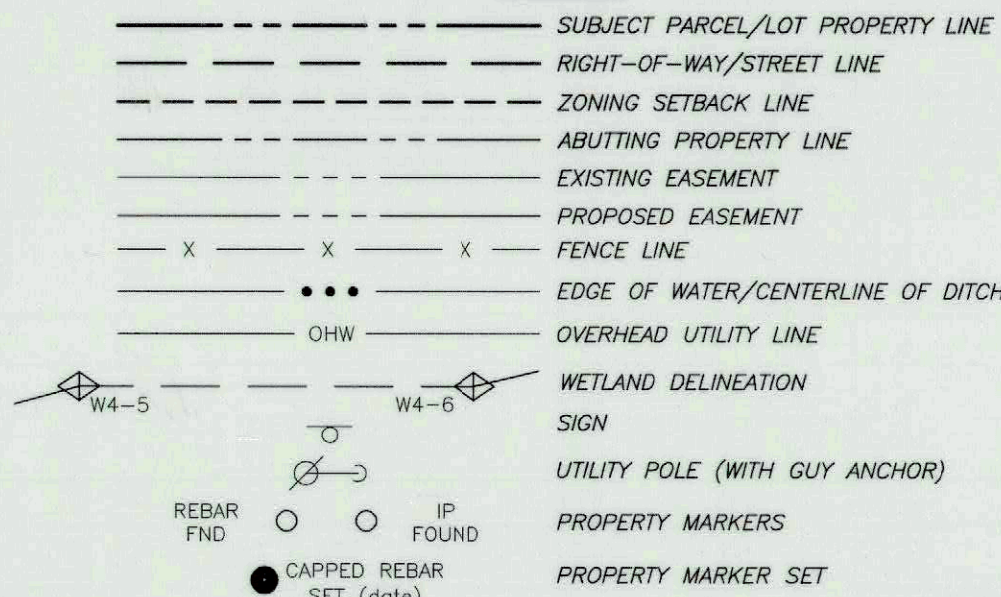


LEGEND



ACCESS EASEMENT AE1

LINE	BEARING	DISTANCE
AE1-1	S 03°17'27" E	50.00'
AE1-2	N 88°13'53" E	144.48'
AE1-3	N 48°58'54" E	70.05'
AE1-4	N 09°43'56" E	74.94'
AE1-5	N 49°14'00" E	101.14'
AE1-6	N 88°44'04" E	1211.77'
AE1-7	S 48°58'54" E	74.94'
AE1-8	S 02°08'50" E	348.95'
AE1-9	N 88°13'53" E	174.94'
AE1-10	N 02°08'50" E	428.35'
AE1-11	S 88°44'04" E	144.48'
AE1-12	S 03°17'27" E	106.80'
AE1-13	S 88°13'53" E	126.93'
AREA	132,089 sq.ft. (3.032± AC.)	

ACCESS EASEMENT AE2

LINE	BEARING	DISTANCE
AE2-1	S 03°17'27" E	50.00'
AE2-2	S 44°07'27" W	89.42'
AE2-3	S 88°44'04" E	227.94'
AE2-4	N 38°52'58" W	26.59'
AE2-5	N 01°15'58" W	59.33'
AE2-6	N 83°03'52" W	71.59'
AE2-7	S 88°08'44" W	75.88'
AE2-8	S 78°58'17" W	111.02'
AE2-9	S 87°10'58" W	201.49'
AE2-10	S 84°51'41" W	108.30'
AE2-11	N 84°30'01" W	85.59'
AE2-12	N 71°19'09" W	82.42'
AE2-13	N 88°44'04" E	59.25'
AE2-14	S 78°19'51" W	38.58'
AE2-15	S 87°50'09" W	57.28'
AE2-16	N 87°50'09" W	27.10'
AE2-17	N 76°30'58" W	140.58'
AE2-18	S 87°47'07" E	101.74'
AE2-19	S 03°17'27" E	146.81'
AE2-20	N 87°47'07" E	116.18'
AE2-21	S 78°40'09" E	117.09'
AE2-22	S 87°50'09" E	32.59'
AE2-23	N 87°50'09" E	82.12'
AE2-24	N 78°19'51" E	97.36'
AE2-25	S 88°44'04" E	48.59'
AE2-26	S 71°19'09" E	81.08'
AE2-27	S 84°30'01" E	82.54'
AE2-28	N 84°30'01" E	111.20'
AE2-29	N 87°10'58" E	203.56'
AE2-30	N 78°58'17" E	110.69'
AE2-31	N 88°44'04" E	83.82'
AE2-32	S 03°17'27" E	24.20'
AE2-33	S 48°58'54" E	93.53'
AE2-34	N 88°44'04" E	274.83'
AE2-35	N 44°07'27" W	103.62'
AE2-36	N 88°44'04" E	314.93'
AE2-37	S 88°13'53" E	47.55'
AREA	82,275 sq.ft. (1.894± AC.)	

