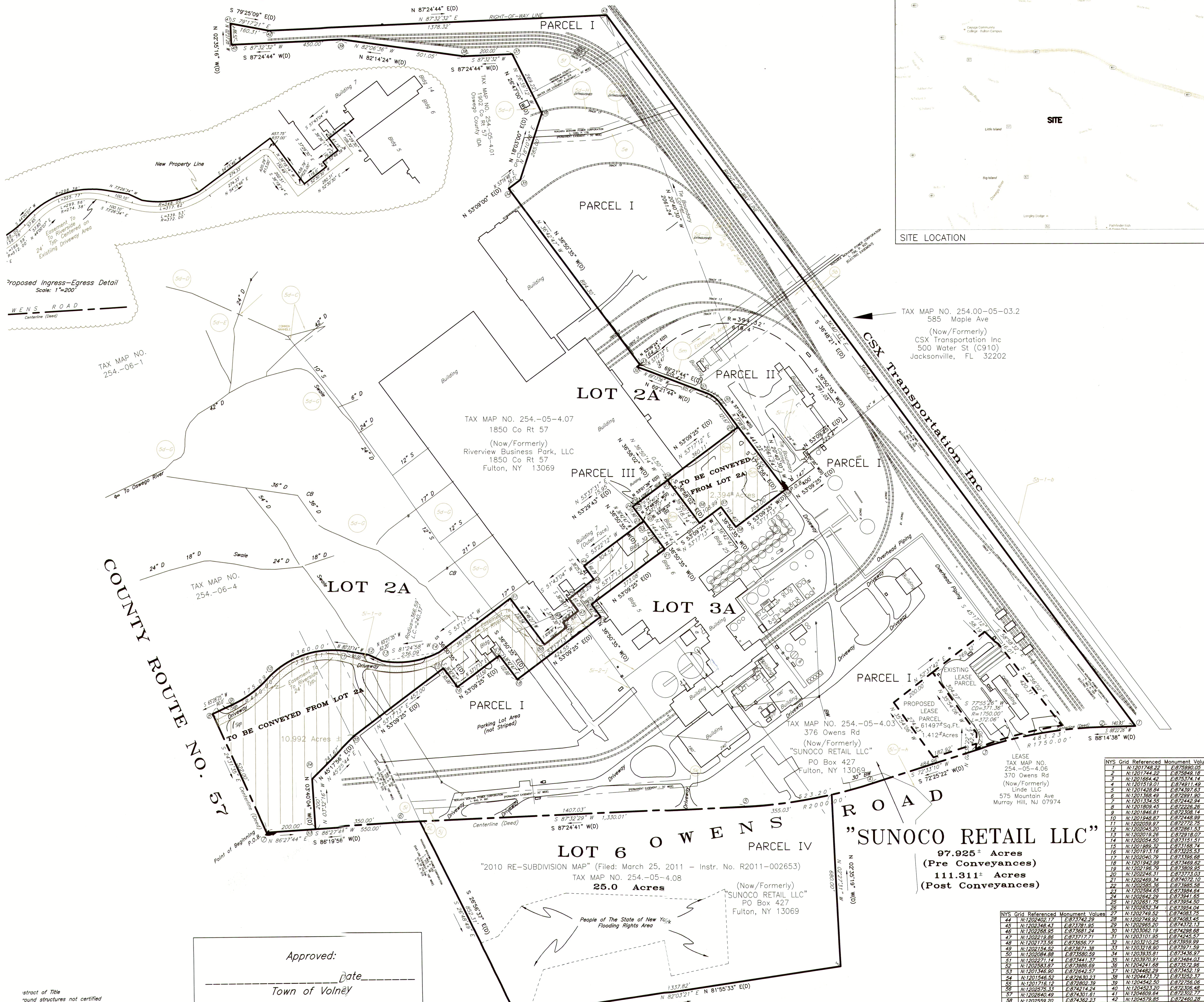


# NEW YORK STATE ROUTE NO. 481



To: Sunoco Retail LLC  
Town of Volney  
(Land Subdivision Purposes)

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM and Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, as adapted by ALTA and NSPS on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of New York, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

August L. Christopherson  
REGISTRATION NO. 34388  
A RESURVEY/UPDATE OF THIS MAP BY OTHERS VIOLATES THIS CERTIFICATION

Date: 12/22/2014 & 7/26/2016 (Subdivision)

