDICATE REMOVED ITEMS.	

SIGN KEY:

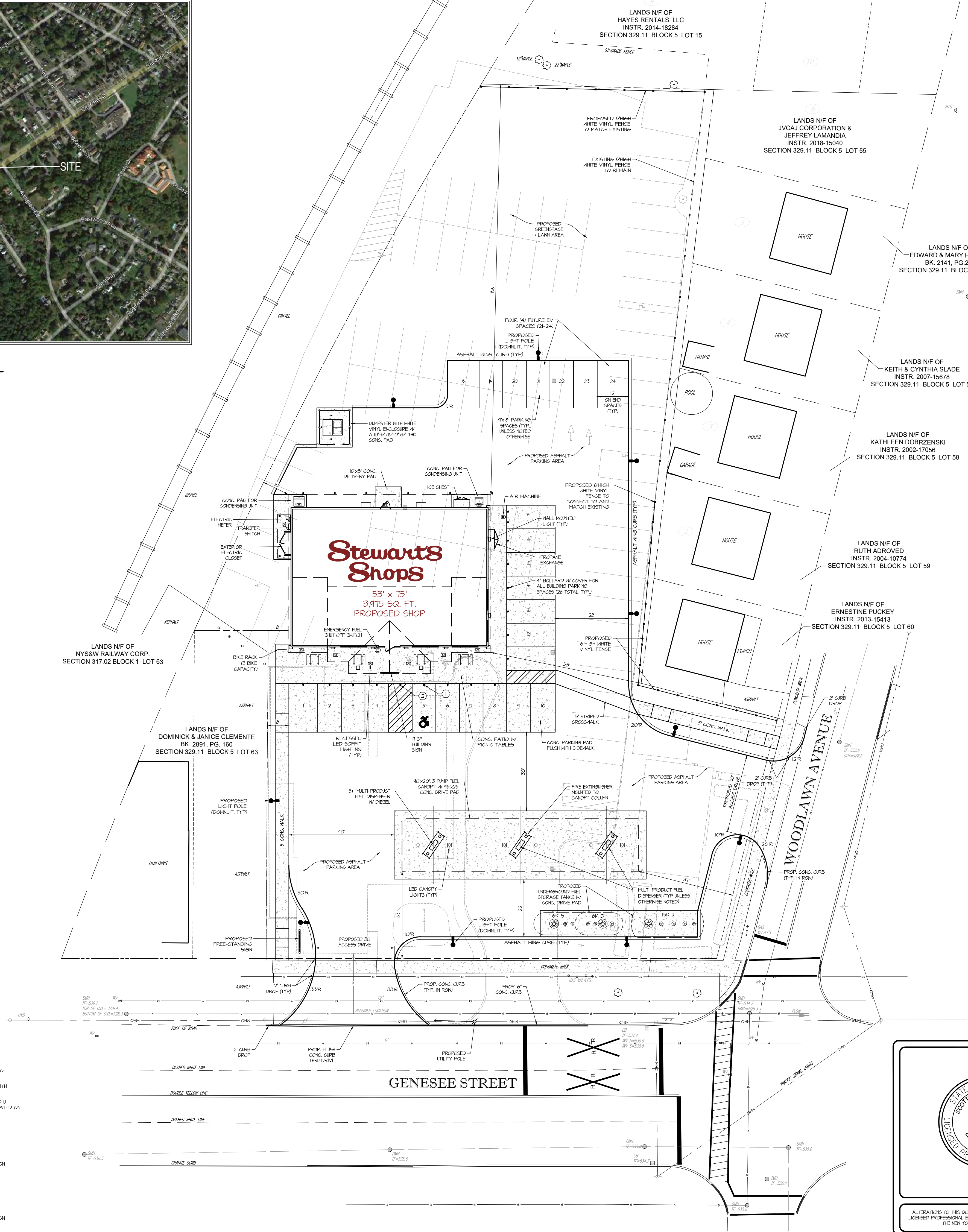
- 1) ALL SIGNS ARE TO CONFORM WITH N.Y.S.D.O.T. STANDARD SECTION 645.
- 2) SIGN POST TO BE SECURED IN BOLLARD WITH SAND
- 3) SIGNS SHALL BE MOUNTED TO GALVANIZED U CHANNEL POSTS IN THE LOCATIONS INDICATED ON THE PLAN.



