



Office of the Controller

Monroe County, New York

Adam Bello
County Executive

Jennifer Cesario
Controller

May 16, 2022

The Honorable Margaret Blackman, Mayor
Village of Brockport
127 Main Street
Brockport, NY 14420

Subject: Monroe County Sales Tax Distribution for First Quarter 2022

Dear Ms. Blackman:

Your village's share of the First Quarter 2022 sales tax receipts is \$463,506.84. This compares to \$461,742.46 distributed for the same quarter in 2021.

A copy of this letter has been sent to your Village Treasurer. The payment for this quarter representing your village's distribution has been made via ACH transfer.

Please note, if the New York State Taxation and Finance Department, through its auditing process, uncovers any discrepancies with this quarter's reported amount, the figures may be adjusted thereby affecting future quarterly reporting periods.

If you have any questions, feel free to contact me at (585) 753-1157.

Sincerely,

Jennifer Cesario
Controller

xc: Village Treasurer, Village of Brockport

39 West Main Street • Room 402 • Rochester, New York 14614
(585) 753-1170 • fax: (585) 753-1196 • www.monroecounty.gov



Events Application

Village of Brockport

127 Main Street • Brockport, NY 14420 • (585) 637-5300

Please submit this form to the Village Manager at elinden@brockportny.org. Submissions 30 days in advance of planned event are recommended.

Event Name: Old Fashioned 4th of July	
Type of Event (Race/Walk, Festival, Concert, Parade Other, etc.): Parade & Music/celebration at the House	Location of Event: Morgan Manning House
Applicant Name: Mary Lynne Turner & Erica Linden	Event Date(s): July 4, 2022
Event set up/break down times: 8am to 5pm	Event times: 10am to 3pm
Alternate Rain Plan: NA	Rain Date: NA
Individual/Group/Corporation Name Holding Event: Western Monroe Historical Society	Village Property Utilized (If Applicable) South st, Union st, Park Ave 10-11am
Applicant Address, City, State, Zip: 151 Main St. Brockport, NY 14420	Support Services Requested of the Village (If Applicable) Stage/s - DPW Police presence/attendance Barricades-side streets - parade
Applicant Email: morganmanninghouse@gmail.com	Applicant Phone: 5856373645

There must be an identified "in charge" person on premise during all hours of the event if on Village property.

Event Contact Person:	Contact Cell Phone:	Date & Time(s) On-Premise at Event:
Mary Lynne Turner	585-431-2821	full event
Erica Linden		

Total Attendance Anticipated: (including attendees, participants, staff, vendors, etc.):	100
Will there be amplified sound or music? Please describe. Bands - Big Band, Community Band, Community Chorus	
Event Details: Traditional/ annual Old Fashioned Parade with families, children circling the block on/in decorated bikes, strollers and wagons. Cake walk, food sale, band performances on the lawn at Morgan Manning.	

Events utilizing Village property require internal review and approval by the Village Board. Additional information and/or documentation may be requested.

Village of Brockport Events Application 2021

Parade Route: South st from MMH driveway to Main St (sidewalk on Main St)
Union st
Park Ave from union to South st., South st to MMH driveway



Events Application

Village of Brockport

127 Main Street • Brockport, NY 14420 • (585) 637-5300

Please submit this form to the Village Manager at elinden@brockportny.org. Submissions 30 days in advance of planned event are recommended.

Event Name: 2022 SUNY Brockport Homecoming Parade	
Type of Event (Race/Walk, Festival, Concert, Parade Other, etc.): Parade	Location of Event: Clinton Street, Main Street, College Street, Utica Street, and Residence Drive
Applicant Name: Meghan Myers	Event Date(s): October 8th
Event set up/break down times: 9:30 AM to 12:30 PM	Event times: 10:30 AM to 12:00 PM
Alternate Rain Plan: N/A	Rain Date: N/A
Individual/Group/Corporation Name Holding Event: SUNY Brockport	Village Property Utilized (If Applicable) Village Roads
Applicant Address, City, State, Zip: Seymour College Union 350 New Campus Drive Brockport, NY, 14420	Support Services Requested of the Village (If Applicable) -Letter to accompany NYSDOT Perm 33b Application -Street Closures: Clinton Street, Main St. (NYS rt.19), College Street, Utica St. from College St. to Adams St.
Applicant Email: msmyers@brockport.edu	Applicant Phone: 518-256-7196

There must be an identified "in charge" person on premise during all hours of the event if on Village property.