First American Title Insurance Company Title No. NYA15-0485

**PARCEL I (P/O LOT 4.03):**  
ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Volney, County of Oswego and State of New York, being part of Subdivision 4 and 8 of Harpers Location and Lots 1 and 2 of Charles Newkirk's Location of said Town, and being more particularly described as follows: BEGINNING AT A POINT in the southerly boundary of New York State Route 481 at its intersection with the southwesterly boundary of land owned by CSX Transportation Company (reputed owner);

RUNNING THENCE South 36 degrees 18 minutes 21 seconds East along said southwesterly railroad boundary, a distance of 3,604.25 feet to its intersection with the centerline of Owens Road;

THENCE along said road centerline the following 6 courses and distances:

1. South 88 degrees 14 minutes 30 seconds West, 140.83 feet to a point of curvature;
2. Westerly, following a curve to the left having a radius of 1,750 feet, an arc distance of 483.23 feet to a point of tangency;
3. South 72 degrees 25 minutes 22 seconds West, 484.86 feet to a point of curvature;
4. Westerly, following a curve to the right having a radius of 2,000 feet an arc distance of 523.20 feet to a point of tangency;
5. South 87 degrees 09 minutes 41 seconds West, 1,407.03 feet to an angle point;
6. South 86 degrees 19 minutes 56 seconds East, 350.00 feet to a point, said point being 200 feet distant easterly measured along road centerline, from its intersection with the centerline of County Route 57;

THENCE North 3 degrees 40 minutes 04 seconds East, a distance of 200.00 feet to a point;

THENCE North 45 degrees 17 minutes 58 seconds East, a distance of 241.67 feet to a point;

THENCE North 53 degrees 09 minutes 25 seconds East, a distance of 457.00 feet to a point;

THENCE South 36 degrees 50 minutes 35 seconds East, a distance of 95.00 feet to a point;

THENCE North 53 degrees 09 minutes 25 seconds East, a distance of 213.50 feet to a point;

THENCE South 36 degrees 50 minutes 35 seconds East, a distance of 122.00 feet to a point;

THENCE North 53 degrees 09 minutes 25 seconds East, a distance of 424.55 feet to a point;

THENCE North 36 degrees 50 minutes 35 seconds West, a distance of 61.77 feet to a point;

THENCE North 53 degrees 09 minutes 25 seconds East, a distance of 659.37 feet to a point;

THENCE South 36 degrees 50 minutes 35 seconds East, a distance of 101.40 feet to a point;

THENCE North 53 degrees 09 minutes 25 seconds East, a distance of 400.00 feet to a point;

THENCE North 36 degrees 50 minutes 35 seconds West, a distance of 77.00 feet to a point;

THENCE North 53 degrees 09 minutes 25 seconds East, a distance of 225.40 feet to a point;

THENCE North 36 degrees 50 minutes 35 seconds West, a distance of 291.05 feet to a point of curvature;

THENCE southwesterly following a curve to the left having a radius of 394.32 feet, an arc distance of 619.40 feet to a point of tangency;

THENCE South 53 degrees 09 minutes 25 seconds West, a distance of 149.86 feet to a point;

THENCE North 36 degrees 50 minutes 35 seconds East, a distance of 894.30 feet to a point;

THENCE North 53 degrees 09 minutes 25 seconds East, a distance of 147.00 feet to an angle point;

THENCE North 18 degrees 03 minutes 00 seconds East, a distance of 285.00 feet to a point;

THENCE South 87 degrees 24 minutes 44 seconds West, a distance of 200.00 feet to a point;

THENCE North 53 degrees 09 minutes 25 seconds West, a distance of 201.50 feet to a point;

THENCE South 87 degrees 24 minutes 44 seconds West, a distance of 450.00 feet to a point;

THENCE North 2 degrees 35 minutes 16 seconds West, a distance of 86.52 feet to a point in the southerly boundary of New York State Route 481;

THENCE South 79 degrees 25 minutes 09 seconds East along said southerly highway boundary, a distance of 160.31 feet to an angle point;

THENCE North 87 degrees 24 minutes 44 seconds East, continuing along said highway boundary, a distance of 1,378.32 feet to the point of BEGINNING.