HANDICAP SIGN
RT-10 12"x18"
RT-10A 12"x18"
6'-0" MOUNTING
HEIGHT MIN. SEE
PLAN FOR LOCATION



NO PARKING SIGN
RT-11 12"x18"
6'-0" MOUNTING
HEIGHT MIN. SEE
PLAN FOR LOCATION



CITY OF UTICA - ONEIDA COUNTY
TAX MAP S.B.L.# 32411-5-61 & 62
ZONING DISTRICT - NMU - NEIGHBORHOOD MIXED USE

GASOLINE / CONVENIENCE STATION - SUBJECT TO SPECIAL USE PERMIT AND SITE PLAN REVIEW

	REQUIRED	PROPOSED
LOT AREA (MIN)	1,000 SF	1,141 +/- ACRES
LOT WIDTH (MIN/MAX)	10 FT / 100 FT	X FT
LOT COVERAGE (MAX - CORNER)	70% - 90%	X%
FRONT YARD (MIN/MAX)	AVERAGE	X FT
FACADE LENGTH (MAX)	60 FT	X FT
SIDE YARD (MIN TOTAL)	10 FT	X FT
REAR YARD (MIN)	10 FT	X FT
PARKING SETBACK	10 FT	X FT
BUILDING HEIGHT (MAX)	4 STORIES	1 STORY - 24 FT
FIRST STORY MINIMUM HEIGHT	4 FT	4 FT-8 IN
GROUND FLOOR TRANSPARENCY, FRONT FACADE (MIN)	50%	X %
GROUND FLOOR TRANSPARENCY, CORNER SIDE FACADE (MIN)	30%	X %
MAIN ENTRANCE LOCATION (REQUIRED)	FACING SIDEWALK	NA
FRONTAGE (UNILT) (MAX)	12 FT	24 SPACES
VEHICLE PARKING	2 PER 1,000 SQ. FT. OF GFA 3,975/1,000 (2) = 8 SPACES	24 SPACES
BIKE CYCLE PARKING	1 PER 10 PARKING SPACES 24/10 = 3 SPACES	3 SPACES

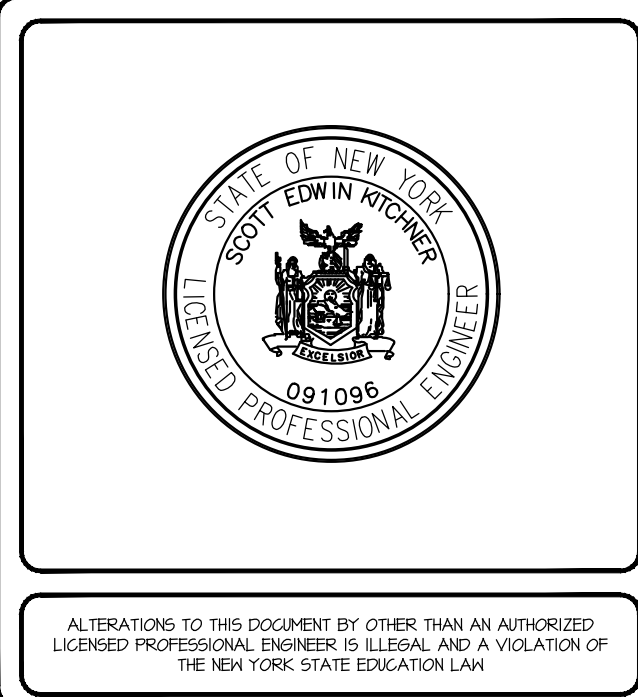
SITE STATISTICS:

EXISTING SITE USAGE DATA

GREENSPACE	6,141 SQ. FT.	12%
BUILDING	6,144 SQ. FT.	14%
CONC./PAVE/PORCH	36,662 SQ. FT.	14%

PROPOSED SITE USAGE DATA

GREENSPACE	17,141 SQ. FT.	36%
BUILDING	3,975 SQ. FT.	8%
FUEL CANOPY	1,800 SQ. FT.	4%
CONC./PAVE	26,074 SQ. FT.	52%



STORE NAME, ABBREVIATION & NO.

SOUTH UTICA - 217

SITE LOCATION

2632 & 2634 GENESEE STREET - CITY OF UTICA, NY 13502

DATE

NO.

REVISIONS



SARATOGA SPRINGS, NY 12866
TEL. (518) 581-1200 FAX (518) 581-1209

DRAWN BY: JRG

SCALE: 1"=20'

