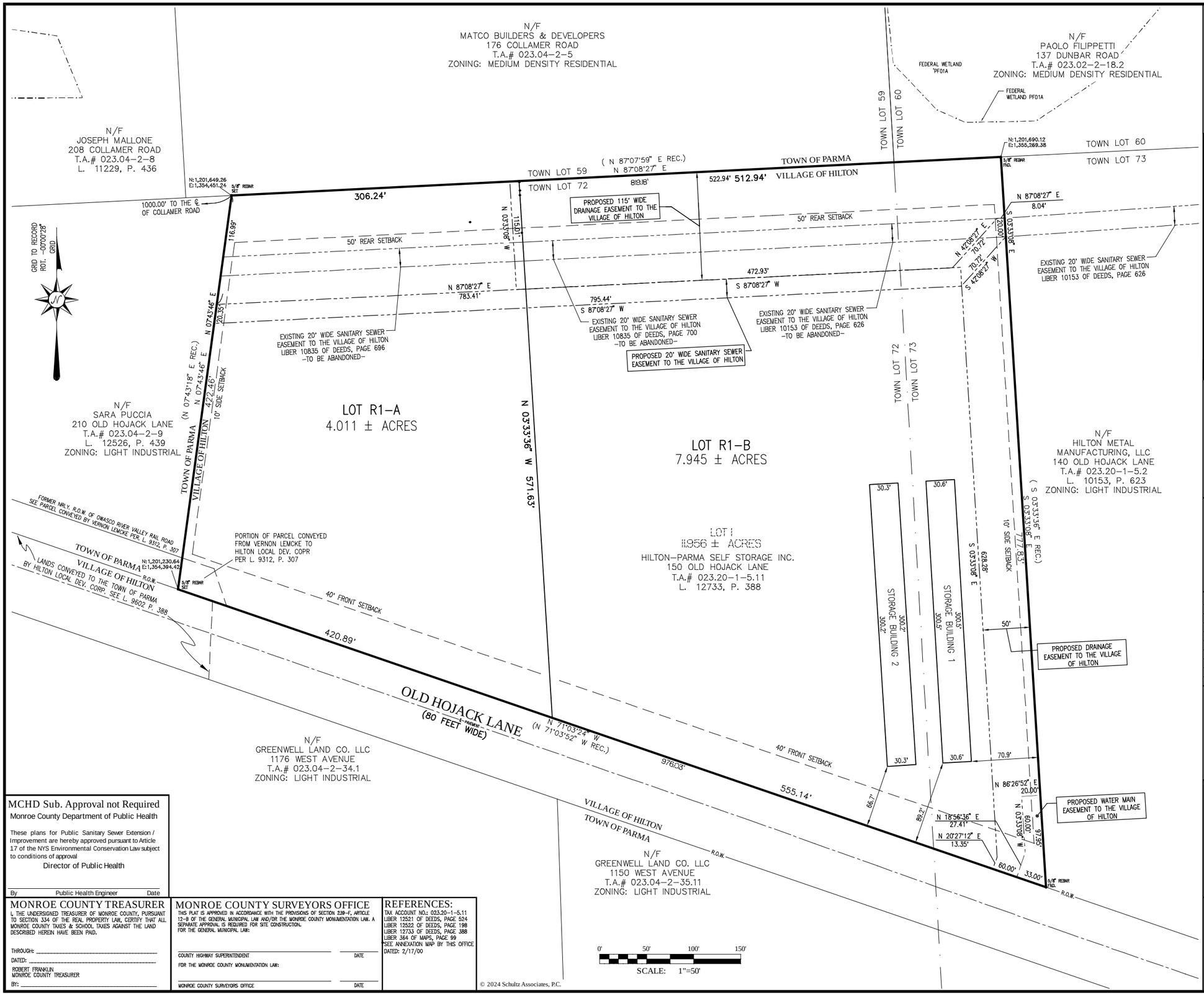

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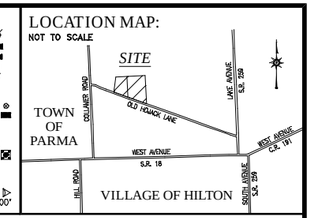
LEGEND:

CENTERLINE, PROPERTY LINE, EASEMENT LINE, EXISTING CONTOUR, CHAIN LINK FENCE, WOOD FENCE, STORM SEWER & MANHOLE, SANITARY SEWER & MANHOLE, WATER LINE, GAS LINE, ELECTRIC, OVERHEAD WIRES, EROSION CONTROL, STONE WALL, EDGE OF WOODS, DIRECTION OF FLOW

UTILITY POLE, WATER VALVE, GAS VALVE, UTILITY BOX, SURVEY MONUMENT, MAILBOX, SIGN, IRON PIPE/REBAR, TRAFFIC CTRL MH, CLEANOUT, CATCH BASIN, FIRE HYDRANT, SIGNAL SPAN POLE, PERC HOLE, DEEP HOLE, BENCHMARK, INVERT END SECTION, SPOT ELEV. x351.00'

LOCATION MAP:

NOT TO SCALE



SURVEY NOTES:

THIS PROJECT IS LESS THAN 2500' FROM THE NEAREST MONROE COUNTY MONUMENTATION AND IS TIED INTO MONROE COUNTY MONUMENTS. THE HORIZONTAL DATUM IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATES SYSTEM, WESTERN ZONE, TRANSVERSE MERCATOR PROJECTION, NAD83 (2011) EPOCH 2010.00 (NYSNET) THROUGH CONTROL TIES TO THE FOLLOWING MONUMENTS:

MON IDENTIFIER: MCGS-2915 N: 1,201,082.51 E: 705,136.51 Z: N/A (NAD 27)
OBSERVED: N: 1,201,121.79 E: 1,354,493.59 Z: 278.09 (NAVD 88)

MON IDENTIFIER: MCGS-2916 N: 1,202,537.73 E: 705,024.91 Z: N/A (NAD 27)
OBSERVED: N: 1,202,577.03 E: 1,353,381.80 Z: 282.73 (NAVD 88)

1. ALL BEARINGS SHOWN ARE GRID
2. ALL DISTANCES SHOWN ARE GROUND
3. COMBINED FACTOR = 0.99997803
4. THE SURVEY TECHNIQUES UTILIZED TO ESTABLISH THE NAD 83 CO-ORDINATES HAD A LOCAL PROSITIONAL ACCURACY AT A 95% CONFIDENCE LEVEL NOT EXCEEDING 0.025' AND A NETWORK POSITIONAL ACCURACY AT A 95% CONFIDENCE LEVEL NOT EXCEEDING 0.05 FEET.

SITE DEVELOPMENT STATISTICS

ZONING: LI – LIGHT INDUSTRIAL
TAX ACCOUNT NO.: 023.20-1-5.11
CURRENT ADDRESS: 150 OLD HOJACK LANE
TOTAL SITE AREA: 11.956± ACRES

DEVELOPER:
HILTON-PARMA SELF STORAGE INC.
5 MARWAY CIRCLE, SUITE 8
ROCHESTER, NY 14624

MARCO MATTIOLI DATE

SETBACK REQUIREMENTS:
FRONT: 40'
SIDE: 10'
REAR: 50'

COVERAGE REQUIREMENTS:
IMPERVIOUS: 80%
GREEN: 20%

LOT REQUIREMENTS:
WIDTH: 250'
DEPTH: 250'
AREA: 1.435AC

EXISTING – LOT R2:
FRONT: 66.7'
SIDE: 70.9'
REAR: 339.9'

EXISTING – LOT R2:
IMPERVIOUS: 60.9%
GREEN: 39.1%

EXISTING LOT R-1 LOT R-2:
WIDTH: 513' 306'
DEPTH: 572' 422'
AREA: 7.945AC 4.011AC

VILLAGE APPROVALS:

PUBLIC WORKS SUPERINTENDENT DATE
ZONING BOARD CHAIRPERSON DATE
FIRE MARSHAL DATE
VILLAGE ENGINEER DATE
VILLAGE CODE ENFORCEMENT OFFICER DATE

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	–	–	–

STATE OF NEW YORK · KRIS EDWARD SCHULTZ · LICENSE No. 049982 · LICENSED PROFESSIONAL ENGINEER

CERTIFICATION:

WE, SCHULTZ ASSOCIATES ENGINEERS AND LAND SURVEYORS P.C., HEREBY CERTIFY THIS MAP WAS COMPLETED ON MAY 31, 2024 FROM AN INSTRUMENT SURVEY COMPLETED JULY 30, 2021 IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

KRIS E. SCHULTZ, L.S. NO. 49982
ROBERT B. HATCH, L.S. NO. 50631

STATE OF NEW YORK · KRIS EDWARD SCHULTZ · LICENSE No. 049982 · Licensed Land Surveyor

MATCO SELF STORAGE RESUBDIVISION

LIBER 364 OF MAPS, PAGE 99

SITUATE IN :
TOWN LOT 72 & 73, TOWNSHIP 4, RANGE 1, NORTH SECTION OF THE BRADDOCKS BAY TOWNSHIP, MILL SEAT TRACT, PHELPS AND GORHAM PURCHASE, VILLAGE OF HILTON, TOWN OF PARMA, COUNTY OF MONROE, STATE OF NEW YORK

MCHD Sub. Approval not Required

Monroe County Department of Public Health

These plans for Public Sanitary Sewer Extension / Improvement are hereby approved pursuant to Article 17 of the NYS Environmental Conservation Law subject to conditions of approval

Director of Public Health

By Public Health Engineer Date

MONROE COUNTY TREASURER

I, THE UNDERSIGNED TREASURER OF MONROE COUNTY, PURSUANT TO SECTION 334 OF THE REAL PROPERTY LAW, CERTIFY THAT ALL MONROE COUNTY TAXES & SCHOOL TAXES AGAINST THE LAND DESCRIBED HEREIN HAVE BEEN PAID.

THROUGH: _____
DATED: _____
ROBERT FRANKLIN
MONROE COUNTY TREASURER
BY: _____

MONROE COUNTY SURVEYORS OFFICE

THIS PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 239-F, ARTICLE 12-B OF THE GENERAL MUNICIPAL LAW AND/OR THE MONROE COUNTY MONUMENTATION LAW. A SEPARATE APPROVAL IS REQUIRED FOR SITE CONSTRUCTION.
FOR THE GENERAL MUNICIPAL LAW:

COUNTY HIGHWAY SUPERINTENDENT DATE

FOR THE MONROE COUNTY MONUMENTATION LAW:

MONROE COUNTY SURVEYORS OFFICE DATE

REFERENCES:

TAX ACCOUNT NO.: 023.20-1-5.11
LIBER 12521 OF DEEDS, PAGE 524
LIBER 12522 OF DEEDS, PAGE 198
LIBER 12733 OF DEEDS, PAGE 388
LIBER 364 OF MAPS, PAGE 99
*SEE ANNEXATION MAP BY THIS OFFICE
DATED: 2/17/00

SCHULTZ ASSOCIATES
ENGINEERS & LAND SURVEYORS, P.C.
129 SOUTH UNION STREET, PO BOX 89
SPENCERPORT, NEW YORK 14559
585-349-3750
SchultzAssociatesPC.com email: contact@schultzpc.com

PLAT

DRAWN BY:	DSM	PROJECT No.	22.219
CHECKED BY:	RBH	SHEET No.	1 OF 1
SCALE:	1" = 50'	DWG. No.	P - 1
DATE:	MAY 31, 2024		