TOGETHER WITH the benefits of the Easement Agreement between Riverview Business Park, LLC and Northeast Biofuels, LP dated June 30, 2006 recorded in the Oswego County Clerks Office as Instrument No. R-2006-005206.

**PARCEL II (P/O LOT 4.03):**  
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Volney, County of Oswego and State of New York being part of Lot 2 as shown on a map entitled, Resubdivision Map, Part of Subdivisions 4 and 8 Harpers Location and Lots 1, 2, 3, 4 and 6, Charles Newkirk's Location filed in the Office of the Clerk of the County of Oswego on July 13, 2006 as Plot 20, Line 7, Instrument R-2006-008543, and being more particularly described as follows:

BEGINNING AT the most easterly corner of said Lot 2; running thence North 36 degrees 50 minutes 35 seconds West along the division line between said Lot 2 and Lot 3 as shown on said Resubdivision Map, a distance of 291.05 feet to a point of curvature;

THENCE continuing along said subdivision line, following a curve to the left having a radius of 394.32 feet, an arc distance of 619.40 feet to a point of tangency;

THENCE South 53 degrees 09 minutes 25 seconds West, continuing along said subdivision line and its southwesterly prolongation, a distance of 164.33 feet to a point;

THENCE South 68 degrees 21 minutes 44 seconds East, a distance of 305.43 feet to a point of curvature;

THENCE southerly, following a curve to the right having a radius of 120.00 feet, an arc distance of 67.22 feet to a point of tangency;

THENCE South 37 degrees 15 minutes 56 seconds East, a distance of 441.22 feet to a point in the division of said Lots 2 and 3;

THENCE North 53 degrees 09 minutes 25 seconds East, a distance of 147.00 feet to an angle point;

THENCE North 36 degrees 50 minutes 35 seconds West, continuing along said division line, a distance of 77.00 feet to an angular point;

THENCE North 53 degrees 09 minutes 25 seconds East, continuing along said division line, a distance of 225.40 feet to the point of BEGINNING, containing 261,325 square feet of land, more or less and equaling 5.999 acres, more or less.

**PARCEL III (P/O LOT 4.03):**  
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Volney, County of Oswego and State of New York being part of Lot 2 as shown on a map entitled, Resubdivision Map, Part of Subdivisions 4 and 8 Harpers Location and Lots 1, 2, 3, 4 and 6, Charles Newkirk's Location filed in the Office of the Clerk of the County of Oswego on July 13, 2006 as Plot 20, Line 7, Instrument R-2006-008543, and being more particularly described as follows:

BEGINNING AT the most easterly corner of said Lot 2; thence along the division line between said Lots 2 and 3, the following 5 courses and distances:

1. South 53 degrees 09 minutes 25 seconds West, 225.40 feet;
2. South 36 degrees 50 minutes 35 seconds East, 77.00 feet;
3. South 53 degrees 09 minutes 25 seconds East, 400.00 feet;
4. North 36 degrees 50 minutes 35 seconds West, 101.40 feet;
5. South 53 degrees 09 minutes 25 seconds West, 108.99 feet to the true point of beginning, said point being at its intersection with the exterior face of an existing wall;
6. North 53 degrees 09 minutes 25 seconds West, continuing along said division line, a distance of 177.30 feet to its intersection with the southerly prolongation of the inside face of the existing wall;

THENCE along said inside wall face, the following six (6) courses and distances:

1. North 36 degrees 50 minutes 35 seconds West, 147.00 feet;
2. South 53 degrees 09 minutes 25 seconds West, 1.18 feet;
3. North 36 degrees 50 minutes 35 seconds West, 71.90 feet;
4. North 53 degrees 09 minutes 25 seconds East, 15.95 feet;
5. North 37 degrees 15 minutes 56 seconds East, 74 feet;
6. North 53 degrees 01 minutes 39 seconds East, 162.08 feet to its intersection with the outside face of an existing wall; thence South 36 degrees 58 minutes 02 seconds East along said outside wall face, a distance of 217.64 feet to the point or place of BEGINNING, containing 36,576 square feet of land, more or less and equaling 0.836 acres, more or less.

