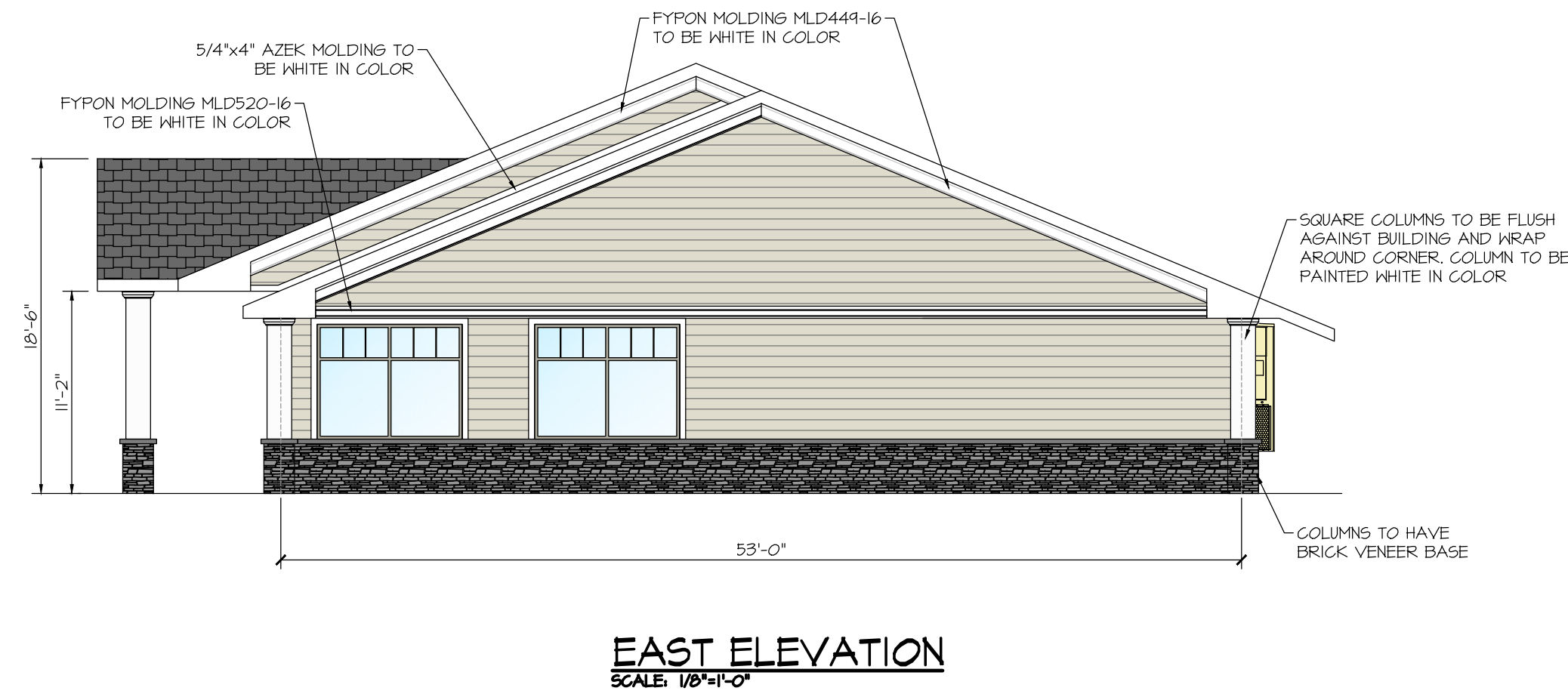
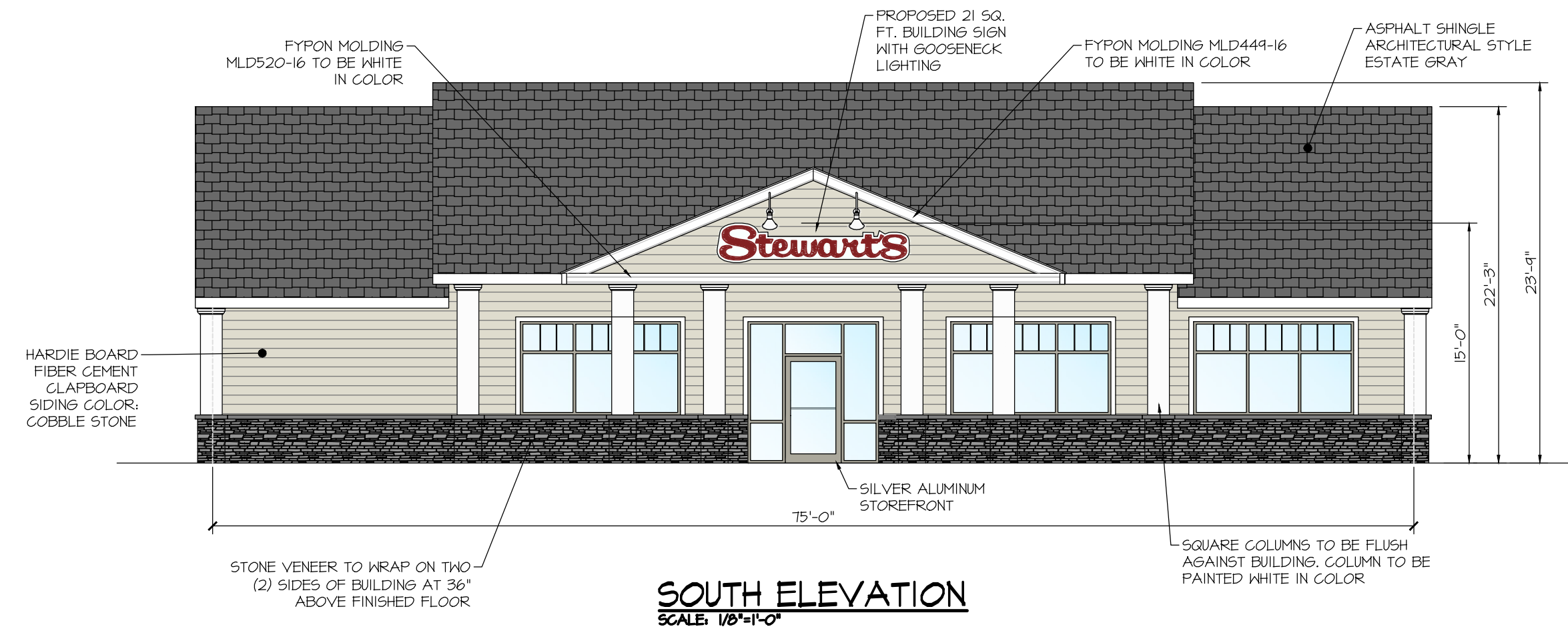
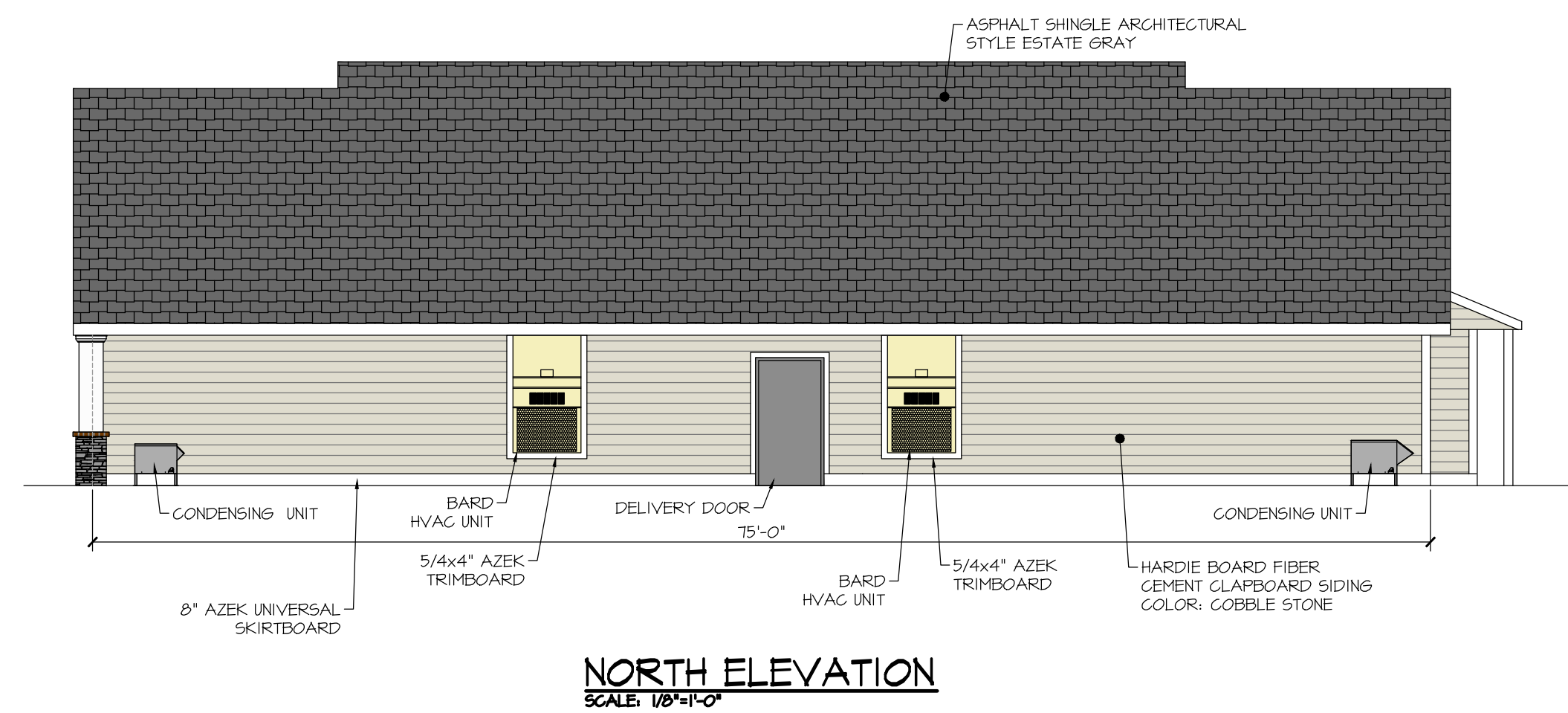
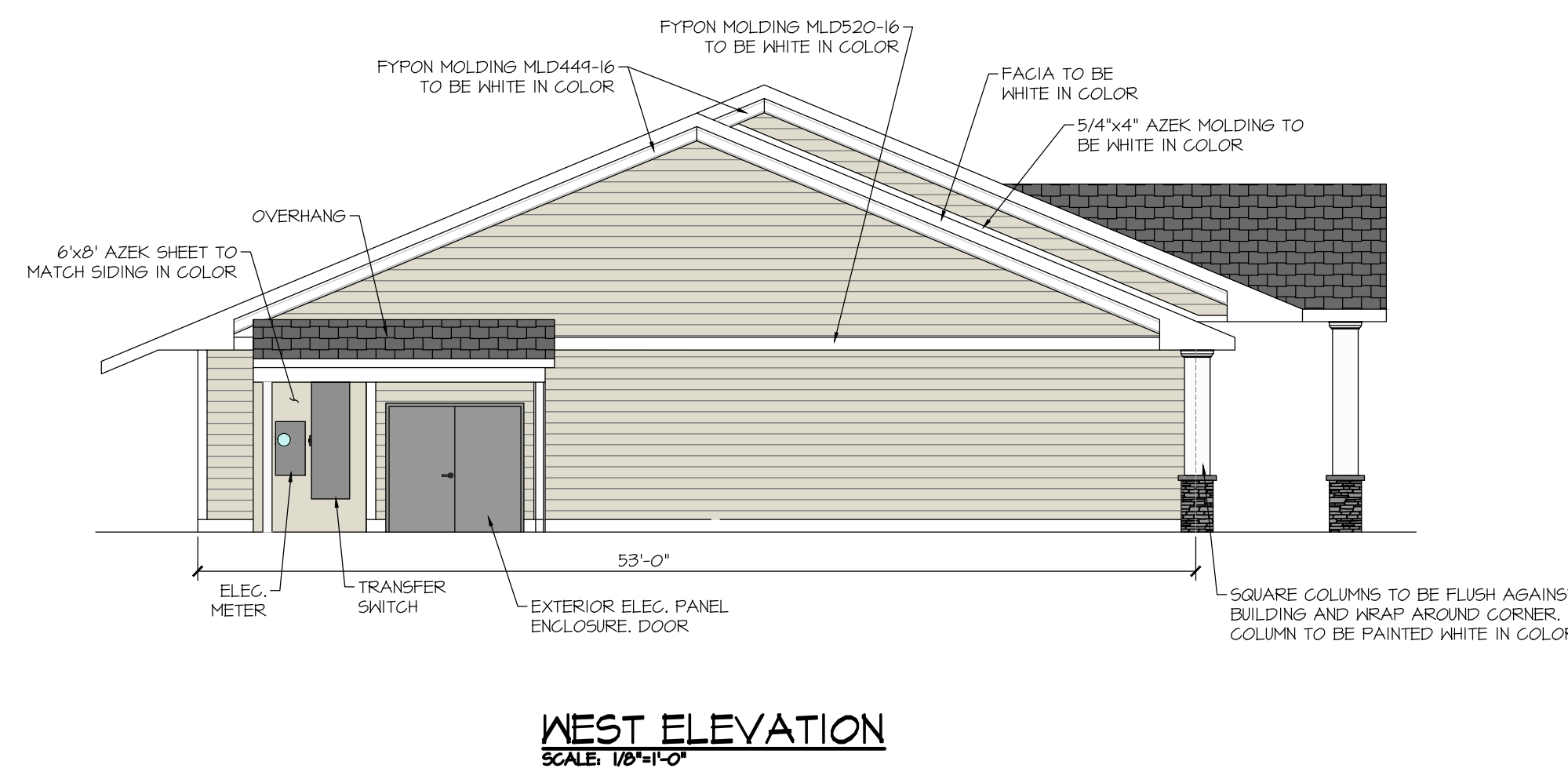


