

"CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

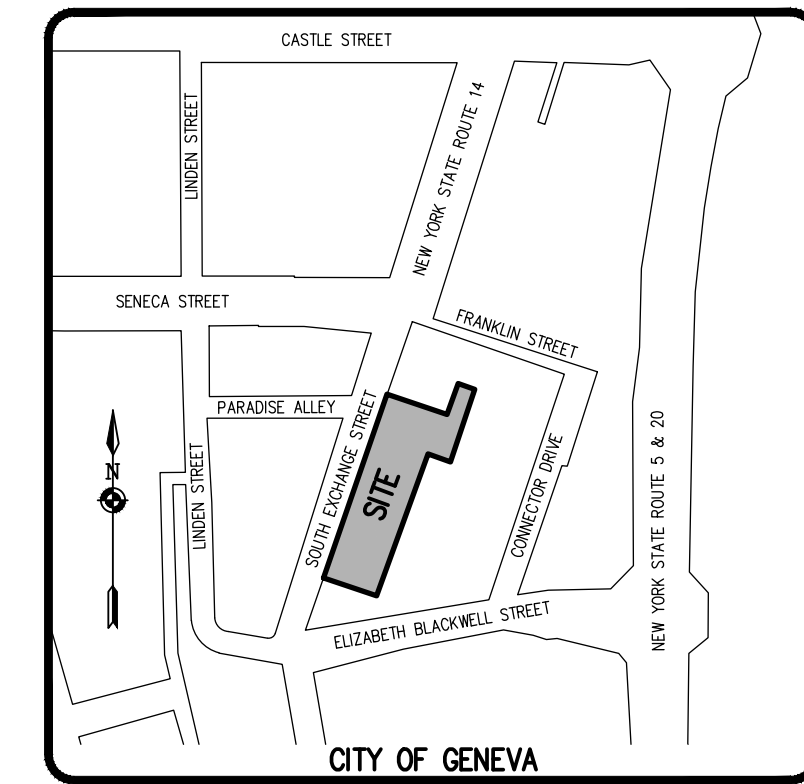
"THIS MAP AND THE INFORMATION SHOWN HEREON IS NOT TO BE USED WITH AN "AFFIDAVIT OF NO CHANGE." BME ASSOCIATES ASSUMES NO LIABILITY TO THE PARTIES NOTED HEREON OR TO ANY FUTURE OWNER, TITLE COMPANY, GOVERNMENTAL AGENCY, ATTORNEY OR LENDING INSTITUTION IN THE EVENT THAT THIS MAP IS USED WITH AN "AFFIDAVIT OF NO CHANGE," OR SIMILAR INSTRUMENT.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S ORIGINAL INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