ACCESS EASEMENT AE3

LINE	BEARING	DISTANCE
AE3-1	S 03°17'27" E	50.00'
AE3-2	N 88°13'53" E	85.00'
AE3-3	N 03°17'27" E	30.00'
AE3-4	S 88°13'53" E	85.00'
AREA	4,248 sq.ft. (0.098± AC.)	

ACCESS EASEMENT AE4

LINE	BEARING	DISTANCE
AE4-1	N 87°47'07" E	116.18'
AE4-2	S 78°40'09" E	117.09'
AE4-3	S 87°50'09" E	32.59'
AE4-4	N 87°50'09" E	82.12'
AE4-5	N 78°19'51" E	97.36'
AE4-6	S 88°44'04" E	48.59'
AE4-7	S 71°19'09" E	81.08'
AE4-8	S 84°30'01" E	82.54'
AE4-9	N 84°30'01" E	111.20'
AE4-10	N 87°10'58" E	203.56'
AE4-11	N 78°58'17" E	110.69'
AE4-12	N 88°44'04" E	83.82'
AE4-13	S 03°17'27" E	24.20'
AE4-14	S 48°58'54" E	93.53'
AE4-15	N 88°44'04" E	274.83'
AE4-16	N 44°07'27" W	103.62'
AE4-17	N 88°44'04" E	314.93'
AE4-18	S 88°13'53" E	47.55'
AE4-19	S 03°17'27" E	106.80'
AE4-20	S 88°13'53" E	126.93'
AE4-21	S 87°10'58" W	201.49'
AE4-22	S 84°51'41" W	108.30'
AE4-23	N 84°30'01" W	85.59'
AE4-24	N 71°19'09" W	82.42'
AE4-25	N 88°44'04" E	59.25'
AE4-26	S 78°19'51" W	38.58'
AE4-27	S 87°50'09" W	57.28'
AE4-28	N 87°50'09" W	27.10'
AE4-29	N 76°30'58" W	140.58'
AE4-30	S 87°47'07" W	101.74'
AE4-31	S 03°17'27" E	46.81'
AREA	51,796 sq.ft. (1.189± AC.)	

SUBDIVISION/CONTROL NOTES:

- THIS MAP PREPARED TO EFFECT A SUBDIVISION OF PROPERTY SHOWN HEREON. RESULTANT LOTS ARE DESIGNATED AS LOT 1 AND LOT 2.
- THIS PROJECT IS LESS THAN 2500 FEET FROM THE NEAREST MONROE COUNTY GEODETIC MONUMENTATION, SEE MONUMENTATION TABLE FOR SPECIFIC DATA.
- NORTH ORIENTATION AND COORDINATES SHOWN HEREON BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF THE FIELDWORK. HORIZONTAL DATUM REFERENCES NAD83(2011), NYS CENTRAL ZONE, EXPRESSED IN US SURVEY FEET.
- GPS WAS TIED TO THE CORP NETWORK UTILIZING OPUS OPERATED BY NATIONAL GEODETIC SURVEY. TWO SURVEY BASELINE POINTS WERE SIMULTANEOUSLY OBSERVED FOR MORE THAN 90 MINUTES. NEAREST OPUS CORRS UTILIZED IN THE SOLUTION WAS "NYST" (BATAVIA CORRS ARP - PID00444).
- AN INDEPENDENT RTN CHECK (TIED TO NYSNET) WAS ALSO PERFORMED WHICH VALIDATED THE OPUS RESULTS.
- THE PROJECT BOUNDARY SURVEY AND TIES TO MONROE COUNTY GEODETIC MONUMENTS WERE PERFORMED USING EQUIPMENT AND PROCEDURES NECESSARY TO ACHIEVE RELATIVE POSITIONAL PRECISION (MINIMUM) OF ONE PART IN TWENTY-THOUSAND (1:20,000). (SEE NOTE 7)
- THE MEASURED COORDINATES SHOWN IN THE MONUMENTATION TABLE ARE THE RESULT OF CONVENTIONAL TERRESTRIAL SURVEY METHODS ORIGINATING FROM BASELINE POINTS ESTABLISHED AS PER NOTE 3.1.
- DISTANCES SHOWN HEREON ARE GROUND, COORDINATES SHOWN ARE GRID.
- COMBINED SCALE FACTOR 0.99988242.
- THIS SURVEY ACHIEVED A NETWORK POSITIONAL ACCURACY AT A 95% CONFIDENCE LEVEL NOT EXCEEDING 0.05 FEET.

MONUMENTATION TABLE

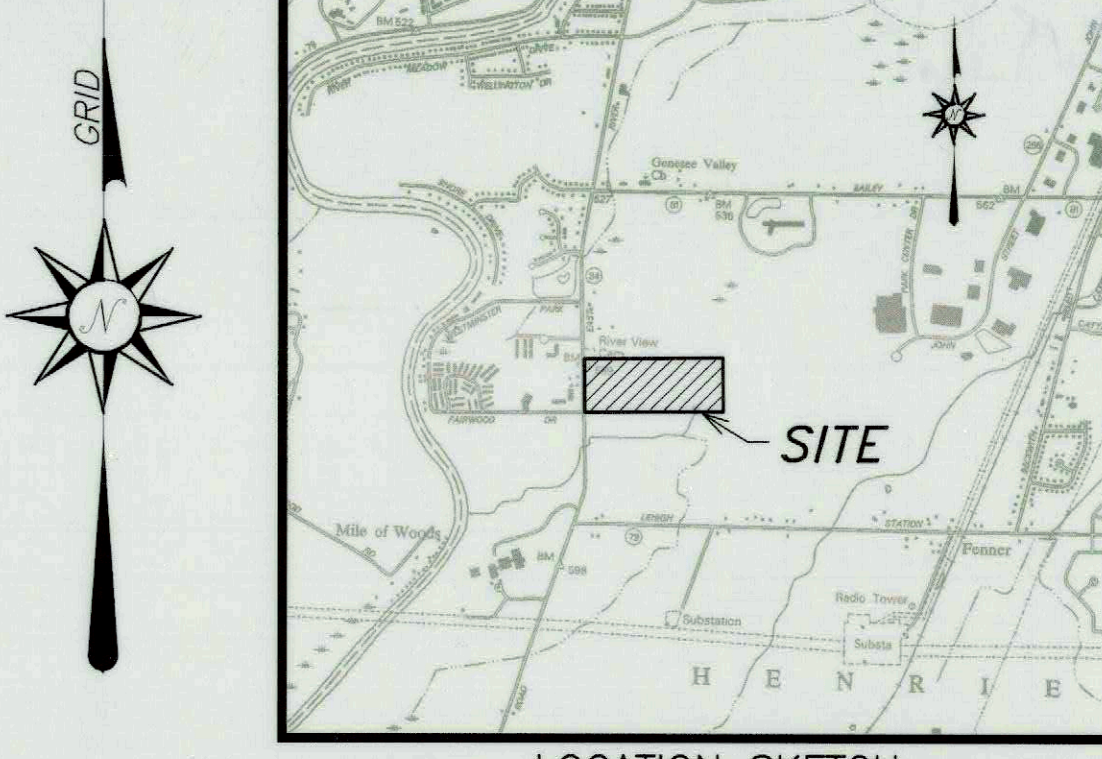
MONUMENT DESIGNATION	RECORD POSITION (NAD 27-MCGS)	MEASURED POSITION (NAD 83/2011)
082 (NYGS)	N: 1117947.60 E: 7389901.30	N: 1117986.46 E: 7387258.84
081 (NYGS)	N: 1114932.42 E: 7386933.06	N: 1114971.12 E: 7386933.06
081-1 (NYGS)	N: N/A E: N/A	N: 1115595.45 E: 7387458.60