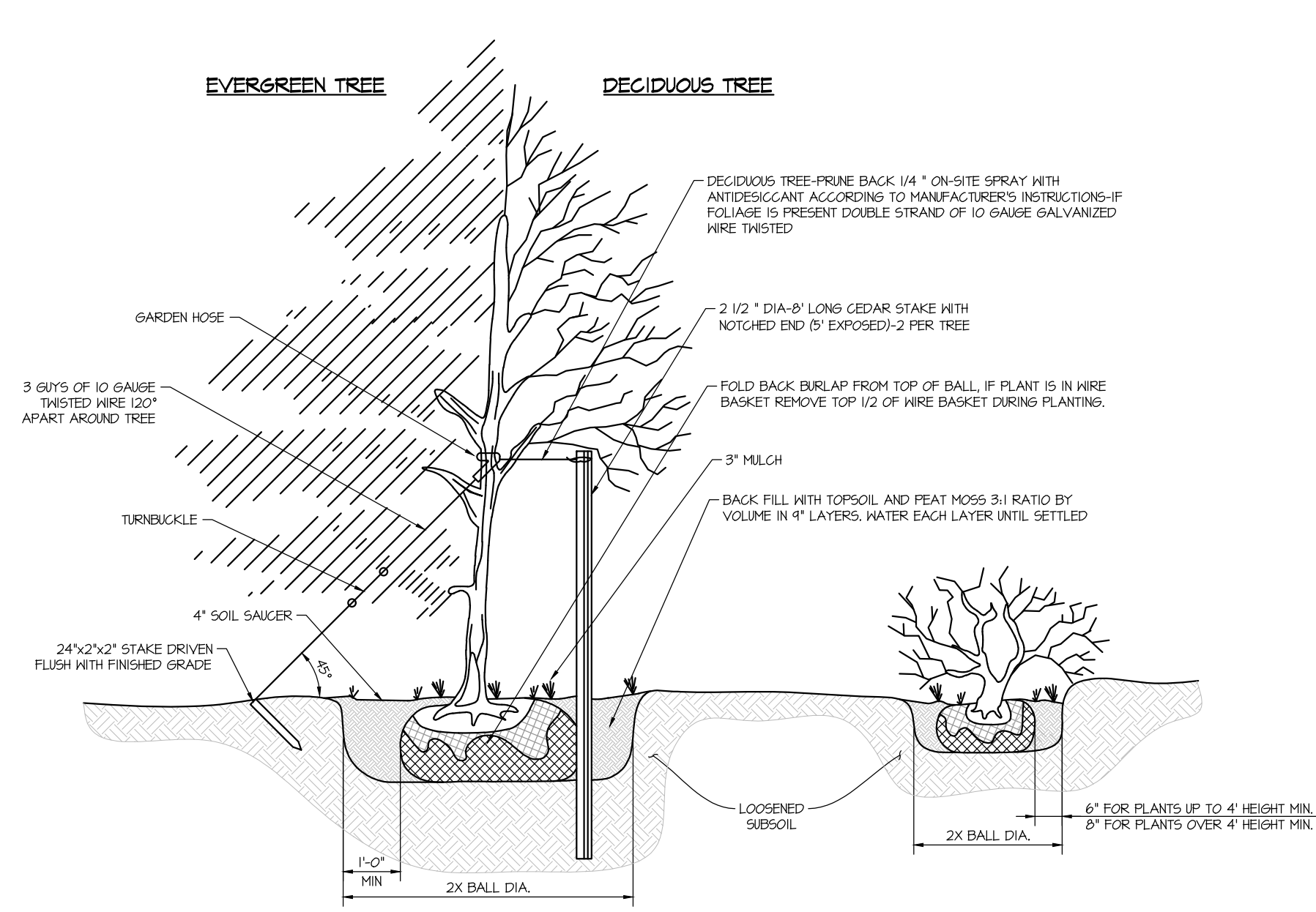
DATE: 6/29/22

DRAWING NO.

5-2

TITLE:

PROPOSED SITE PLAN



- PLANTING NOTES:**
1. DECIDUOUS PLANTING SEASONS
SPRING: APRIL 1 - MAY 20
FALL: OCTOBER 1 - NOVEMBER 15
 2. ALL PLANTS SHALL BE GUARANTEED AND MAINTAINED FOR A PERIOD OF 1 YEAR AFTER BEING PROPERLY PLANTED.
 3. REPLACEMENT PLANTS SHALL BE PLANTED IN CONFORMANCE WITH THE SAME SPECIFICATIONS AS THE ORIGINAL PLANTS.
 4. WRAP DECIDUOUS TREES OVER 1" CAL. WITH PLASTIC TREE GUARDS
- REMOVE TREE GUARDS AFTER A MIN. OF 2 WINTERS AND BEFORE A MAX. OF 5 WINTERS
 5. EVERGREEN TREE-GROUND LINE TO BE THE SAME AS EXISTED AT THE NURSERY
 6. TREE CALIPER IS TO BE MEASURED AT A HEIGHT OF 4'
 7. ALL STAKES AND GUY WIRES TO BE REMOVED 2 YEARS AFTER INITIAL PLANTING.

PLANTING DETAIL
SCALE: N.T.S.

PLANT LIST

	ABRV	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
PERENNIALS	H5	HEMEROCALLIS 'STELLA DE ORO'	DAYLILY - STELLA DE ORO	14	2 GAL.	AS SHOWN
	RF	RUDBECKIA FILIGIDA	BLACK-EYED SUSAN	19	2 GAL.	AS SHOWN
	EP	ECHINACEA PURPUREA 'RUBY STAR'	CONEFLOWER - PURPLE	7	2 GAL.	AS SHOWN
	PF	PENNISETUM FUSCLOIDES	GRASS - FUSCLOIDES	7	2 GAL.	AS SHOWN
	AG	ASTILBE X ARENDSII 'GRANAT'	GRANAT ASTILBE	13	2 GAL.	AS SHOWN
	RPJ	RHODODENDRON 'P.J.M'	P.J.M RHODODENDRON	6	14"-18"	AS SHOWN
SHRUBS	SJ	SPIRAEA JAPONICA	LITTLE PRINCESS SPIREA	16	14"-18"	AS SHOWN
	PC	PRUNUS X CISTENA	PURPLE LEAF SANDCHERRY	14	18"-24"	AS SHOWN
	SG	SPIRAEA GOLDMOUND	GOLDMOUND SPIREA	15	14"-18"	AS SHOWN
	ARRS	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2	3" - 3-1/2" CAL.	AS SHOWN
TREES	BN	BETULA NIGRA	MULTI STEM RIVER BIRCH	2	10"-12" MIN.	AS SHOWN
	CF	CORNUS FLORIDA 'CHEROKEE CHIEF'	RED FLOWERING DOGWOOD	3	3" - 3-1/2" CAL.	AS SHOWN

ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW

STORE NAME, ABBREVIATION & NO. **SOUTH UTICA - 217**

SITE LOCATION **2632 & 2634 GENESEE STREET - CITY OF UTICA, NY 13502**

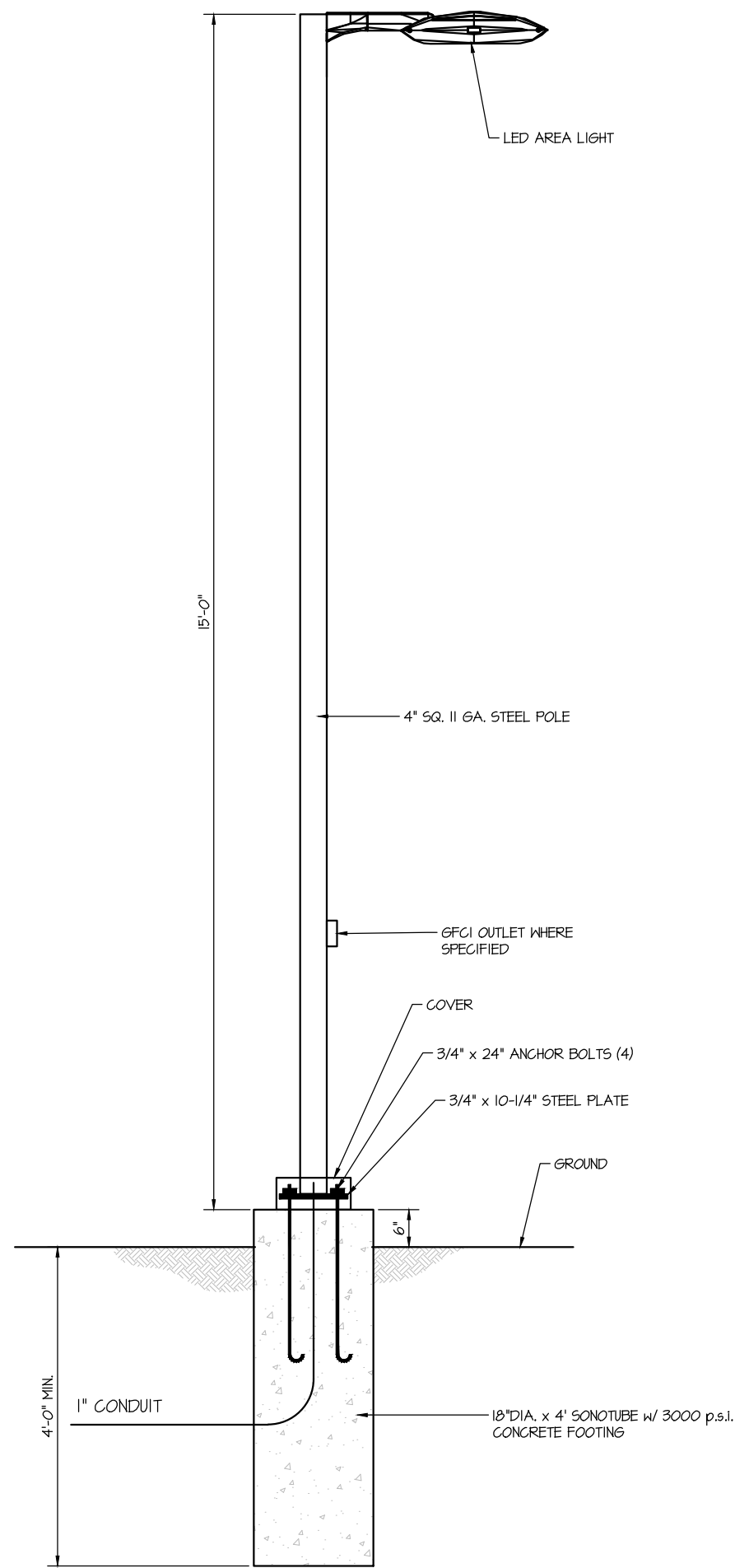
DATE	NO.	REVISIONS

SARATOGA SPRINGS, NY 12866
TEL: (518) 581-1200 FAX: (518) 581-1209

TITLE: **LANDSCAPE PLAN**

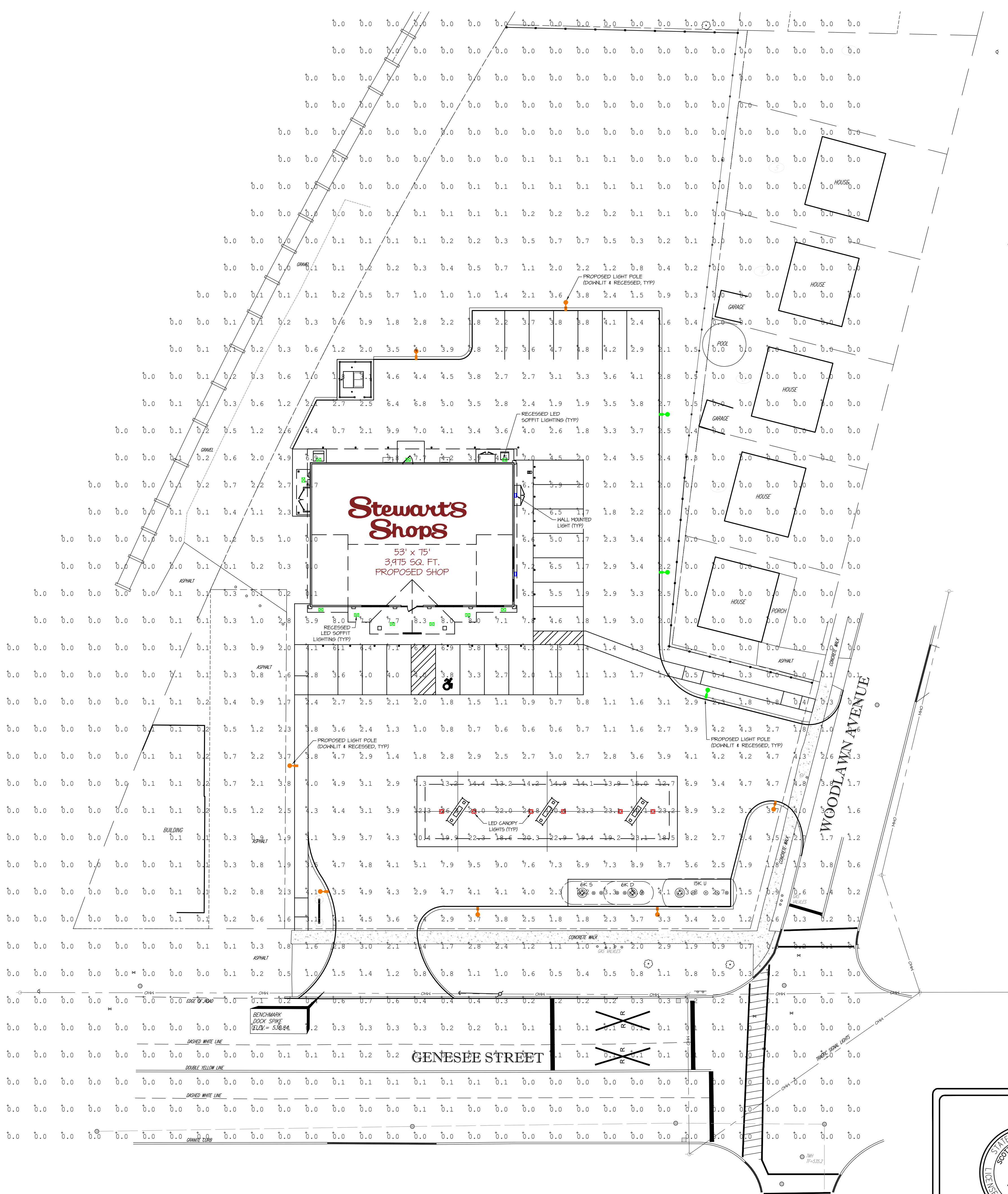
DRAWN BY: JR6
SCALE: 1"=20'
DATE: 6/29/22

DRAWING NO. **S-3**



LIGHT POLE DETAIL

Luminaire Schedule			Arrangement	Description	Lum. Watts	Lum. Lumens
Symbol	Qty	Label				
	7	ARE-EDG-3M-DA-06-E-UL-BZ-100	SINGLE	POLE LIGHT, 60 WHITE LED, 100mA DRIVER, DIRECT ARM MOUNT	136.3	9146
	3	ARE-EDG-3MB-DA-06-E-UL-BZ-100	SINGLE	POLE LIGHT, 60 WHITE LED, BACK SHIELDED, 100mA DRIVER, DIRECT ARM MOUNT	134	8841
	6	CAN-304-PS-RS-06-E-UL-KH-525	SINGLE	CANOPY LIGHT, 60 WHITE LED, 525mA DRIVER, RECESSED MOUNT	100	10862
	2	SEC-EDG-3M-KH-04-E-UL-KH-525	SINGLE	SECURITY LIGHT, 40 WHITE LED, 525mA DRIVER, WALL MOUNTED	60	5614
	10	9FT-220-5M-RM-03-E-UL-KH-525	SINGLE	SOFFIT LIGHT, 30 WHITE LED, 525mA DRIVER, RECESSED MOUNT	54	4436



ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW

STORE NAME, ABBREVIATION & NO.			SOUTH UTICA - 217		
SITE LOCATION			2632 & 2634 GENESEE STREET - CITY OF UTICA, NY 13502		
DATE	NO.	REVISIONS			
 SARATOGA SPRINGS, NY 12866 TEL (518)581-1200 FAX (518)581-1209			DRAWN BY: JR6		
			SCALE: 1"=20'		
			DATE: 6/29/22		
			DRAWING NO.		
			S-4		
TITLE:			PHOTOMETRIC PLAN		

LEGEND:

- CB CATCH BASIN
HYD HYDRANT
LP LIGHT POLE
SM SANITARY MANHOLE
SM STORM MANHOLE
EM ELECTRIC MANHOLE
WV WATER VALVE
TPD TELEPHONE PEDESTAL
UTILITY POLE
G GAS LINE
S SANITARY LINE
ST STORM LINE
W WATER LINE
T TELEPHONE LINE
E ELECTRIC LINE
OH OVERHEAD WIRES
LA LANDSCAPED AREA
RD ROOF DRAIN
+ 857.82 SPOT ELEVATION
SB SOIL BORING
MW MONITORING WELL
GM GAS MARKER POST
EM ELECTRIC METER
GM GAS METER

TAX PARCEL NUMBER:

CITY OF UTICA, ONEIDA COUNTY, NEW YORK
SEC. 329.11 - BLK: 5 - PARCELS 61 & 62

MAP REFERENCES:

- "MAP OF PROPERTY BELONGING TO BROOKS-GERSTEN-DALY," PREPARED BY JOSEPH SHAW, DATED OCTOBER 5, 1925 AND FILED IN THE ONEIDA COUNTY CLERKS OFFICE IN MAP BOOK 33, PAGE 25.
- "MAP OF PROPERTY MADE FOR GEORGE M. SPEAKERATTY," PREPARED BY MERRITT & LABELLA, DATED OCTOBER 18, 1923 AND FILED IN THE ONEIDA COUNTY CLERKS OFFICE IN MAP BOOK 29, PAGE 45.