PROPOSED STEWART'S SHOP

2634 GENESEE STREET, UTICA, NY



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
6	S-5	TRUCK CIRCULATION PLAN



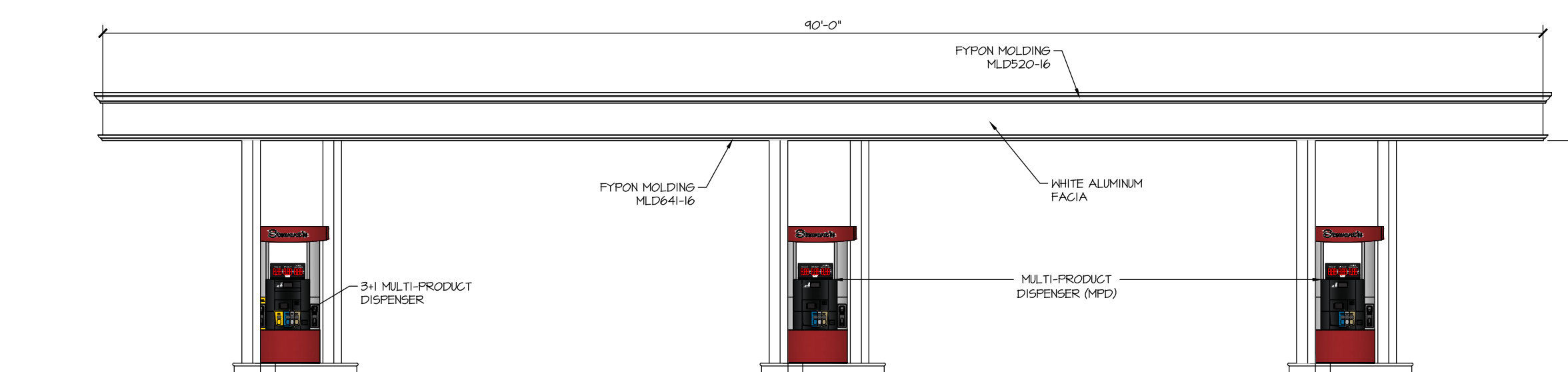
PROPOSED FREESTANDING SIGN
SCALE: 1/2\"/>

- SIZE: - 7'-6\"/>
- LETTERS: - 1/8\"/>
- ILLUMINATION: - EXTERNALLY ILLUMINATED WITH LED LIGHTING
- BURGUNDY LETTERS
- WHITE COLOR BACKGROUND
- 16\"/>