SURVEY NOTES:

- MAPPING PREPARED FROM FIELDWORK PERFORMED BY ERDMAN ANTHONY DATED JUNE 2021, REFERENCE FIELD BOOKS #2021-02, P.27, #2021-03, P.14 & #2021-04, P.32.
- NORTH ORIENTATION AND COORDINATES SHOWN HEREON BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF THE FIELD SURVEY. HORIZONTAL DATUM REFERENCES NAD83(2011), NYS CENTRAL ZONE, EXPRESSED IN US SURVEY FEET.
- ELEVATIONS SHOWN REFERENCE NAVD88, BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF THE FIELD SURVEY. 1 FOOT CONTOUR INTERVAL.
- LIMITED UTILITIES SHOWN BASED ON VISIBLE SURFACE EVIDENCE GATHERED AT THE TIME OF THE SURVEY ONLY, AND OTHERS MAY EXIST.
- NOTE THE LOCATION OF THE SURVEY MONUMENT ("082") FOUND IN FRONT OF HOUSE #3940, ALSO SEE SUBDIVISION/CONTROL NOTE 2 AND MONUMENTATION TABLE.
- REFERENCES 1 AND 2 SEEM TO INDICATE THE WIDTH OF EAST RIVER ROAD IS 3-RODS (49.5'). MONROE COUNTY RECORDS, MONUMENTATION FOUND AND REFERENCES 3.1 & 3.2 INDICATE THE WIDTH OF EAST RIVER ROAD TO BE 4-RODS (66.0'). HIGHWAY WIDTH ON THIS MAP DEPICTED AT 66' WIDE.
- REFERENCE 1 (AND L.12612, P.580) INDICATES OWNERSHIP TO THE CENTERLINE OF EAST RIVER ROAD. REFERENCE 2 (AND L.10967, P.116) INDICATES OWNERSHIP TO THE EAST LINE OF EAST RIVER ROAD.
- WETLANDS IF SHOWN HEREON BASED ON ACTUAL LOCATIONS (AND DESIGNATED AS PER FOUND "FLAGS"), DELINEATION SUPPLEMENTED WITH G.I.S. INFORMATION PROVIDED BY THE CLIENT.
- SITE PLAN PROPOSED FEATURES (PAVED AREAS) SHOWN FOR BACKGROUND REFERENCE ONLY. APPROVED SITE PLANS MAY BE REVISED PRIOR TO CONSTRUCTION.

PROJECT SITE SPECIFICS:

- OWNER OF RECORD: APITUDE ROC RIVER LLC, PER L. 12612 OF DEEDS, P.580. TAX MAP PARCEL # 174.02-01-17
- ZONING: SITE LIES WITHIN MIXED-USE EMPLOYMENT CENTER OVERLAY DISTRICT (MUEC) - RESIDENTIAL R-1-15. SETBACKS: FRONT 80' SIDE 8' REAR 10'
- FEMA/FIRM: SITE (SPECIFICALLY BUILDING AREAS) LIES WITHIN ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, PER F.I.R.M. MAP #36055C0336, EFFECTIVE DATE AUGUST 28, 2008.
- UTILITY DISTRICTS:
 - SITE LIES WITHIN WATER DISTRICT EXTENSION #2 AND #171
 - SITE LIES WITHIN SEWER DISTRICT EXTENSION #224