DEED REFERENCES:

- SUDERSHAN P. REDDY AND ARUL P. KANNAN TO SUDERSHAN P. REDDY, DATED MARCH 26, 2004 AND RECORDED IN THE ONEIDA COUNTY CLERKS OFFICE IN DEED INSTRUMENT 2004-7345.
- PAUL P. AND SHERYL L. BOHN TO VINCENT R. CARFAGNO, DATED NOVEMBER 20, 1997 AND RECORDED IN THE ONEIDA COUNTY CLERKS OFFICE IN DEED BOOK 2801 AT PAGE 533.

GENERAL NOTES:

NORTH IS ORIENTED TO DEED REFERENCE 1

VERTICAL DATUM IS NAVD88, ESTABLISHED FROM GPS OBSERVATIONS AT THE TIME OF SURVEY

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.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

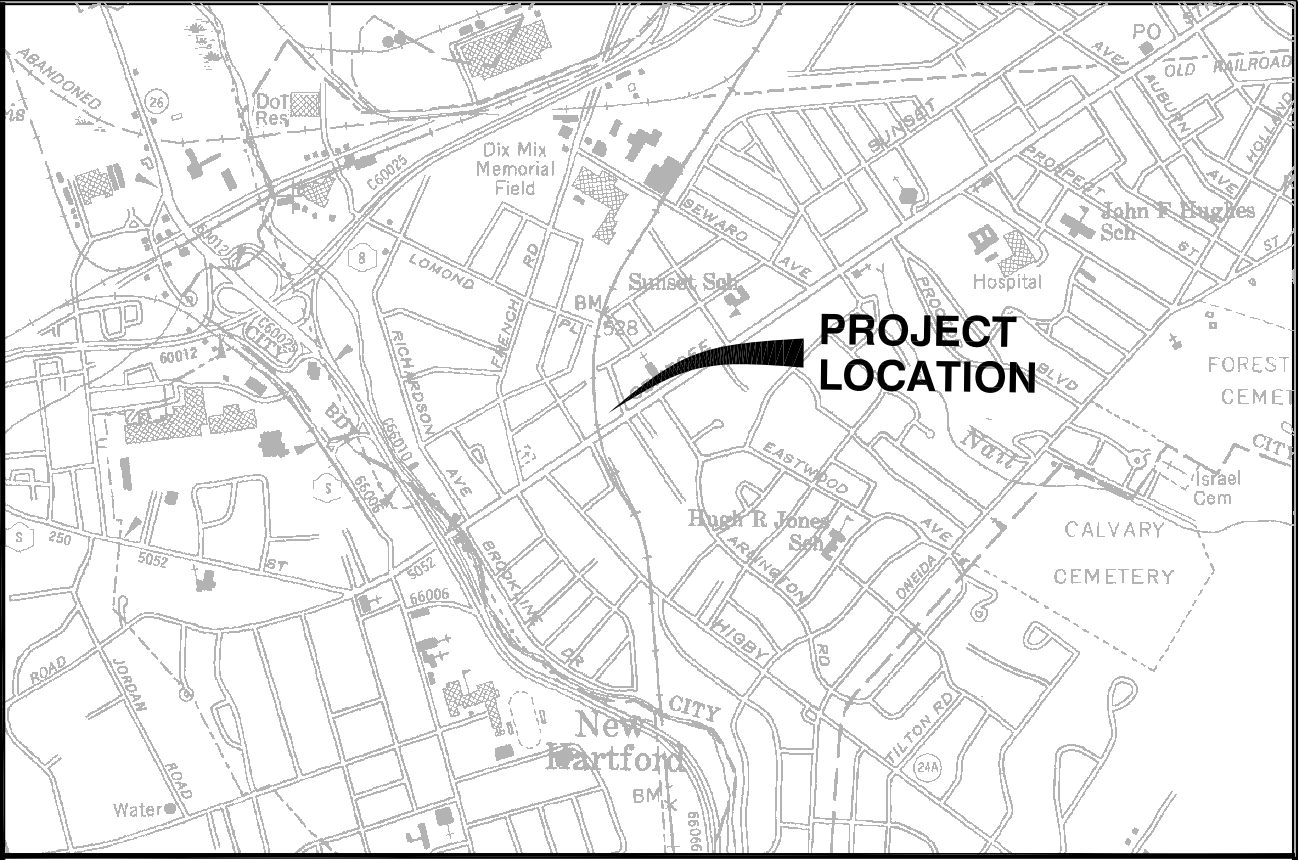
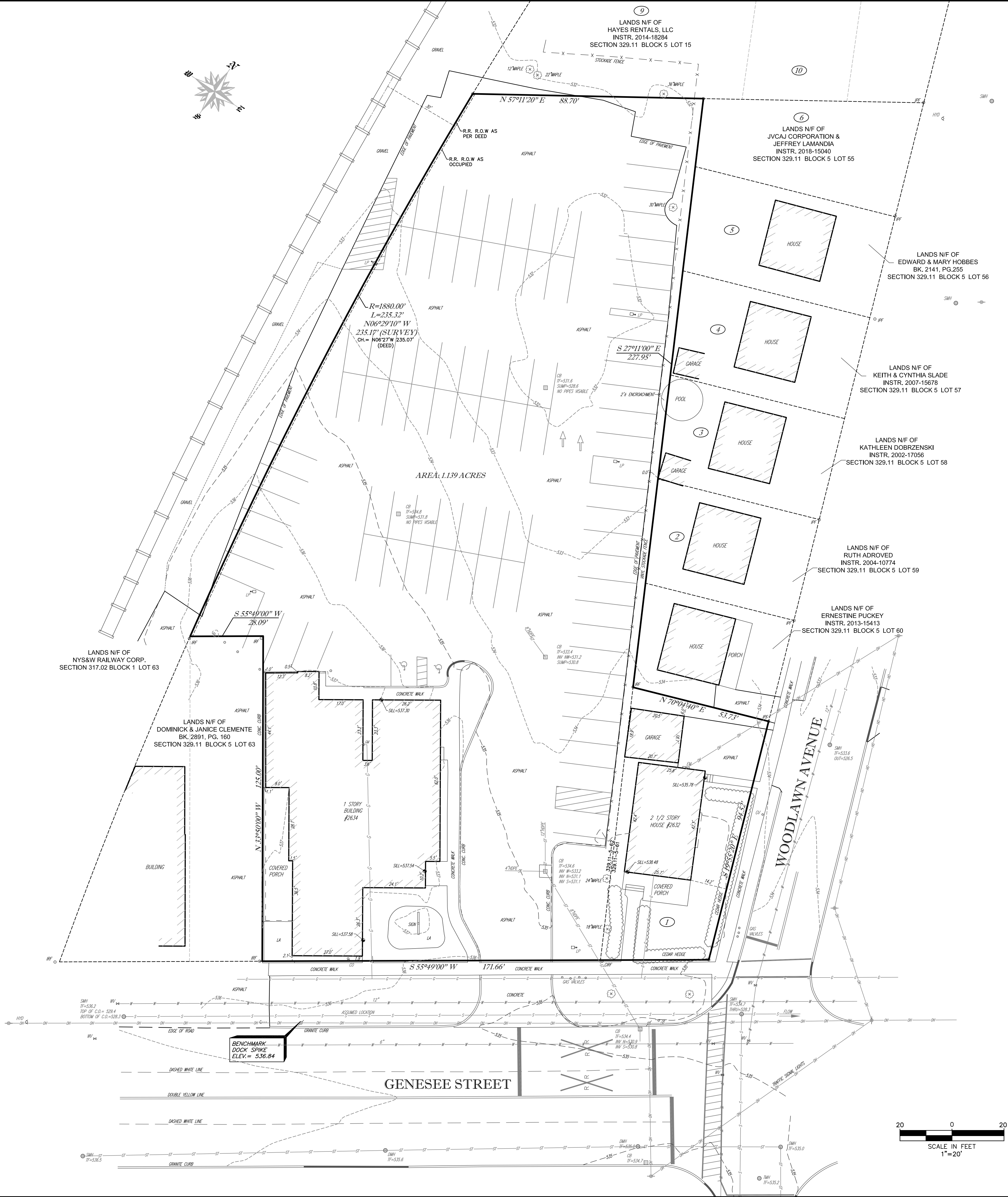
SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.

SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.

UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.

CURRENT DEED DOES NOT CLOSE BY .09 FEET. ERROR OF CLOSURE CORRECTED IN THE RAILROAD R.O.W. CURVE.



SITE LOCATION PLAN: 1"=2000'

LEGAL DESCRIPTIONS OF RECORD:

TAX MAP PARCEL 329.11-3-62 (LANDS OF SUDERSHAN P. REDDY)

ALL THAT PIECE OR PARCEL OF LAND, SITUATE IN THE CITY OF UTICA, COUNTY OF ONEIDA, STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF GENESEE STREET, DISTANT 41.66 FEET SOUTH 55° 49' WEST FROM A CONCRETE MONUMENT SET AT THE WESTERLY CORNER OF WOODLAWN AVENUE WEST AND GENESEE STREET; RUNNING THENCE SOUTH 55° 49' WEST ALONG THE NORTHWESTERLY LINE OF GENESEE STREET 130.0 FEET TO A POINT; THENCE NORTH 33° 50' WEST 125 FEET TO A POINT; THENCE SOUTH 55° 49' WEST 28.09 FEET TO A POINT IN THE EASTERLY CURVED RIGHT OF WAY LINE OF THE PROPERTY NOW OR FORMERLY OF THE D.L. & W. RAILROAD COMPANY; THENCE ALONG SAID CURVED RIGHT OF WAY LINE AND BEING ALONG THE CIRCUMFERENCE OF A CIRCLE CURVING TO THE RIGHT AND HAVING A RADIUS OF 1,880.00 FEET TO A POINT THAT IS ON A CHORD NORTH 06° 27' WEST 235.07 FEET; THENCE NORTH 57° 04' EAST 88.70 FEET TO A POINT; THENCE SOUTH 27° 11' EAST ALONG THE REAR LINE OF LOTS FRONTING ON THE WESTERLY SIDE OF WOODLAWN AVENUE WEST 333.66 FEET TO THE PLACE OF BEGINNING.