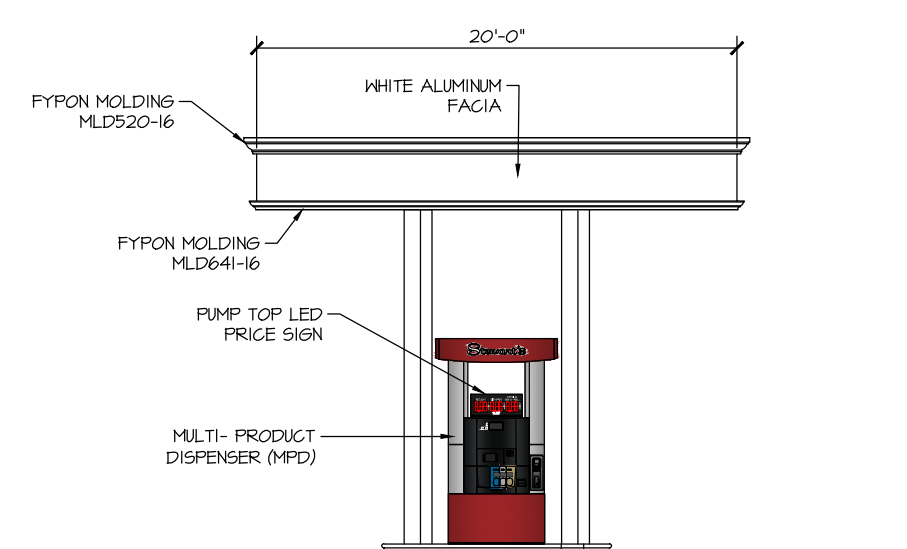


TYPICAL BUILDING SIGN
SCALE: 1/2\"/>

- SIZE: - 21 SQ. FT.
- LETTERS: - 1/8\"/>
- ILLUMINATION: - EXTERNALLY ILLUMINATED WITH LED GOOSENECK LIGHTING
- BURGUNDY LETTERS
- WHITE COLOR BACKGROUND



GAS CANOPY SOUTH ELEVATION
SCALE: 1/8\"/>



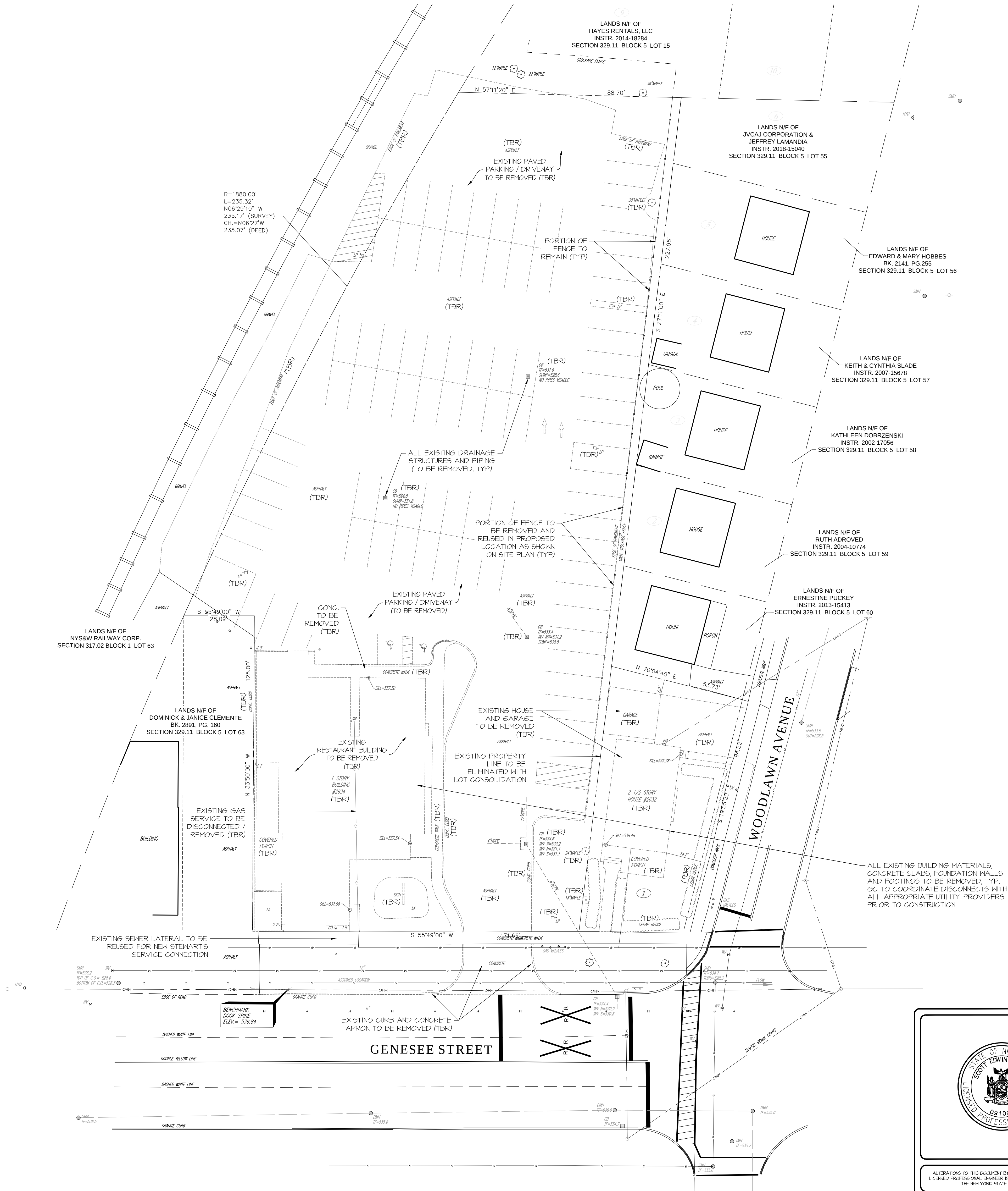
GAS CANOPY EAST ELEVATION
SCALE: 1/8\"/>

STORE NAME, ABBREVIATION & NO.		SOUTH UTICA - 217	
		SITE LOCATION 2632 & 2634 GENESEE STREET - CITY OF UTICA, NY 13502	
DATE	NO.	REVISIONS	
4/22/22	1	PER PLANNING BOARD COMMENTS	
DRAWN BY: JRG SCALE: AS SHOWN DATE: 6/29/22		DRAWING NO. T-1	
		TITLE: TITLE SHEET	

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

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

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	____OHM____
WATER SERVICE, 1" TYPE "K" COPPER	____WK____
SEWER SERVICE, 4" SDR 26	____SK____
STORM PIPE, PROPOSED, HDPE	____SDPE____
STORM PIPE, EXISTING	____SDPE____
STOCKADE FENCE	____SF____
CHAINLINK FENCE	____CLF____
SPLITRAIL FENCE	____SLF____
U/G ELECTRICAL/TELE SERVICE	____UE/TE____
U/G ELECTRICAL CONDUIT	____UE____
U/G GAS LINE	____UG____
U/G CAMERAL CONDUIT	____CAM____
DIESEL PRODUCT LINE	____DSL____
SUPER PRODUCT LINE	____SUP____
UNLEADED PRODUCT LINE	____UNL____
EXISTING MAJOR CONTOUR	____EC____
EXISTING MINOR CONTOUR	____EO____
PROPOSED MAJOR CONTOUR	____PC____
PROPOSED MINOR CONTOUR	____PE____
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.	