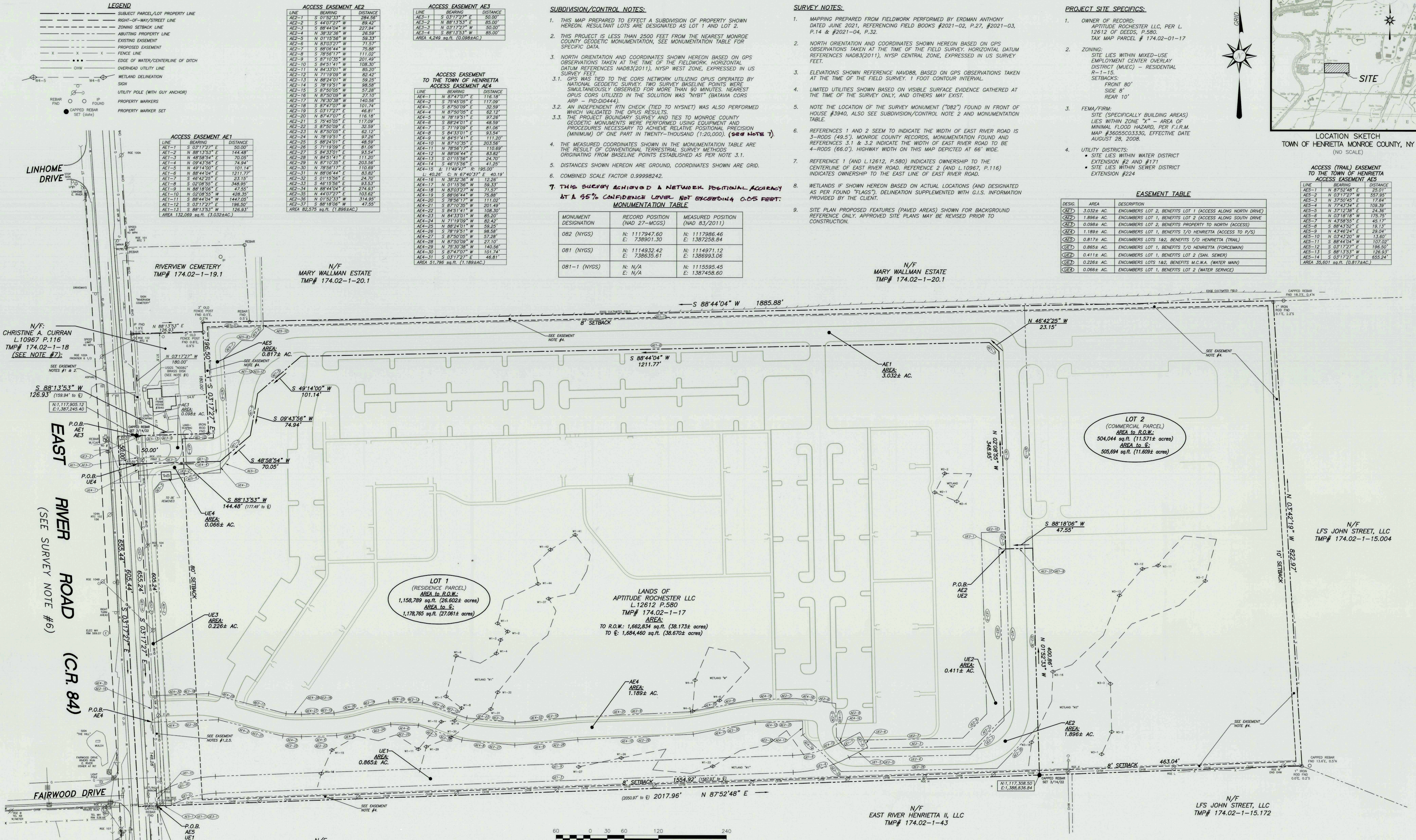
LOCATION SKETCH
TOWN OF HENRIETTA, MONROE COUNTY, NY
(NO SCALE)

