

LOCATION MAP

ZONING

Parcel is Zoned R-4, Higher Density Residential use.

**PERMITTED USES (from City Code Book):** "These regulations reflect the existence of large-scale, high-density residential developments within the R-1 and R-2 Districts of the City. These regulations seek to retain such limitations or conditions imposed upon such developments at the time of their creation and to retain such rights as were extended to the same.

Established development. Large-scale residential uses existing in this district at the time of this enactment are hereby declared to be a permitted use to the extent and subject to such limitations granted at the time of the establishment of the same. Dimensional regulations shall be those established in conjunction with the action permitting the use."

**RESTRICTIONS:** Revisions/additions ect. are subject to Site Plan Review by the City Planning Board. Dimensional standards in R-4 are also set per Site Plan Review.

Code Enforcement Officer: Brian Hicks (315) 255-4111.

UTILITY DATA

Dig Safely New York, Inc. (DSNY) was contacted on December 5, 2013 to order design ticket #12053-222-018-00.

DSNY notified the following utilities:

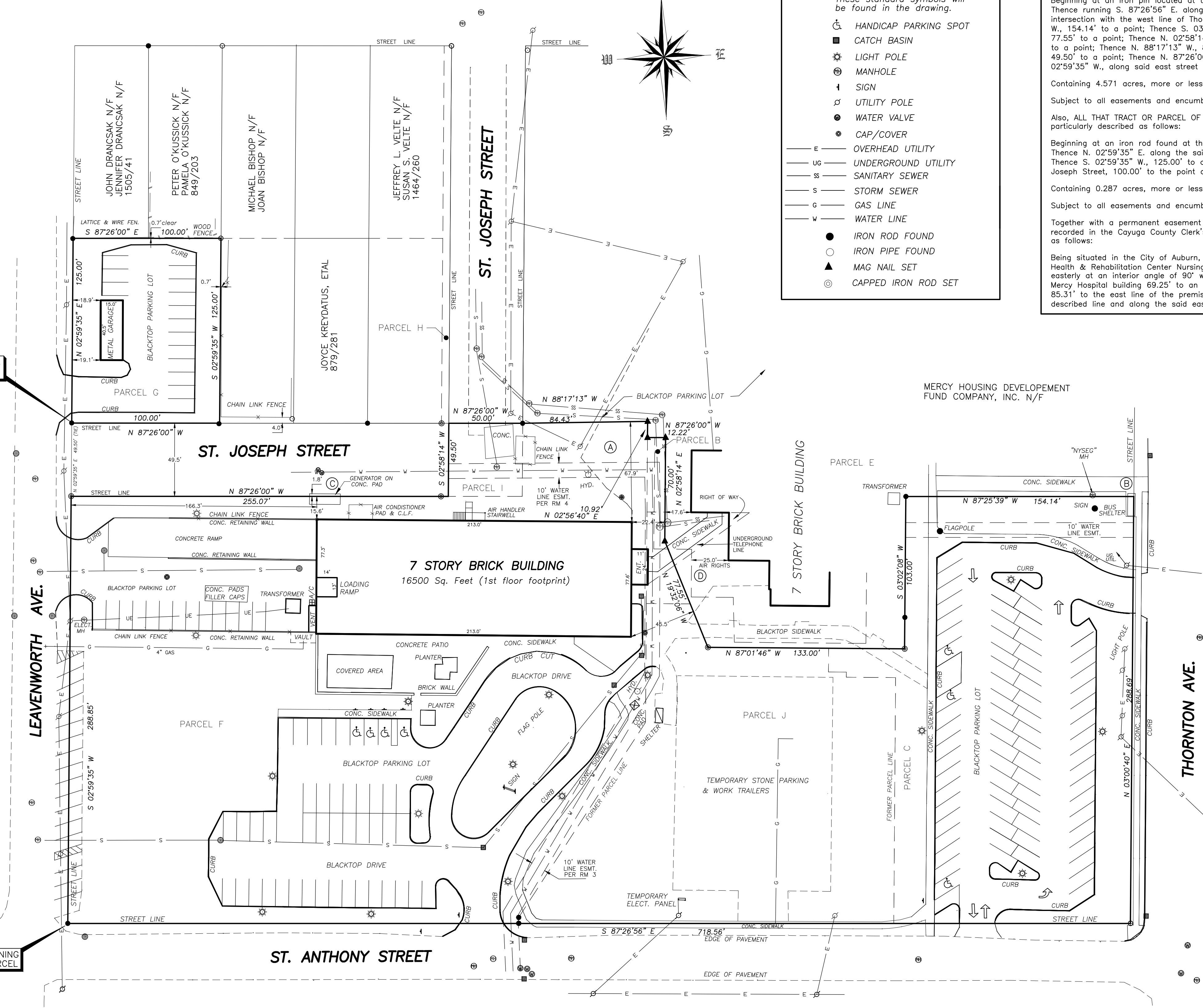
City of Auburn	(315) 253-9554
VYSEG Auburn Electric	(315) 253-9094 x729
VYSEG Auburn Gas	(315) 253-9094 x729
Time Warner Cable/Auburn	(800) 262-8600
Verizon/Syracuse A1	(315) 453-8121