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

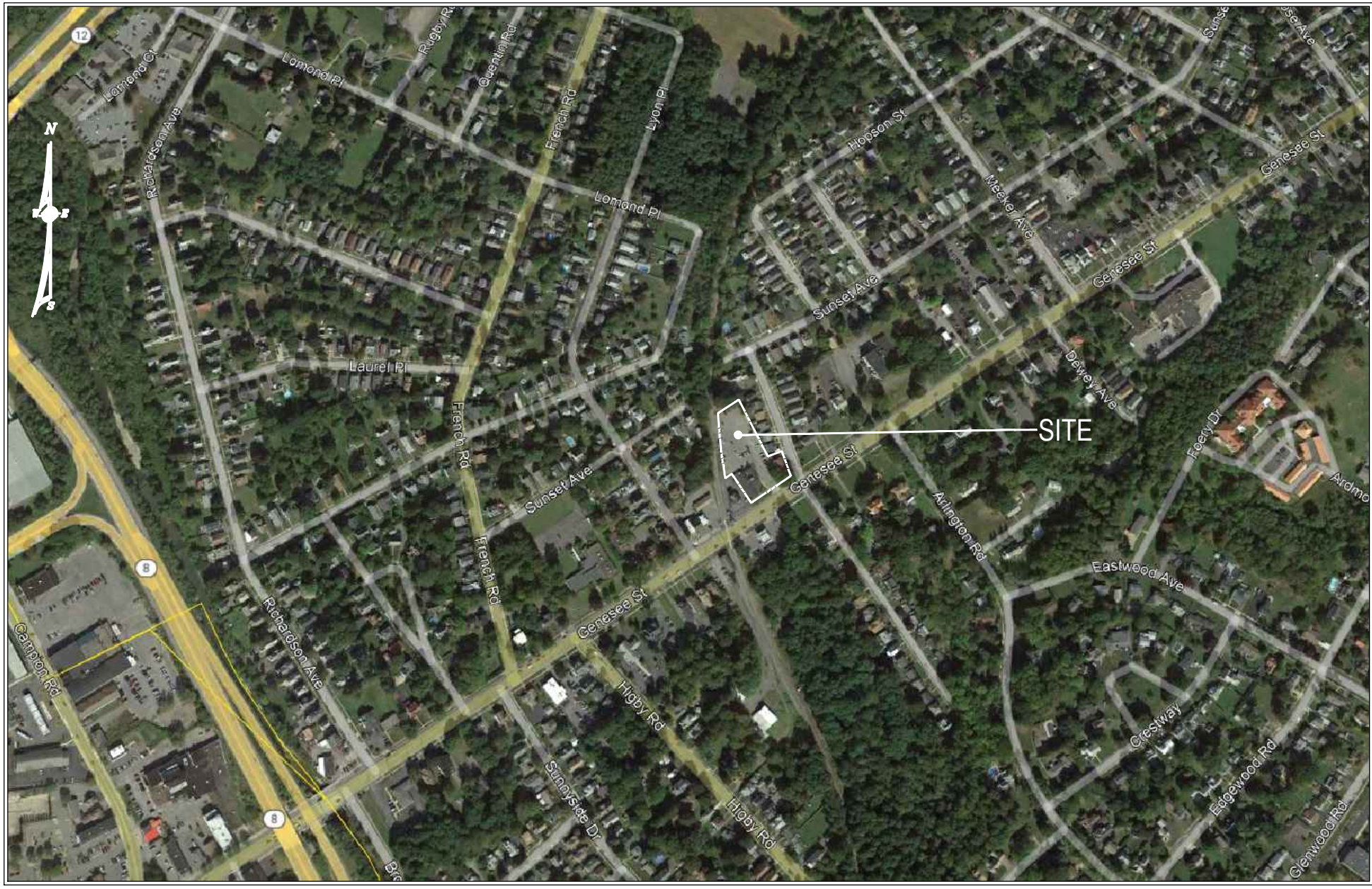
STORE NAME, ABBREVIATION & NO.		
SOUTH UTICA - 217		
SITE LOCATION		
2632 & 2634 GENESEE STREET - CITY OF UTICA, NY 13502		
DATE	NO.	REVISIONS

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

DRAWN BY: JRG
SCALE: 1"=40'
DATE: 6/29/22

DRAWING NO.
S-1

TITLE:
EXISTING SITE / DEMOLITION PLAN

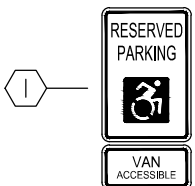


SITE LOCATION MAP
SCALE: N.T.S.

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	---
EXISTING MINOR CONTOUR	---
PROPOSED MAJOR CONTOUR	---
PROPOSED MINOR CONTOUR	---
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.	

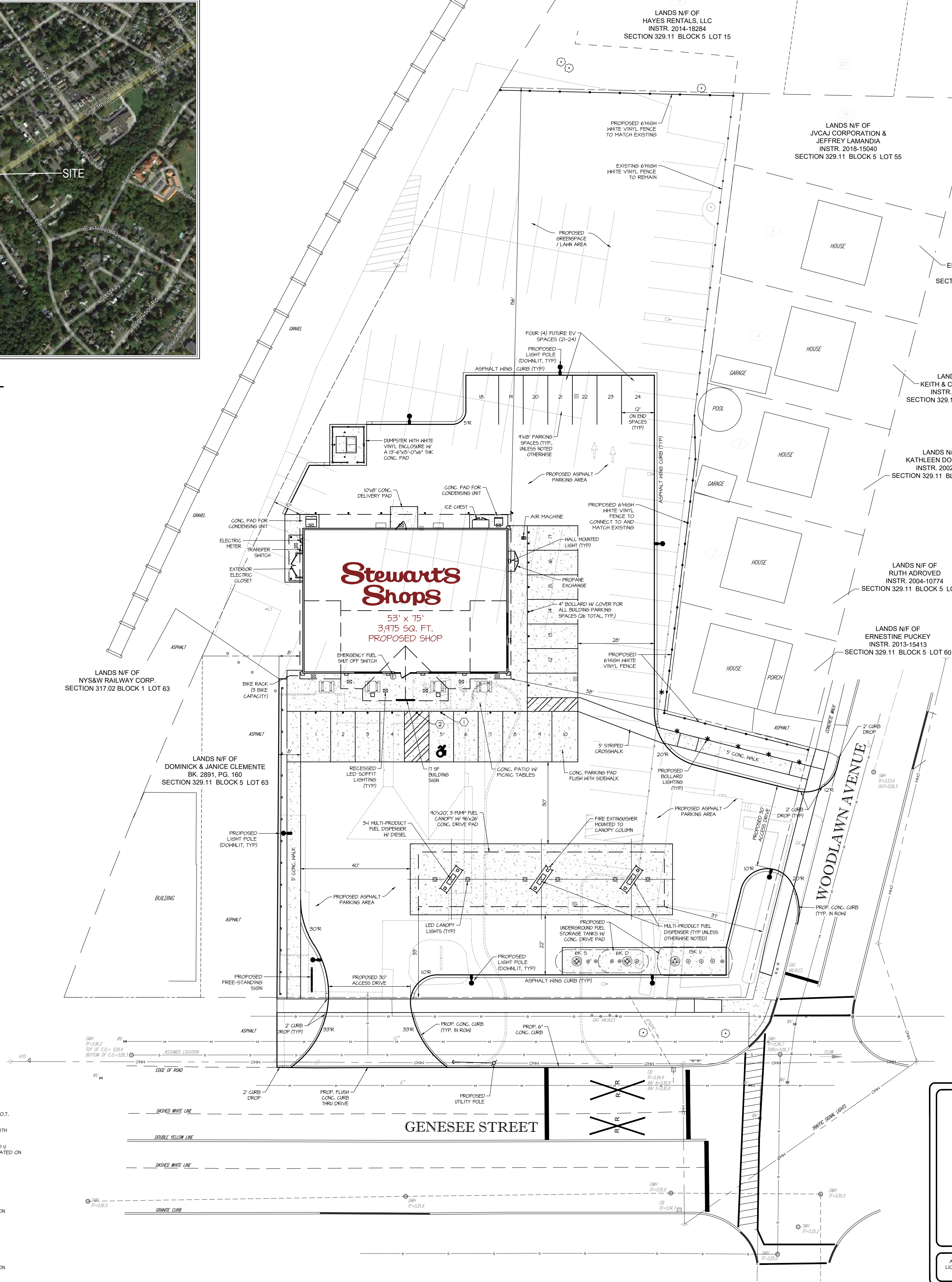
SIGN KEY:

- 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.



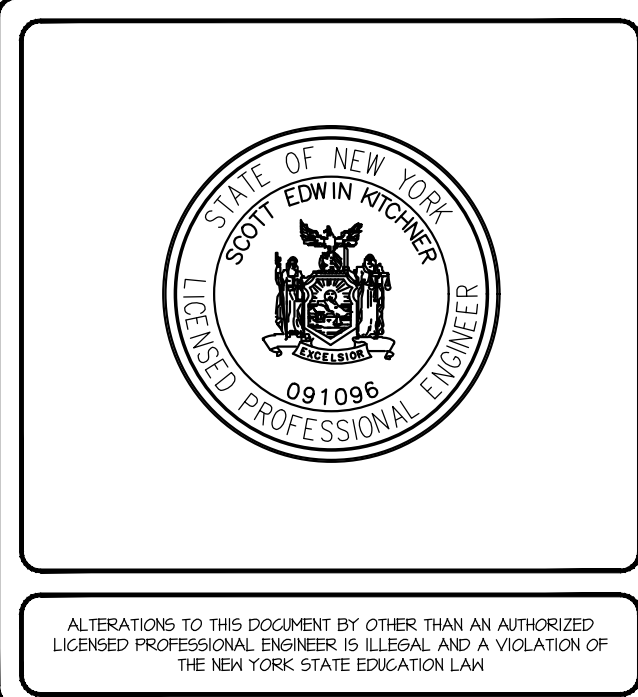
HANDICAP SIGN
R-1-12"x18"
6'-0" MOUNTING
6'-0" MOUNTING
HEIGHT MIN. SEE
PLAN FOR LOCATION