ACCESS (TRAIL) EASEMENT TO THE TOWN OF HENRIETTA

LINE	BEARING	DISTANCE
AE5-1	N 87°52'08" E	25.01'
AE5-2	N 03°17'27" E	557.95'
AE5-3	N 37°50'45" E	17.84'
AE5-4	N 77°43'14" E	109.39'
AE5-5	N 37°12'58" E	24.38'
AE5-6	N 03°18'18" W	175.78'
AE5-7	N 43°08'55" E	45.17'
AE5-8	S 88°43'52" E	19.13'
AE5-9	N 43°46'54" E	29.04'
AE5-10	N 03°43'20" W	13.60'
AE5-11	S 88°44'04" W	107.02'
AE5-12	S 03°17'27" E	186.90'
AE5-13	S 88°13'53" W	126.93'
AE5-14	S 03°17'27" E	655.24'
AREA	35,601 sq.ft. (0.817± AC.)	

EASEMENT TABLE

DESIG.	AREA	DESCRIPTION
AE1	3.032± AC.	ENCUMBERS LOT 2, BENEFITS LOT 1 (ACCESS ALONG NORTH DRIVE)
AE2	1.896± AC.	ENCUMBERS LOT 1, BENEFITS LOT 2 (ACCESS ALONG SOUTH DRIVE)
AE3	0.098± AC.	ENCUMBERS LOT 2, BENEFITS PROPERTY TO NORTH (ACCESS)
AE4	1.189± AC.	ENCUMBERS LOT 1, BENEFITS T/O HENRIETTA (ACCESS TO P/S)
AE5	0.817± AC.	ENCUMBERS LOTS 1&2, BENEFITS T/O HENRIETTA (TRAIL)
UE1	0.865± AC.	ENCUMBERS LOT 1, BENEFITS T/O HENRIETTA (FORCEMAIN)
UE2	0.411± AC.	ENCUMBERS LOT 1, BENEFITS LOT 2 (SAN. SEWER)
UE3	0.226± AC.	ENCUMBERS LOTS 1&2, BENEFITS M.C.W.A. (WATER MAIN)
UE4	0.066± AC.	ENCUMBERS LOT 1, BENEFITS LOT 2 (WATER SERVICE)



OTHER APPROVALS

By: *James D. Hume* DATE: 07/20/22
 By: *Christopher E. Manti* DATE: 3/28/22
 By: *Benjamin D. Wilson* DATE: 3/28/2022
 By: *Shirley A. Caffrey* DATE: 3/28/22

Monroe County Department of Public Health
 Ready Subdivision Approval NOT Required for the filing of this map in the Monroe County Clerk's Office.
 For the Monroe County Department of Public Health
Supra-O. Ag. DATE: 3/30/22
 Monroe County Surveyor's Office

Filed in the Monroe County Clerk's Office on 05 April 2022
 Liber 364 of Maps, Page 97

REFERENCES:

- MAP OF PARCEL (TWP# 174.02-1-17) PREPARED BY SEAR, BROWN ASSOCIATES DATED 8/11/1967, PROVIDED BY CLIENT.
- MAP OF SUBJECT PARCEL (TWP# 174.02-1-18) PREPARED BY MAIER LAND SURVEYING DATED 5/24/05, PROVIDED BY CLIENT.
- THE FOLLOWING MAPS FILED IN THE MONROE COUNTY CLERK'S OFFICE:
 - "KODAK RIVERVIEW SUBDIVISION" L.321 OF MAPS, P.50
 - "WALLMAN SUBDIVISION" L.346 OF MAPS, P.14
 - "WIREGRASS PARK SUBDIVISION" SH 1 OF 2 L.365 OF MAPS P.95
 - "WIREGRASS PARK SUBDIVISION" SH 2 OF 2 L.365 OF MAPS P.96
- CERTAIN DEEDS AS SHOWN HEREON.
- UTILITY RECORDS AS PROVIDED BY THE CLIENT.
- THE FOLLOWING TITLE INFORMATION PROVIDED BY THE CLIENT:
 - "CURRAN" - Tax Parcel No. 174.02-01-18
 CERTIFICATE AND REPORT OF TITLE ISSUED BY: OMNI TITLE AGENCY, TITLE NUMBER 2110-2973892
 EFFECTIVE DATE: 5/26/2021
 - "LARKIN" - Tax Parcel No. 174.02-01-17
 ABSTRACT OF TITLE ISSUED BY: FRONTIER ABSTRACT AND RESEARCH SERVICES, INC.
 SEARCH NO. 5144076, DATED JUNE 2, 2021.
 - LIBER 12612, PAGE 580 - DEED TO APITUDE ROC RIVER LLC, FILED IN THE M.C.C.O. 1/12/2022

TOWN APPROVALS

By: *James D. Hume* DATE: 07/20/22
 By: *Christopher E. Manti* DATE: 3/28/22
 By: *Benjamin D. Wilson* DATE: 3/28/2022
 By: *Shirley A. Caffrey* DATE: 3/28/22

Monroe County Department of Public Health
 Ready Subdivision Approval NOT Required for the filing of this map in the Monroe County Clerk's Office.
 For the Monroe County Department of Public Health
Supra-O. Ag. DATE: 3/30/22
 Monroe County Surveyor's Office

Filed in the Monroe County Clerk's Office on 05 April 2022
 Liber 364 of Maps, Page 97

EASEMENT NOTES:

- PER L.1336, P.64, RECORDED AUGUST 13, 1925 (REFERENCE 6.2) - EASEMENT TO ROC RIVER GAS & ELECTRIC FOR POWER POLES AND LINES, RUNNING ALONG THE EAST SIDE OF EAST RIVER ROAD, NO WIDTH DEFINED.
- PER L.3869, P.61, RECORDED DECEMBER 15, 1967 (REFERENCE 6.2) - EASEMENT TO ROC RIVER GAS & ELECTRIC FOR GAS LINES AND SERVICES, RUNNING ALONG THE EAST LINE OF EAST RIVER ROAD, 10' WIDE.
- PER L.3869, P.63, RECORDED DECEMBER 15, 1967 (REFERENCE 6.2) - EASEMENT TO ROC RIVER GAS & ELECTRIC AND ROC RIVER TELEPHONE FOR POLES AND POLE LINES LINES, RUNNING ALONG THE EAST LINE OF EAST RIVER ROAD, (EAST LIMITS NOT TO EXCEED 42' FROM THE CENTERLINE OF EAST RIVER ROAD). VEGETATION TRIMMING ALLOWED WITHIN 5' OF LINES.
- PER L.3893, P.555, RECORDED MAY 23, 1969 (REFERENCE 6.2) - EASEMENT TO ROC RIVER GAS & ELECTRIC AND ROC RIVER TELEPHONE FOR POLES AND POLE LINES LINES, RUNNING ALONG THE SOUTH, EAST, AND NORTH LIMITS OF THE PROPERTY, AS WELL AS THE WEST LIMITS (EAST LINE OF "CURRAN"), 10' WIDE.
- EASEMENT TO M.C.W.A. - DESIGNATED AS UE3 IS SHOW AS "PROPOSED" ON THIS SUB. PLAT, INFORMATION RECEIVED FROM M.C.W.A. INDICATES THIS EASEMENT IS CURRENTLY BEING EXECUTED AND MAY NOT YET BE FILED IN THE M.C.C.O. (AT THE TIME OF THIS PLATTING).