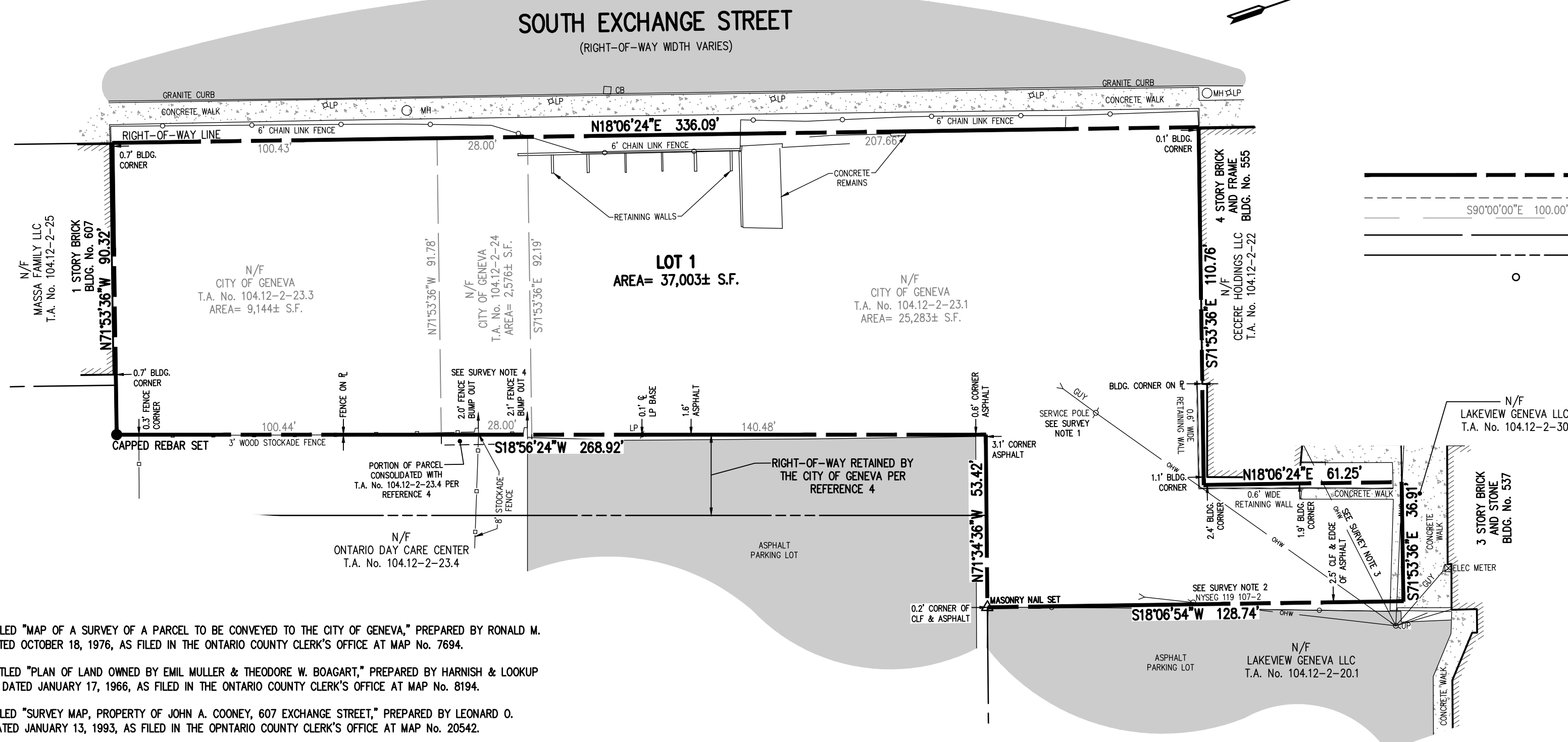
"UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, OF THE NEW YORK STATE EDUCATION LAW."

SURVEY NOTES:

1. PARCEL MAY BE SUBJECT TO THE RIGHTS OF OTHERS FOR THE USE OF THE SERVICE POLE, OVERHEAD WIRES AND GUY WIRE ON SITE.
 2. PARCEL MAY BE SUBJECT TO THE RIGHTS OF OTHERS FOR THE USE OF THE POLE, GUY AND OVERHEAD WIRES LOCATED ON SITE. THIS POLE HAD A NYSEG TAG AND MAY BE SUBJECT TO SPECIFIC RIGHT OF NYSEG.
 3. PARCEL MAY BE SUBJECT TO THE RIGHTS OF OTHERS FOR THE USE OF THE OVERHEAD WIRES RUNNING OVER THE PROPERTY.
 4. PARCEL MAY SUBJECT TO THE RIGHTS OF OTHER FOR THE FENCE AND SMALL PORTIONS OF FENCE ENCLOSED PROPERTY SHOWN HEREON.
 5. PARCEL WAS OBSERVED TO HAVE SEVERAL AREAS OF EXTENSIVE CONCRETE REMAINS. NOT ALL REMAINS WERE DEFINABLE AND THEREFORE NOT PLOTTED.
 6. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM OF 1983, WESTERN ZONE, NAD 83 (2011)(EPOCH 2010) UTILIZING GPS OBSERVATIONS FROM THE NYS DOT REFERENCE NETWORK STATION (NYPF 0032). PERIMETER AND/OR TIES TO MONUMENTS WERE MADE USING PROCEDURES NECESSARY TO ACHIEVE A HORIZONTAL ACCURACY OF 1 PART IN 10,000 (1:10,000) OR BETTER. RECORD BEARINGS PER REFERENCE XXX, SHOWN IN PARENTHESIS.
- BEARINGS SHOWN HEREON ARE GRID
DISTANCES SHOWN HEREON ARE GRID
COMBINED FACTOR = 0.999929
7. THE PURPOSE OF THIS PLAT IS TO COMBINE TAX ACCOUNT NUMBERS 104.12-2-23.3, 104.12-2-24 & 104.12-2-23.1 INTO ONE PARCEL.