NO PARKING SIGN
R-1-12"x18"
6'-0" MOUNTING
HEIGHT MIN. SEE
PLAN FOR LOCATION

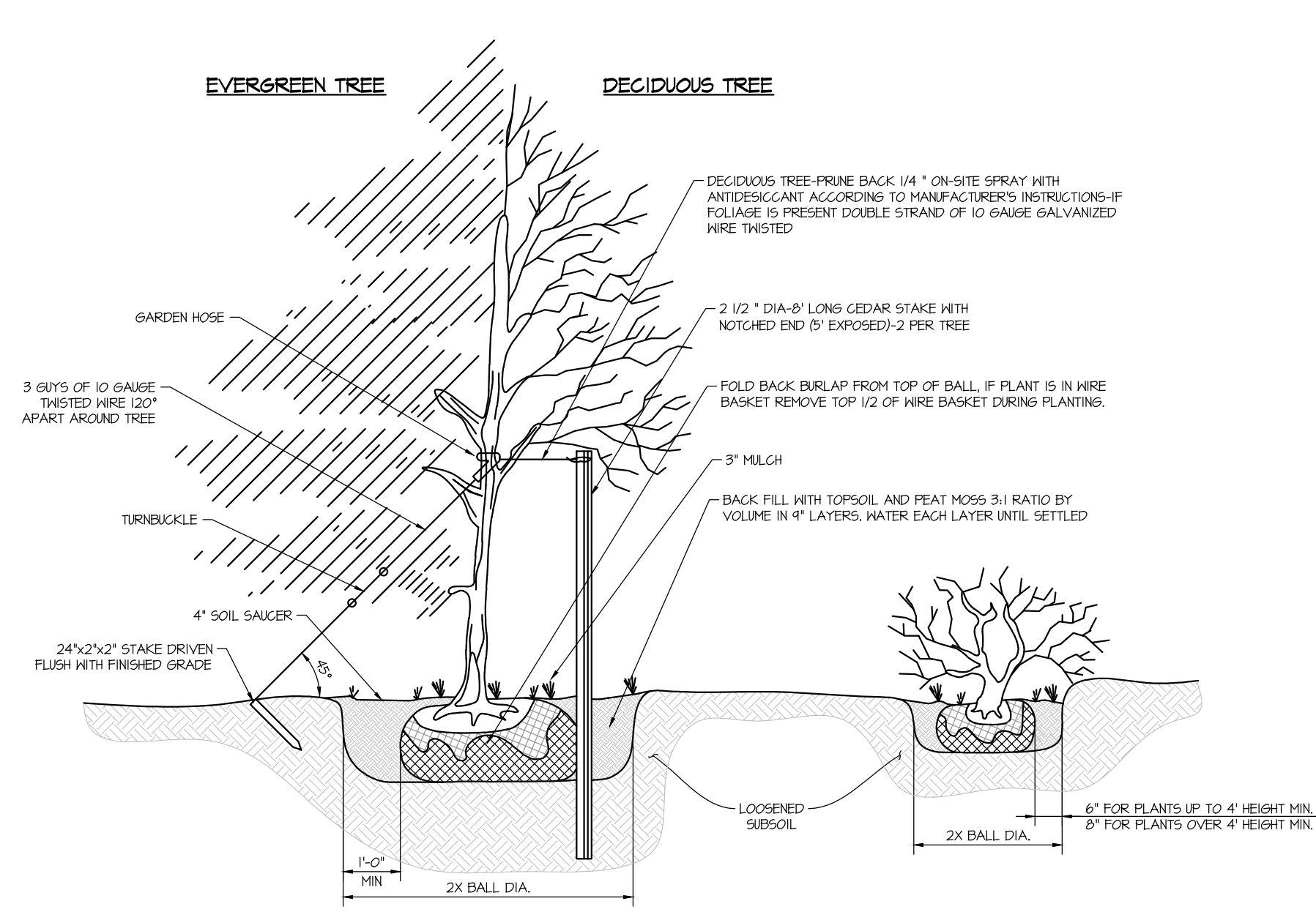


CITY OF UTICA - ONEIDA COUNTY
TAX MAP S.B.L.# 32411-5-61 & 62
ZONING DISTRICT - NMU - NEIGHBORHOOD MIXED USE

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	50%	4 FT-8 IN
GROUND FLOOR TRANSPARENCY, FRONT FACADE (MIN)	30%	X %
MAIN ENTRANCE LOCATION (REQUIRED)	FACING SIDEWALK	X %
FRONTAGE (UNILT) (MAX)	12 FT	NA
VEHICLE PARKING	2 PER 1,000 SQ. FT. OF GFA 3,975/1,000 (2) = 8 SPACES	24 SPACES
BIKECYCLE PARKING	1 PER 10 PARKING SPACES 24/10 = 3 SPACES	3 SPACES
SITE STATISTICS:		
EXISTING SITE USAGE DATA	PROPOSED SITE USAGE DATA	
GREENSPACE	6,141 SQ. FT. 12%	11,141 SQ. FT. 36%
BUILDING	6,144 SQ. FT. 14%	3,975 SQ. FT. 8%
CONC./PAVE/PORCH	36,662 SQ. FT. 14%	1,800 SQ. FT. 4%
		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	
4/22/22	1	PER PLANNING BOARD COMMENTS	
DRAWN BY: JR6		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	HS	HEMEROCALLIS 'STELLA DE ORO'	DAYLILY - STELLA DE ORO	14	2 GAL.	AS SHOWN
	RF	RUDBECKIA FILIFIDA	BLACK-EYED SUSAN	19	2 GAL.	AS SHOWN
	EP	ECHINACEA PURPUREA 'RUBY STAR'	CONEFLOWER - PURPLE	7	2 GAL.	AS SHOWN
	PF	PENNISETUM FUSCUM	GRASS - FUSCUM	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
	ARR5	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
	PS	PINUS STROBUS	EASTERN WHITE PINE	5	6' MIN.	AS SHOWN
	PIAB	PICEA ABIES	NORWAY SPRUCE	4	6' MIN.	AS SHOWN
	TON	THUJA OCCIDENTALIS NIGRA	DARK AMERICAN ARBORVITAE	4	5'-6' MIN.	AS SHOWN
	EP	EPHEDRA	SPRUCE	2	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