Parcels II and III described above, by virtue of an amended subdivision map filed, will become part of the existing Lot 2 as shown on map entitled Resubdivision Map, Part of Subdivisions 4 & 8 Harpers Location and Lots 1, 2, 3, 4, 5 and 6, Charles Newkirk's Location filed in the Office of the Clerk of the County of Oswego on July 13, 2006 as Plot 20, Line 7, Instrument No. R-2006-008543.

**PARCEL IV (LOT 4.08) - Not Part of Survey:**  
ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Volney, County of Oswego and State of New York, being Lot 6 as shown on map entitled 2010 Resubdivision Map, Part of Subdivisions 4 & 8 Harpers Location and Lots 1, 2, 3, 4, 5 & 6, Charles Newkirk's Location filed in the Oswego County Clerks Office March 25, 2011 as Instrument No. R2011-002653, and being more particularly described as follows:

BEGINNING AT A POINT on the centerline of Owens Road at its intersection with the easterly boundary of a 100 foot wide permanent easement to Niagara Mohawk Power Corporation and the City of Fulton, said point being North 86 degrees 19 minutes 56 seconds East, a distance of 445.00 feet from the North 87 degrees 24 minutes 44 seconds East, a distance of 77.02 feet, measured along said road centerline, from the northwesterly corner of said Lot 4A;

RUNNING THENCE South 26 degrees 56 minutes 37 seconds East along said easterly easement boundary, a distance of 852.31 feet to a point;

THENCE North 81 degrees 55 minutes 33 seconds East, a distance of 1,337.82 feet to a point;

THENCE North 2 degrees 35 minutes 19 seconds West, a distance of 680.00 feet to a point in the centerline of Owens Road;

THENCE westerly along said road centerline, following a curve to the right having a radius of 2,000.00 feet, an arc distance of 355.01 feet to a point of tangency;

THENCE South 87 degrees 24 minutes 44 seconds West, continuing along said road centerline, a distance of 1,330.01 feet to the point of BEGINNING, containing 25,000 acres.

**SCHEDULE B: (Exceptions)**

1. Restrictive covenants, conditions, grants, agreements or assessments of record as follows:
  - a. Utility Easement Grant to Niagara Mohawk Power Corporation, recorded 2/15/1980 in Liber 634 P. 452. (On Tax Parcel 4.09)
  - b. Utility Easement Grant to Niagara Mohawk Power Corporation, recorded 4/29/1976 in Liber 798 P. 925. (On Tax Parcel 4.03)
  - c. Declaration of Covenants and Restrictions made by Miller Brewing Company, Container Division, dated 4/23/1990 recorded 5/22/1990 in Liber 829 P. 220. (On Tax Parcel 4.03)
  - d. Reciprocal Grant of Easements made between Miller Brewing Company and R/M Can Company, dated 10/29/1993 recorded 11/3/1993 in Liber 1231 P. 219. (As Plotted 5a-e, thru 4)
2. With regard thereto:
  - (i) Amendment to Reciprocal Grant of Easements made between Miller Brewing Company and R/M Can Company, dated 10/20/1994 recorded 1/30/1998 in Liber 1358 P. 251.
  - (ii) Assignment of Easement made by R/M Can Company to Jones Building Limited Partnership, dated 1/28/1998 recorded 1/30/1998 in Liber 1398 P. 230.
  - (iii) Amendment to Reciprocal Grant of Easements made between Miller Brewing Company and Cysteel Mfg., Inc., successor in interest to R/M Can Company, dated 4/23/1998 recorded 6/18/1998 in Liber 1415 P. 125. (As Plotted 5a-e)
  - (iv) Utility Easement Grant to Niagara Mohawk Power Corporation, recorded 5/16/1995 in Liber 1280 P. 176. (As Plotted 5f)
  - (v) Utility Easement Grant to O.G.W. recorded 10/12/1995 in Liber 1297 P. 214.
  - (vi) Declaration of Covenants and Restrictions made by Miller Brewing Company and R/M Can Company, dated 1/23/1996 in Liber 1309 P. 327.
3. Restrictive covenants, conditions and reservation of easements right of way and utilities contained in deed made by Miller Brewing Company to Colligate Fulton, LLC, dated as of 10/27/2000 recorded 12/1/2000 in Liber 1542 P. 316. (Blanket)
4. Easement Agreement for right of way and utilities made between Riverview Business Park, LLC and Northeast Biofuels, LP, dated as of 6/30/2006 recorded 7/7/2006 as Instrument No. R-2006-008283. (Blanket)
5. Grant of Easements, (Re: Pipeline) made by Northeast Biofuels, LP to Niagara Mohawk Power Corporation, dated 10/16/2007 recorded 10/18/2007 as Instrument No. R-2007-013942. (Plotted)
6. Grant of Easements, (Re: Pipeline) made by Northeast Biofuels, LP to Niagara Mohawk Power Corporation, dated 10/16/2007 recorded 10/16/2007 as Instrument No. R-2007-013943. (Plotted)
7. Pipeline Easement Grant made by Riverview Business Park LLC to National Grid, dated 1/24/2008 recorded as Instrument No. R-2008-000920. (Plotted)
8. Reciprocal Easement Agreement made between Riverview Business Park, LLC and Sunoco, Inc., dated as of 12/22/2010 recorded 1/14/2011 as Instrument No. R-2011-004041. (Blanket)
9. Notes, easements shown on Filed Maps No. P64 Line 7B; P20 Line 75 and P23 Line 184. (Blanket)