LOCATION MAP
NOT TO SCALE



LEGEND

- BOUNDARY LINE
- - - HISTORIC LOT LINE
- · - · LOT LINE/DATA TO BE DISSOLVED
- - - ADJOINER/R.O.W. LINE
- · - · EXISTING EASEMENT LINE
- PROPERTY MARKER FOUND

REFERENCES:

1. A MAP ENTITLED "MAP OF A SURVEY OF A PARCEL TO BE CONVEYED TO THE CITY OF GENEVA," PREPARED BY RONALD M. PHILLIPS, DATED OCTOBER 18, 1976, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP No. 7694.
2. A PLAN ENTITLED "PLAN OF LAND OWNED BY EMIL MULLER & THEODORE W. BOAGART," PREPARED BY HARNISH & LOOKUP ASSOCIATES, DATED JANUARY 17, 1966, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP No. 8194.
3. A MAP ENTITLED "SURVEY MAP, PROPERTY OF JOHN A. COONEY, 607 EXCHANGE STREET," PREPARED BY LEONARD O. GARDNER, DATED JANUARY 13, 1993, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP No. 20542.
4. A MAP ENTITLED "SURVEY MAP, PROPERTY OF CITY OF GENEVA, EAST WASHINGTON STREET," PREPARED BY LEONARD O. GARDNER, DATED MAY 4, 1995, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP No. 22242.
5. A MAP ENTITLED "A MAP OF A SURVEY OF LAND OWNED BY CHRISTOPHER J. & JUDITH H. SPINA," PREPARED BY RONALD M. PHILLIPS, DATED JUNE 7, 2001, AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP No. 26315.
6. A MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY, LANDS OF LAKE AREA DEVELOPMENT CORPORATION," PREPARED BY BME ASSOCIATES, LAST REVISED SEPTEMBER 15, 2022, HAVING PROJECT No. 21-0214, AND MAP No. 1.
7. AN ABSTRACT OF TITLE WAS NOT PROVIDED FOR THE COMPLETION OF THIS SURVEY.

WE, BME ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED BY US ON DECEMBER 09, 2022 AND FROM THE REFERENCES NOTED HEREON. THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT WAS BASED MEETS THE GVLSA 2017 MINIMUM STANDARDS FOR A SURVEY MAP.

THIS MAP IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY SOURCES OTHER THAN THOSE REFERENCED HEREON.

BY: *Gregory D. Bell*
GREGORY D. BELL, NYSPLS NO. 050661

BY: _____
PLANNING BOARD CHAIRPERSON

APPROVALS

DATE: _____

P:\8901\582\Drawings\8901-582.dwg

PROJECT	SOUTH EXCHANGE STREET
LOCATION	CITY OF GENEVA, ONTARIO COUNTY, NEW YORK STATE
CLIENT	CITY OF GENEVA 47 CASTLE STREET GENEVA, NY 14456
DRAWING TITLE	CONSOLIDATION PLAT
PROJECT MANAGER	GD BELL
PROJECT SUPERVISOR	GD BELL
DRAWN BY	JT GILMORE
SCALE	1"=30'
DATE ISSUED	DECEMBER 09, 2022
PROJECT NO.	8901
DRAWING NO.	582



BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

10 LIFTBRIDGE LANE EAST
FAIRPORT, NEW YORK 14450
WWW.BMEPC.COM

PHONE 585-377-7360
FAX 585-377-7309

NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1			

Drawing Attention

The following is an excerpt from the New York State Education Law Article 1420, Section 2209 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 professional engineer or land surveyor to alter any part of a drawing or plan prepared by a seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall notify to the firm his seal and the notation altered by followed by his signature and the date of such alteration."