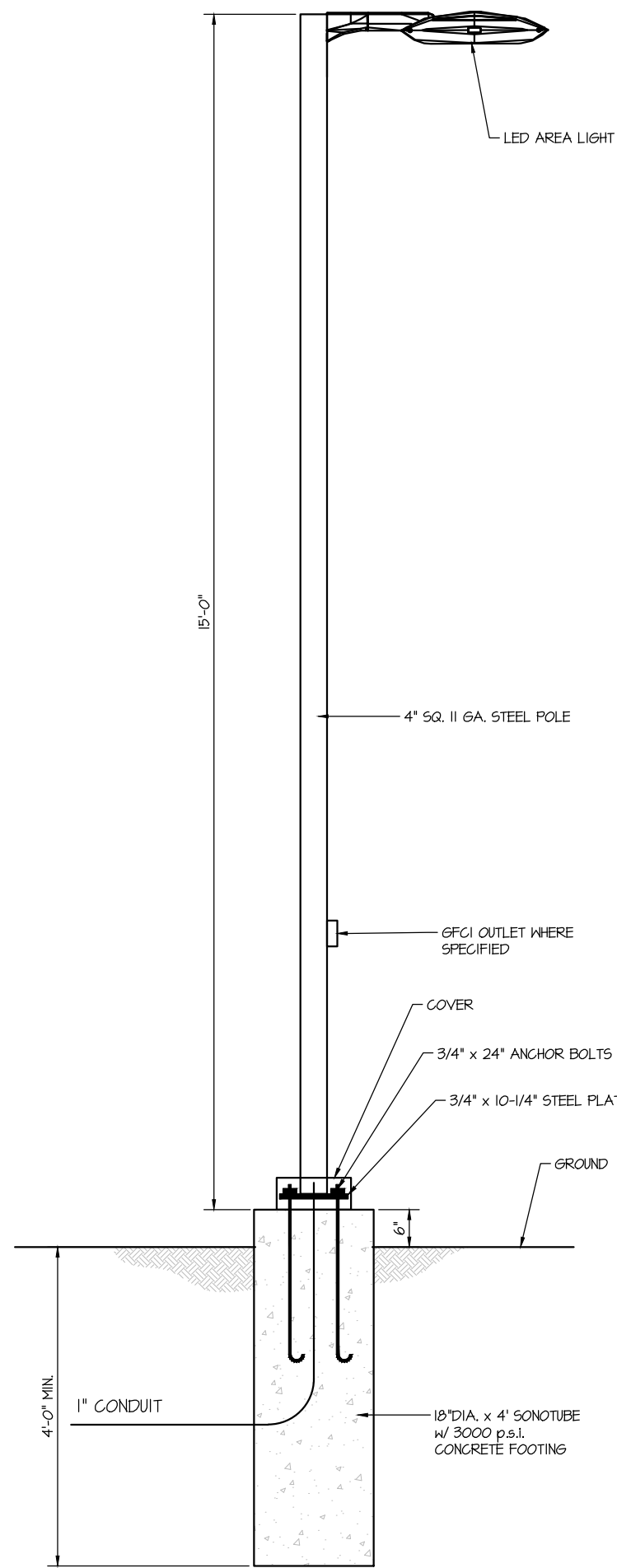
DATE	NO.	REVISIONS
4/22/22	1	PER PLANNING BOARD COMMENTS

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

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

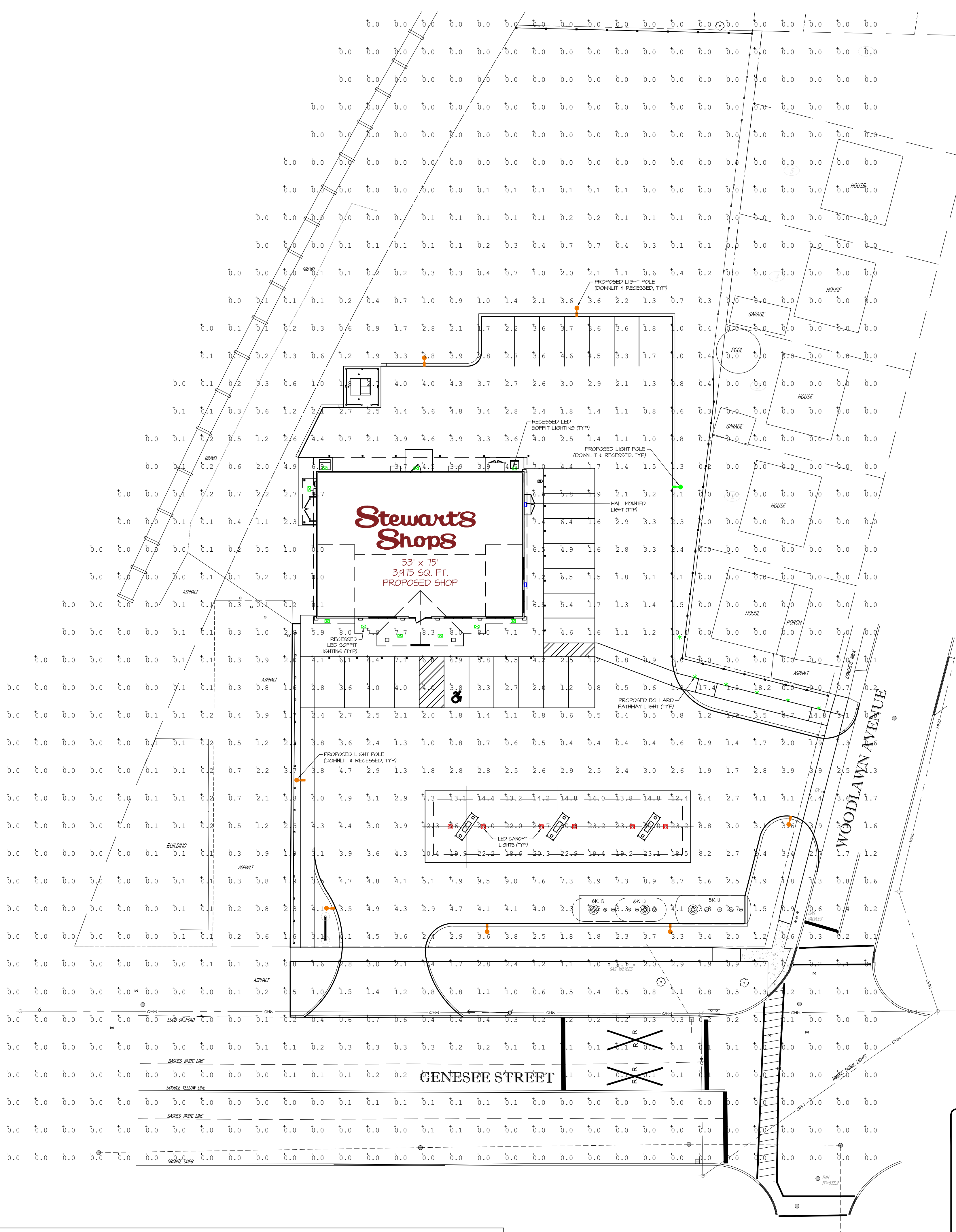
DRAWING NO.
5-3

TITLE:
LANDSCAPE PLAN



LIGHT POLE DETAIL

Luminaire Schedule			Arrangement	Description	Lum. Watts	Lum. Lumens
Symbol	Qty	Label				
	7	ARE-ED6-3M-DA-06-E-UL-BZ-100-30K	SINGLE	POLE LIGHT, 3,000K LED, DIRECT ARM MOUNT (SPECIAL ORDER)	136.3	9196
	1	ARE-ED6-3M-B-DA-06-E-UL-BZ-100-30K	SINGLE	POLE LIGHT SHIELDED, 3,000K LED, DIRECT ARM MOUNT (SPECIAL ORDER)	131.9	8841
	6	CAN-304-PS-RS-06-E-UL-WH-525-30K	SINGLE	CANOPY LIGHT, 3,000K LED, RECESSED MOUNT (SPECIAL ORDER)	101	11274
	2	SEC-ED6-3M-WH-04-E-UL-WH-525-30K	SINGLE	SECURITY LIGHT, 3,000K LED, WALL MOUNTED (SPECIAL ORDER)	68	5893
	10	9FT-228-5M-RM-03-E-UL-WH-525-30K	SINGLE	SOFFIT LIGHT, 3,000K LED, RECESSED MOUNT (SPECIAL ORDER)	34	3714
	6	BL-CLRD2225G(BLANK 36)(BLANK; GR) 30K	SINGLE	BOLLARD LIGHT, 3,000K LED, DOWNLIT PATHWAY LIGHT	130	2860