NYS Grid Referenced Monument Values	Monument Values
1	N1201744.22 E875848.18
2	N1201744.22 E875848.18
3	N1201744.22 E875848.18
4	N1201744.22 E875848.18
5	N1201744.22 E875848.18
6	N1201744.22 E875848.18
7	N1201744.22 E875848.18
8	N1201744.22 E875848.18
9	N1201744.22 E875848.18
10	N1201744.22 E875848.18
11	N1201744.22 E875848.18
12	N1201744.22 E875848.18
13	N1201744.22 E875848.18
14	N1201744.22 E875848.18
15	N1201744.22 E875848.18
16	N1201744.22 E875848.18
17	N1201744.22 E875848.18
18	N1201744.22 E875848.18
19	N1201744.22 E875848.18
20	N1201744.22 E875848.18
21	N1201744.22 E875848.18
22	N1201744.22 E875848.18
23	N1201744.22 E875848.18
24	N1201744.22 E875848.18
25	N1201744.22 E875848.18
26	N1201744.22 E875848.18
27	N1201744.22 E875848.18
28	N1201744.22 E875848.18
29	N1201744.22 E875848.18
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32	N1201744.22 E875848.18
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38	N1201744.22 E875848.18
39	N1201744.22 E875848.18
40	N1201744.22 E875848.18
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43	N1201744.22 E875848.18
44	N1201744.22 E875848.18
45	N1201744.22 E875848.18

Approved: \_\_\_\_\_ Date \_\_\_\_\_  
Town of Volney

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rights Reserved  
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**REVISIONS**

NO.	DATE	BY	REVISION
1	1/26/15	HBC	1/12/2015 Contract of Sale Document Parcel
2	5/18/16	HBC	Lease Parcel Info.
3	5/31/16	AEC	Expanded Conveyance Area
4	6/3/16	HBC	Expanded Conveyance Area & Ingress-Egress
5	5/31/16	AEC	Expanded Conveyance Area

**ZONING: I-1 INDUSTRIAL**

http://oswegocounty.com/planning/zoning/z20maps/volney/z20zoning/z20text.pdf

GENERAL USES: (check with zoning office)

YARD DIMENSIONS:

**GOOD MAP INFORMATION: (Other Areas)**

GOOD MAP NO. 36075C0486G (Effective Date: 6/18/2013)

Sheet 486 of 726

Sheet 486 of 726

ALTA/ACSM LAND TITLE SURVEY (Tax Map No. 254-05-4.03) & Proposed Additional Lands

**"SUNOCO RETAIL LLC"**

PART OF SUBDIVISIONS 4 & 8 HARPERS LOCATION & CHARLES NEWKIRK'S LOCATION

MADE BY: HBC

REVIEWED BY: AL

DATE: 12/22/20

SCALE: 1"=200'

**"SUNOCO RETAIL LLC"**

PART OF SUBDIVISIONS 4 & 8 HARPERS LOCATION & CHARLES NEWKIRK'S LOCATION

MADE BY: HBC

REVIEWED BY: AL

DATE: 12/22/20

SCALE: 1"=200'