This surveyor has not physically located the underground utilities. Underground utility locations may have been determined from visible evidence, available public maps and/or maps prepared by others and markings established by independent locators or utility companies. There is no guarantee as to the accuracy or completeness of such data, nor is there any guarantee that all utilities are shown. Actual locations of underground utilities in the vicinity of any proposed construction shall be verified prior to commencing excavation, demolition or construction. Call Dig Safely at \*811.

MAP REFERENCES (RM)

- 1) MAP PREPARED BY ANDERSON SURVEY ENTITLED "MAP OF SURVEY OF PREMISES OF THE MOTHER MARAINE CENTER, INC.," DATED JULY 18, 2008. BEARING FILE DATE #0865.
- 2) MAP PREPARED BY JOHN F. PAPALIA & ASSOC. ENTITLED "MERCY HEALTH AND REHABILITATION CENTER NURSING HOME COMPANY, INC.," DATED JULY 26, 2000. BEARING FILE #4-437.
- 3) MAP PREPARED BY ROBERT P. WARREN ENTITLED "PROPOSED SUBDIVISION OF LANDS OWNED BY THE MOTHER MARAINE CENTER INC.," DATED OCTOBER 27, 1988. R.P. MARREN, P.L.S.
- 4) MAP PREPARED BY JAMES J. MARRIN, P.L.S. FOR MERCY HOUSING DEVELOPMENT FUND COMPANY, INC. DATED JANUARY 17, 2012.

CHAPMAN AVENUE



LEGEND

- These standard symbols will be found in the drawing.
- ♿ HANDICAP PARKING SPOT
  - CATCH BASIN
  - ☼ LIGHT POLE
  - ⊕ MANHOLE
  - ↑ SIGN
  - ⊘ UTILITY POLE
  - WATER VALVE
  - ⊙ CAP/COVER
  - OVERHEAD UTILITY
  - UG UNDERGROUND UTILITY
  - SS SANITARY SEWER
  - S STORM SEWER
  - G GAS LINE
  - W WATER LINE
  - IRON ROD FOUND
  - IRON PIPE FOUND
  - ▲ MAG NAIL SET
  - ⊙ CAPPED IRON ROD SET

SCHEDULE A DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, situated in the City of Auburn, County of Cayuga, State of New York, and being more particularly described as follows:

Beginning at an iron pin located at the intersection of the north line of St. Anthony Street with the east line of Leavenworth Avenue; Thence running S. 87°26'56" E. along the said north line of St. Anthony Street, a distance of 718.56' to an iron pipe located at its intersection with the west line of Thornton Avenue; Thence N. 03°00'40" E. along said west line, 288.69' to a point; Thence N. 87°25'39" W., 154.14' to a point; Thence S. 03°02'08" W., 103.00' to a point; Thence N. 87°01'46" W., 133.00' to a point; Thence N. 19°32'06" W., 77.55' to a point; Thence N. 02°58'14" E., 70.00' to a point; Thence N. 87°26'00" W., 12.22' to a point; Thence N. 02°56'40" E., 10.92' to a point; Thence N. 88°17'13" W., 84.43' to a point and iron pin; Thence N. 87°26'00" W., 50.00' to a point; Thence S. 02°58'14" W., 49.50' to a point; Thence N. 87°26'00" W., 255.07' to a point and iron pin in the aforesaid east line of Leavenworth Avenue, Thence S. 02°59'35" W., along said east street line, a distance of 288.85' to the point of beginning.

Containing 4.571 acres, more or less.

Subject to all easements and encumbrances of record.

Also, ALL THAT TRACT OR PARCEL OF LAND, situated in the City of Auburn, County of Cayuga, State of New York, and being more particularly described as follows:

Beginning at an iron rod found at the intersection of the easterly line of Leavenworth Avenue and the northerly line of St. Joseph Street; Thence N. 02°59'35" E. along the said easterly line of Leavenworth Avenue, 125.00' to a point; Thence S. 87°26'00" E., 100.00' to a point; Thence S. 02°59'35" W., 125.00' to a point in the northerly of St. Joseph Street; Thence N. 87°26'00" W. along said northerly line of St. Joseph Street, 100.00' to the point of beginning.