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

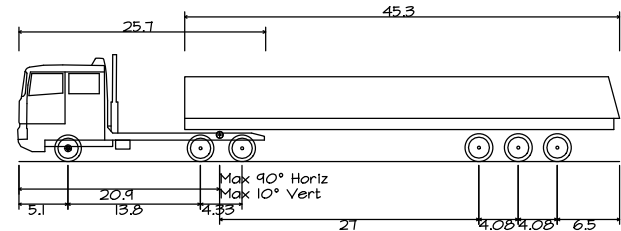
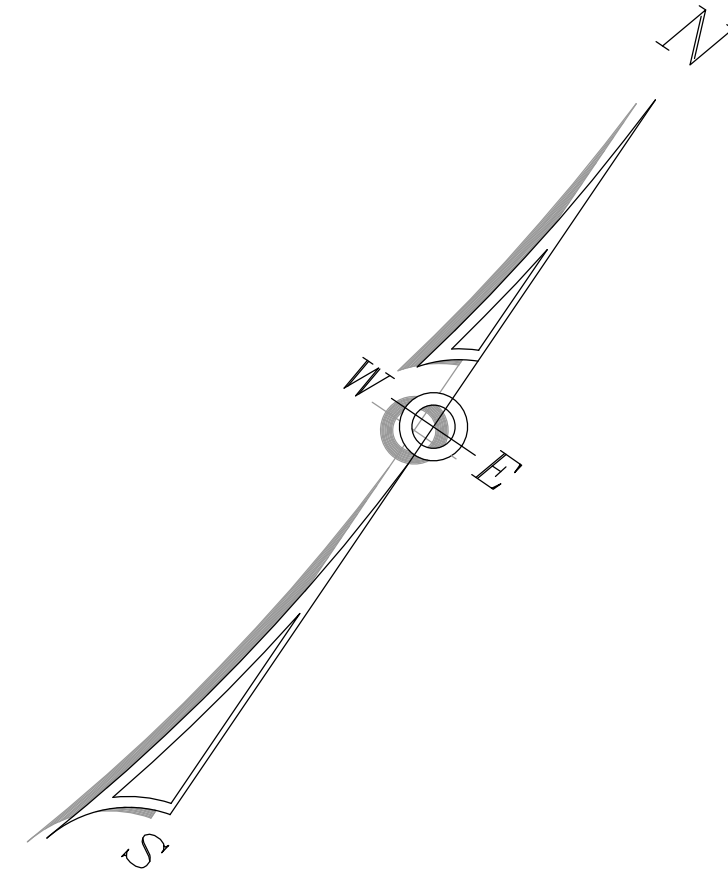
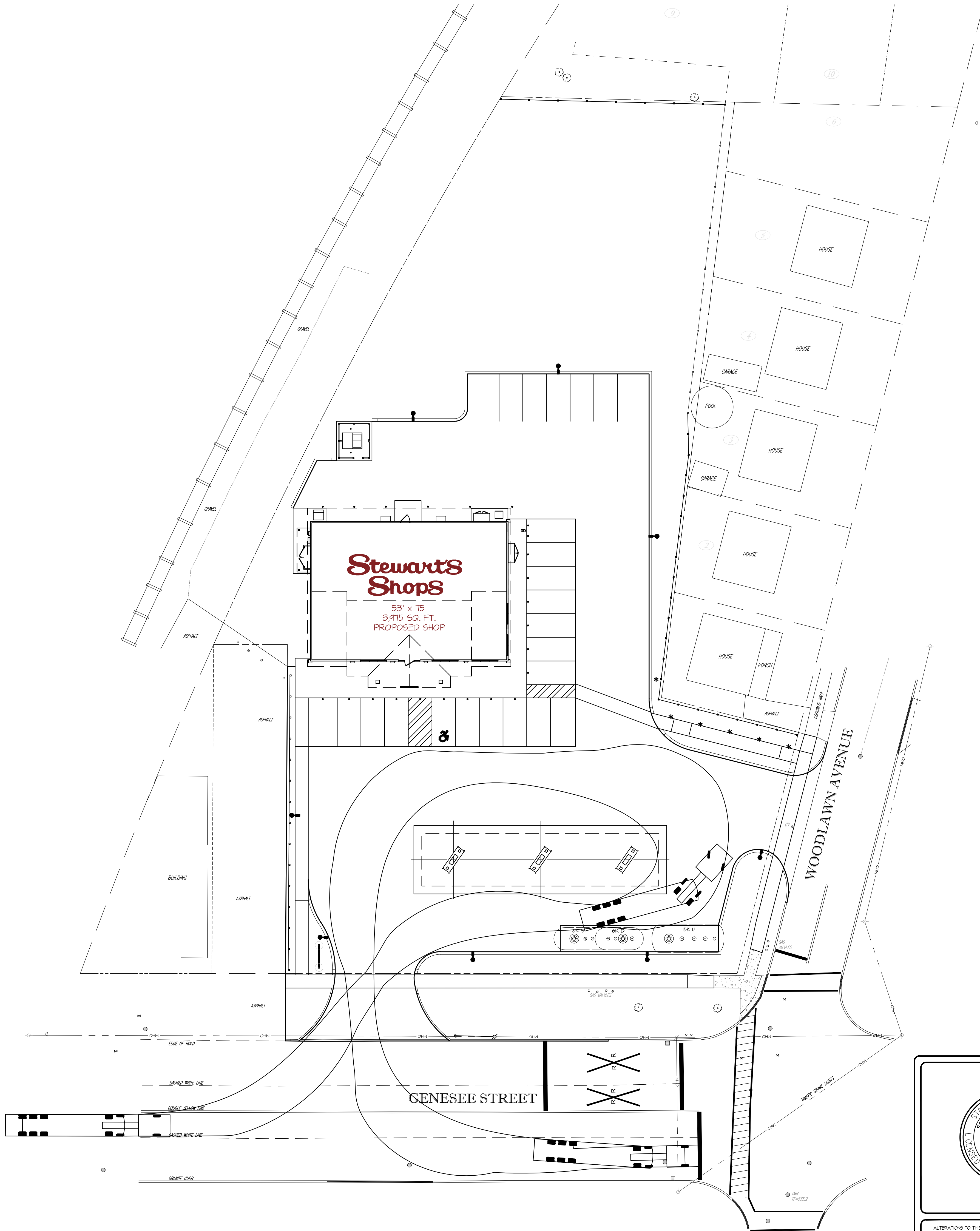
STORE NAME, ABBREVIATION & NO.		
SOUTH UTICA - 217		
SITE LOCATION		
2632 & 2634 GENESEE STREET - CITY OF UTICA, NY 13502		
DATE	NO.	REVISIONS
4/22/22	1	PER PLANNING BOARD COMMENTS



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

DRAWN BY: JR6	SCALE: 1"=20'
DATE: 6/29/22	DRAWING NO. 5-4

TITLE:
PHOTOMETRIC PLAN



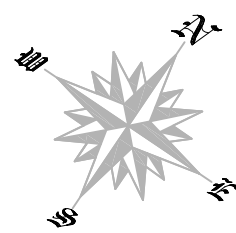
Stewart's Tanker
Overall Length 62.55ft
Overall Width 8.20ft
Overall Body Height 11.14ft
Min Body Ground Clearance 1.04ft
Max Truck Width 8.20ft
Lock-to-lock time 4.00s
Curb to curb Turning Radius 31.650ft



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	
4/22/22	1	PER PLANNING BOARD COMMENTS	
DRAWN BY: JR6		SCALE: AS SHOWN	
DATE: 6/29/22		DRAWING NO. S-5	
TITLE: TRUCK CIRCULATION PLAN		SARATOGA SPRINGS, NY 12866 TEL. (518)581-1200 FAX (518)581-1209	

OS	CATCH BASIN
HYD	HYDRANT
L	LIGHT POLE
SMH	SANITARY MANHOLE
STMH	STORM MANHOLE
EMH	ELECTRIC MANHOLE
TV	VALVE
TEPD	TELEPHONE PEDESTAL
UT	UTILITY POLE
G	GAS LINE
S	SANITARY LINE
ST	STORM LINE
W	WATER LINE
T	TELEPHONE LINE
E	ELECTRIC LINE
OW	OVERHEAD WIRES
LA	LANDSCAPED AREA
RD	ROAD
SE	SEWER ELEVATION
SB	SOIL BORING
MW	MONITORING WELL
GM	GAS MARKER POST
EM	ELECTRIC METER
GM	GAS METER



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

1. "MAP OF PROPERTY BELONGING TO BROOKS--GERSTEN--DALY." PREPARED BY JOSEPH SHAW, DATED OCTOBER 5, 1925 AND FILED IN THE ONIEDA COUNTY CLERKS OFFICE IN MAP BOOK 33, PAGE 25.

2. "MAP OF PROPERTY MADE FOR GEORGE M. SPEAKERATTY." PREPARED BY MERRITT & LABELLA, DATED OCTOBER 18, 1923 AND FILED IN THE ONIEDA COUNTY CLERKS OFFICE IN MAP BOOK 29, PAGE 48.

1. SUDERSHAN P. REDDY AND ARUL P. KANNAN TO
SUDERSHAN P. REDDY, DATED MARCH 26, 2004 AND RECORDED
IN THE ONIEDA COUNTY CLERKS OFFICE IN DEED INSTRUMENT
2004-7345.

2. PAUL P. AND SHERYL L. BOHN TO VINCENT R. CARFAGNO,
DATED NOVEMBER 20, 1997 AND RECORDED IN THE ONIEDA
COUNTY CLERKS OFFICE IN DEED BOOK 2801 AT PAGE 533.

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.