SANITARY SEWER EASEMENT TO THE TOWN OF HENRIETTA

UTILITY EASEMENT UE1

LINE	BEARING	DISTANCE
UE1-1	N 87°52'08" E	25.01'
UE1-2	S 26°12'49" W	182.50'
UE1-3	S 88°13'53" E	82.77'
UE1-4	S 44°07'27" W	65.38'
UE1-5	N 87°49'30" E	1017.01'
UE1-6	S 26°12'49" W	225.00'
UE1-7	S 88°13'53" E	38.14'
UE1-8	N 87°49'30" E	1017.01'
UE1-9	S 26°12'49" W	225.00'
UE1-10	S 88°13'53" E	38.14'
UE1-11	S 26°12'49" W	225.00'
UE1-12	S 88°13'53" E	38.14'
UE1-13	S 26°12'49" W	225.00'
UE1-14	S 88°13'53" E	38.14'
UE1-15	S 26°12'49" W	225.00'
UE1-16	S 88°13'53" E	38.14'
UE1-17	S 26°12'49" W	225.00'
UE1-18	S 88°13'53" E	38.14'
UE1-19	S 26°12'49" W	225.00'
UE1-20	S 88°13'53" E	38.14'
UE1-21	S 26°12'49" W	225.00'
UE1-22	S 88°13'53" E	38.14'
UE1-23	S 26°12'49" W	225.00'
UE1-24	S 88°13'53" E	38.14'
UE1-25	S 26°12'49" W	225.00'
UE1-26	S 88°13'53" E	38.14'
UE1-27	S 26°12'49" W	225.00'
UE1-28	S 88°13'53" E	38.14'
UE1-29	S 26°12'49" W	225.00'
UE1-30	S 88°13'53" E	38.14'
UE1-31	S 26°12'49" W	225.00'
UE1-32	S 88°13'53" E	38.14'
UE1-33	S 26°12'49" W	225.00'
UE1-34	S 88°13'53" E	38.14'
UE1-35	S 26°12'49" W	225.00'
UE1-36	S 88°13'53" E	38.14'
UE1-37	S 26°12'49" W	225.00'
UE1-38	S 88°13'53" E	38.14'
UE1-39	S 26°12'49" W	225.00'
UE1-40	S 88°13'53" E	38.14'
UE1-41	S 26°12'49" W	225.00'
UE1-42	S 88°13'53" E	38.14'
UE1-43	S 26°12'49" W	225.00'
UE1-44	S 88°13'53" E	38.14'
UE1-45	S 26°12'49" W	225.00'
UE1-46	S 88°13'53" E	38.14'
UE1-47	S 26°12'49" W	225.00'
UE1-48	S 88°13'53" E	38.14'
UE1-49	S 26°12'49" W	225.00'
UE1-50	S 88°13'53" E	38.14'
UE1-51	S 26°12'49" W	225.00'
UE1-52	S 88°13'53" E	38.14'
UE1-53	S 26°12'49" W	225.00'
UE1-54	S 88°13'53" E	38.14'
UE1-55	S 26°12'49" W	225.00'
UE1-56	S 88°13'53" E	38.14'
UE1-57	S 26°12'49" W	225.00'
UE1-58	S 88°13'53" E	38.14'
UE1-59	S 26°12'49" W	225.00'
UE1-60	S 88°13'53" E	38.14'
UE1-61	S 26°12'49" W	225.00'
UE1-62	S 88°13'53" E	38.14'
UE1-63	S 26°12'49" W	225.00'
UE1-64	S 88°13'53" E	38.14'
UE1-65	S 26°12'49" W	225.00'
UE1-66	S 88°13'53" E	38.14'
UE1-67	S 26°12'49" W	225.00'
UE1-68	S 88°13'53" E	38.14'
UE1-69	S 26°12'49" W	225.00'
UE1-70	S 88°13'53" E	38.14'
UE1-71	S 26°12'49" W	225.00'
UE1-72	S 88°13'53" E	38.14'
UE1-73	S 26°12'49" W	225.00'
UE1-		