Containing 0.287 acres, more or less.

Subject to all easements and encumbrances of record.

Together with a permanent easement for ingress and egress as specifically set forth and described in Deed dated September 2, 1970 and recorded in the Cayuga County Clerk's Office on September 2, 1970 in Liber 380 of deeds at Page 570. Being more particularly described as follows:

Being situated in the City of Auburn, County of Cayuga and State of New York and beginning at a point in the east line of lands of Mercy Health & Rehabilitation Center Nursing Home Company, Inc. (n/f) distant 600' southerly from the northeast corner thereof, running thence easterly at an interior angle of 90° with the last described line and partly along the southerly face of a southerly wall of the present Mercy Hospital building 69.25' to an inner corner thereof; thence southwesterly at an interior angle of 35°34' with the last described line 85.31' to the east line of the premises of said Nursing Home Company; thence northerly at an interior angle of 54°26' with the last described line and along the said east line 49.5' to the point of beginning.

NOTES

1. Boundary information was taken from actual field surveys from December 2013 and January 2014.
2. Per City of Auburn (Community No. 360102) FEMA FIRM Panel 312 of 635, the subject parcel is located in Zone X (areas of minimum flooding).
3. Per NYSDEC Online Environmental Resource Mapping site, the subject parcel does not contain any NYS Wetlands.
4. This survey map was prepared from title documents provided to SeGuin Land Surveying, PLLC, this surveyor did perform research for any title documents. The survey is based on a copied abstract of title prepared by Stewart Title Insurance Company and dated January 24, 2013 and bearing the Certificate No. 152570 and a Title Commitment prepared by Stewart Title Insurance Company dated 12/30/2013 (unsigned).
5. There was no observable party walls on the building on the subject parcel.
6. The building on the subject parcel was being renovated, it did not appear the footprint of the building was being changed.
7. There was no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.
8. There was no observable evidence of recent street or sidewalk construction or repairs.
9. There are 152 marked regular parking spaces plus 7 marked handicap parking spaces.
10. All boundary corners on the subject parcel were set or found with steel pins noted hereon.

ALTA SURVEY CERTIFICATION

This is to certify that this map or plot and survey on which it is based were made in accordance with the 2011 Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPC and includes items 1,2,3,4,6a,6b,7a,8,9,10a,11b,12,13,16,17,18,19, and 20a of Table A thereof. The field work was completed on January 31, 2014.

Forrest L. SeGuin, PLS NYS Lic. 050384 Date \_\_\_\_\_

Certified exclusively to:

AREA

AREA SOUTH OF ST. JOSEPH'S STREET = 4.571± ACRES  
 AREA NORTH OF ST. JOSEPH'S STREET = 0.287± ACRES  
 TOTAL AREA = 4.858± ACRES.



ENCROACHMENTS

- (A) Portion of the adjoiners parking lot extends into subject parcel.
  - (B) Portion of the bus stop shelter encroaches into subject parcel.
  - (C) Portion of the subject parcels generator pad encroaches into St. Joseph Street by 1.8'.
  - (D) Portion of Mercy Housing Development Fund Company, Inc. "25' air rights easement" per RM 4, by 7.4'.
- \* Several walkways are shared by subject parcel and the Mercy Housing Development Fund Company, Inc.

MAP REVISIONS

No.	Date	Revision

Only survey maps with the surveyor's enclosed seal are genuine, true and correct copies of the surveyor's original work and opinion. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of sect. 7209, subsection 2, of the New York State Education Law. The certification is limited to the survey as shown on this map and on its behalf to the title commitment agency, and the leading institution listed hereon. Certification is not transferable to additional institutions or subsequent owners. The location of underground improvements, structures, and utilities are not covered by this certificate.

ALTA/ACSM LAND TITLE SURVEY

**MERCY HEALTH & REHABILITATION CENTER NURSING HOME COMPANY, INC.**  
 CITY OF AUBURN CAYUGA COUNTY, NEW YORK

**SEGUIN LAND SURVEYING, P.L.L.C.**  
 FORREST L. SEGUIN, L.S.  
 6197 DYKE ROAD, CHITTENANGO, N.Y. 13037  
 PHONE: (315) 263-1642 FAX: (315) 687-0002

SCALE: 1" = 40'  
 DATE: 1/15/2014  
 PROJECT NO. 14018  
 TAX MAP NO. 122.26-02-37.1  
 DWG. MERCYALTA