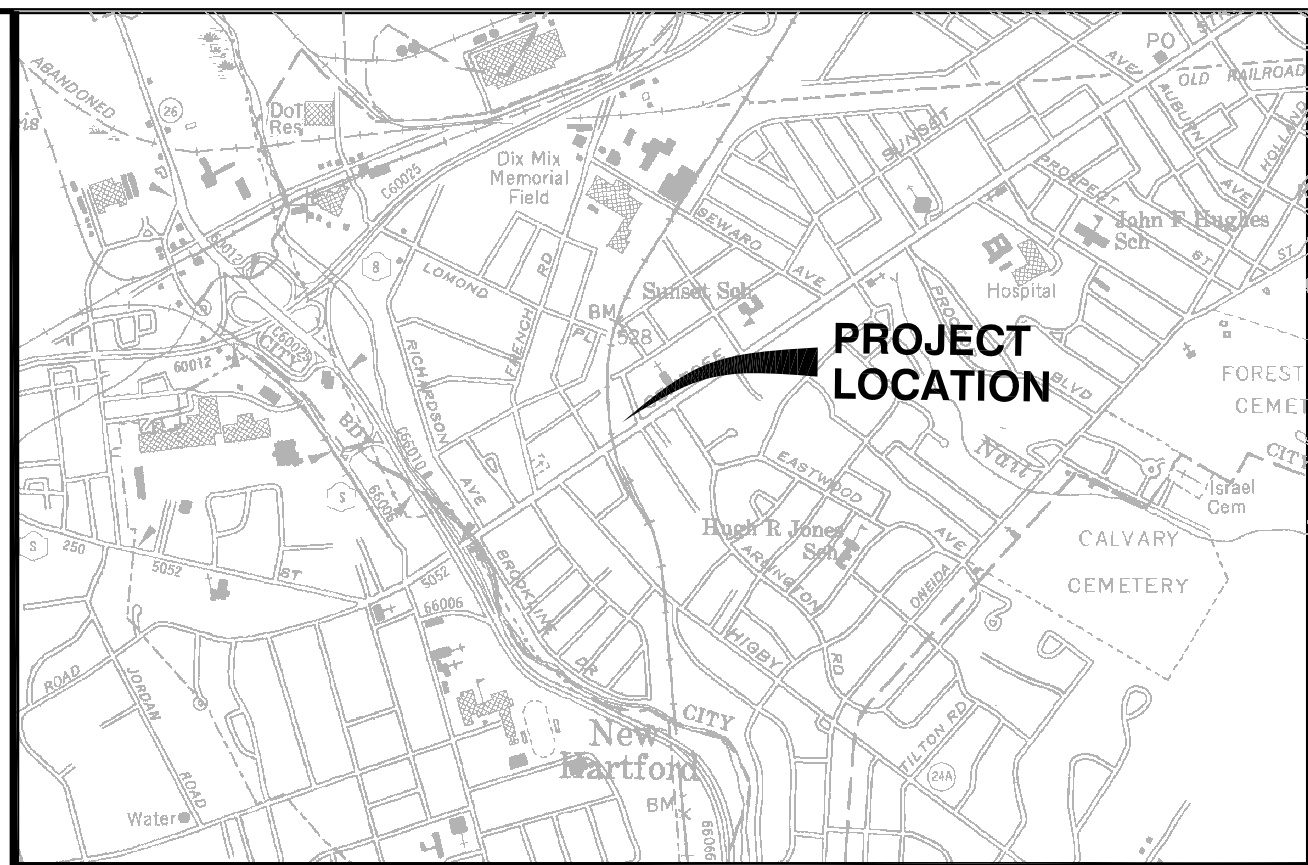
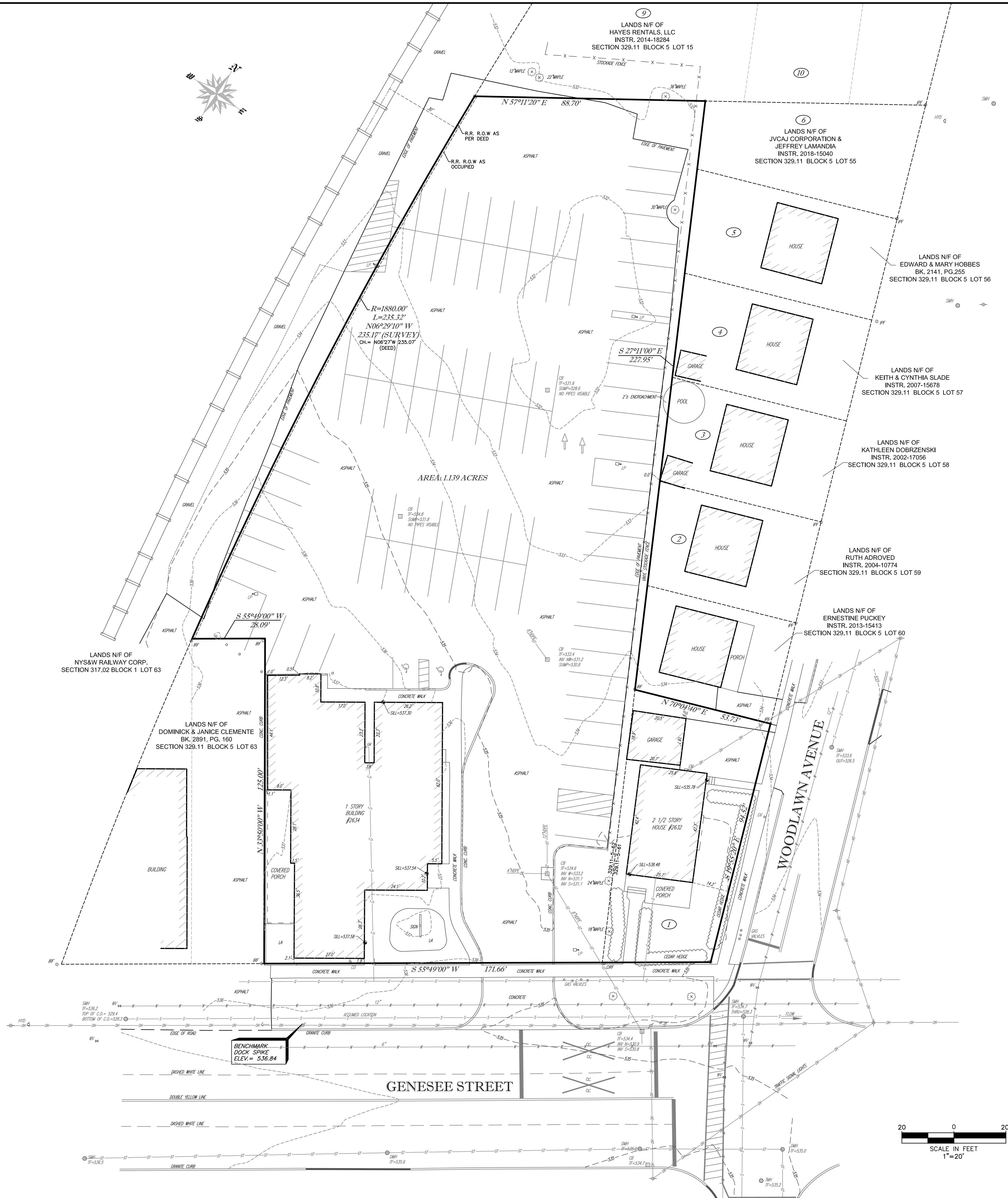
SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS,
CONDITIONS AND AGREEMENTS OF RECORD.

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 FFET. ERROR OF CLOSURE CORRECTED IN THE RAILROAD R.O.W. CURVE.



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 UTAH, COUNTY OF ONEIDA, STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF GENESSEE STREET, DISTANT 41.66 FEET SOUTH 55° 49' WEST FROM A CONCRETE MONUMENT SET AT THE WESTERLY CORNER OF WOODLAWN AVENUE WEST AND GENESSEE STREET; RUNNING THENCE SOUTH 55° 49' WEST ALONG THE NORTHWESTERLY LINE OF GENESSEE 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 OF THE STATE OF NEW YORK, AND THE COMPANY OF THE STATE OF NEW YORK, 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:

AT THE BEGINNING AT THE SOUTHWESTHER CORNER OF BROOKS AVENUE AND GENESEE ST. AND IN THE SOUTHEASTERLY CORNER OF LOT NO. 1 ON MAP OF PROPERTY BELONGING TO BROOKS-GERSTEN-DAILY, AKA BROOKS-GERSTEN, DATED 11/11/2010, BEING THE SAME AS SHOWN ON SAID MAP, TO 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 90 DEGREES TO THE POINT OF BEGINNING 105.60 FEET TO A POINT; RUNNING THENCE NORTHERLY AT RIGHT ANGLES OR 90 DEGREES TO THE POINT OF BEGINNING 105.60 FEET, 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; RUNNING THENCE WESTERLY AT RIGHT ANGLES OR 90 DEGREES TO THE POINT OF BEGINNING 105.60 FEET, NORTHERLY LINE OF GENESEE ST. 41.66 FT. TO THE POINT OF 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 GENESSEE STREET WITH THE WESTERLY LINE OF WOODLAWN AVENUE; THENCE ALONG SAID NORTHERLY LINE OF GENESSEE 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 189.00 FEET, AN ARC LENGTH OF 235.32 FEET AND BEARING A CHORD OF 106°29'10" WEST, 235.17 FEET TO A POINT; THENCE ALONG THE LANDS NOW OR FORMERLY OF HAVES RENTALS, LLC (INSTRUMENT 2014-18284), NORTH 57°11'20" EAST, 88.70 FEET TO A POINT; THENCE ALONG THE LANDS NOW OR FORMERLY OF JVCAY 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 36064C0734F, 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 Angel
N.Y.S. REGISTRATION NO. 049

[illegible]