TAX MAP PARCEL 329.11-5-61 (LANDS OF VINCENT R. CARFAGNO)

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF UTICA, COUNTY OF ONEIDA AND SLATE OF N.Y., AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF BROOKS AVENUE AND GENESEE ST. AND IN THE SOUTHEASTERLY CORNER OF LOT NO. 1 ON MAP OF PROPERTY BELONGING TO BROOKS-GERSTEN-DALY, UTICA, N.Y. DATED OCT. 5, 1925, AND MADE BY JOSEPH B. SHAW, C.E., AND NOW ON FILE IN THE OFFICE OF THE CLERK OF THE COUNTY OF ONEIDA; RUNNING THENCE NORTHERLY ALONG THE WESTERLY LINE OF BROOKS AVENUE AS SHOWN ON SAID MAP AND ALONG THE EASTERLY LINE OF LOT NO. 1 AS SHOWN ON SAID MAP 94.52 FEET TO A POINT; RUNNING THENCE WESTERLY AT RIGHT ANGLES OR NEARLY SO TO BROOKS AVENUE 53.73 FT. TO A POINT IN THE WESTERLY LINE OF SAID LOT NO. 1 DISTANT 105.60 FT. NORTHERLY FROM THE NORTHERLY LINE OF GENESEE ST.; RUNNING THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT NO. 1 AS SHOWN ON SAID MAP 105.60 FT. TO A POINT IN THE NORTHERLY LINE OF GENESEE ST. AND RUNNING THENCE EASTERLY ALONG THE NORTHERLY LINE OF GENESEE ST. 41.66 FT. TO THE POINT OR PLACE OF BEGINNING.

COMBINED LEGAL DESCRIPTION:

ALL THAT TRACT OF PARCEL OF LAND, SITUATE IN THE CITY OF UTICA, COUNTY OF ONEIDA AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION FORMED BY THE NORTHERLY LINE OF GENESEE STREET WITH THE WESTERLY LINE OF WOODLAWN AVENUE; THENCE ALONG SAID NORTHERLY LINE OF GENESEE STREET, SOUTH 55° 49' 00" WEST, 171.66 FEET TO A POINT; THENCE ALONG THE LANDS NOW OR FORMERLY OF DOMINICK & JANICE CLEMENTE (BOOK 2891, PAGE 160), THE FOLLOWING TWO COURSES: 1) NORTH 33° 50' 00" WEST, 125.00 FEET TO A POINT AND 2) SOUTH 55° 49' 00" WEST, 28.09 FEET TO A POINT; THENCE ALONG THE LANDS NOW OR FORMERLY OF THE NYS & W RAILWAY CORP. AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1880.00 FEET, AN ARC LENGTH OF 235.32 FEET AND BEARING A CHORD OF NORTH 06° 29' 10" WEST, 235.17 FEET TO A POINT; THENCE ALONG THE LANDS NOW OR FORMERLY OF HAYES RENTALS, LLC (INSTRUMENT 2014-18284), NORTH 57° 11' 20" EAST, 88.70 FEET TO A POINT; THENCE ALONG THE LANDS NOW OR FORMERLY OF JVCJ CORPORATION (INSTRUMENT 2018-15040), LANDS OF EDWARD & MARY HOBBS (BOOK 2141, PAGE 255), LANDS OF KEITH & CYNTHIA SLADE (INSTRUMENT 2007-15678), LANDS OF KATHLEEN DOBRZENSKI (INSTRUMENT 2002-17056), LANDS OF RUTH ADROVED (INSTRUMENT 2004-10774 AND THE LANDS OF ERNESTINE PUCKEY (INSTRUMENT 2013-15413, SOUTH 27° 11' 00" EAST, 227.95 FEET TO A POINT; THENCE ALONG SAID LANDS OF PUCKEY, NORTH 70° 04' 40" EAST, 53.73 FEET TO A POINT; THENCE ALONG THE FIRST MENTIONED WESTERLY LINE OF WOODLAWN AVENUE, SOUTH 19° 55' 20" EAST, 94.52 FEET TO THE POINT OR PLACE OF BEGINNING

CONTAINING IN ALL 1.139 ACRES

NOTES CORRESPONDING TO TITLE COMMITMENT:

NO TITLE REPORT RECEIVED TO DATE

FLOOD ZONE NOTE:

PROPERTY SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED MAP NUMBER 36064C00734F, COMMUNITY NUMBER 360558, PANEL 734 OF 926, OF THE CITY OF UTICA, ONEIDA COUNTY, N.Y., BEARING AN EFFECTIVE DATE OF SEPTEMBER 27, 2013.

CERTIFICATION:

THIS IS TO CERTIFY TO STEWART'S SHOPS CORP., 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. THE FIELD WORK WAS COMPLETED IN APRIL, 2022

SIGNED: Vincent R. Carfagno DATE: MAY 2, 2022
N.Y.S. REGISTRATION NO. 049597

					2632 & 2634 GENESEE STREET	
REVISION:	DATE:		ALTA/NSOS LAND TITLE SURVEY OF THE LANDS OF REDDY P. SUDERSHAN & VINCENT R. CARFAGNO			
			CITY OF UTICA	ONIEDA COUNTY, N.Y.		
			SCALE: 1"=20'	APRIL 29, 2022		
			DRAWN BY: KCW	PROJECT NO: 22-3199		
			Ausfeld & Waldruft Land Surveyors LLP 323 CLINTON STREET, SCHENECTADY NY Phone: (518) 346-1595 Fax: 518-770-1655			VINCENT P. AUSFELD P.L.S. LICENSE #049597 www.awslslp.com