Event Contact Person:	Contact Cell Phone:	Date & Time(s) On-Premise at Event:
Meghan Myers	518-256-7196	9:30 AM-12:30 PM on October 8th
Karen Podsiadly	585-395-	TBD

Total Attendance Anticipated: (including attendees, participants, staff, vendors, etc.): 250
Will there be amplified sound or music? Please describe. Yes, Parade Floats will be permitted to play music at a level that "does not impact the other floats"
Event Details: SUNY Brockport's Annual Homecoming Parade! The parade will start on Clinton Street and go south down main street before turning onto college street. The parade will turn left onto Utica and right onto residence drive before ending on campus.

Events utilizing Village property require internal review and approval by the Village Board. Additional information and/or documentation may be requested.

May 27, 2022 12:35pm	
Form:	Position Interest Form
Submitted at:	May 27, 2022 12:35pm
Data:	
Name:	Robert Shaw
Address:	[REDACTED] Dr Brockport, NY 14420
Home Telephone:	[REDACTED]
Work Telephone:	
Fax:	
E-mail:	robertshaw_US@hotmail.com
Length of Residency in Village or at Current Address:	1 year
Position Interested In:	Tree Board
Education:	AAS Liberal Arts, SUNY Canton BS History, SUNY Brockport BSN Nursing, University of Rochester
Skills or experiences you would like to contribute:	Individual with a well-rounded social and physical science education who can assist in carrying out the missions of designated committees.
Short statement on reason(s) for your interest in this position and what you hope to learn or accomplish:	As a new village resident I'd like to help myself feel invested in my community while also helping the community to feel a sense of pride in themselves. In regards to the Tree Board, I have a keen interest in northeast native plants and would like to see the village strive to not only avoid mono-culture, but to also avoid the propagation of non-native, invasive species plantings. I believe that green space and the flora/fauna that accompanies our green-spaces are some of the most valuable assets a community can encourage, support and protect.

MORGENSTERN
DEVOESICK
attorneys

Please Reply to:
Alicia Hough, Paralegal
Email: alicia@morgdevo.com
Web address: www.morgdevo.com

1080 Pittsford Victor Road, Suite 200
Pittsford, New York 14534
Telephone: 585-672-5500
Facsimile: 585-672-5599

May 9, 2022

VIA FIRST-CLASS MAIL

Erica Linden,
Village Clerk/Manager
127 Main Street
Brockport, New York 14420

**RE: Boundary Line Agreement
South Avenue, Village of Brockport, Town of Sweden, New York**

Dear Ms. Linden:

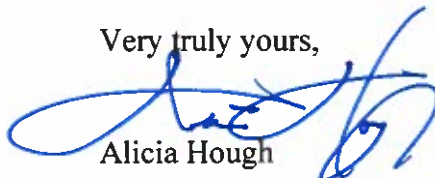
Please be advised that our firm represents Winston Woods LLC ("Client"), the current owner of the property located at South Avenue, Village of Brockport, Town of Sweden, New York, commonly known as Winston Woods Townhomes ("Client's Property"). It is our understanding that the Village of Brockport owns the property located at 52 South Avenue, Village of Brockport, Town of Sweden, New York, which adjoins a portion of our Client's Property to the north, and west of a portion of the 40-foot easement for ingress and egress on our Client's Property .

There is a 6-foot wood fence (the "Fence") located up to 2.8 feet inside the northerly boundary line of our Client's Property and up to 2.5 feet outside of said westerly boundary line of our Client's Property. The title company insuring title to our Client's Property is requesting a Boundary Line Agreement in recordable form (the "Agreement") to clear up any potential title issues from arising now or in the future, and for establishing the actual location of the boundary lines of our Client's Property regardless of the placement of the Fence.

Enclosed please find the Agreement and corresponding NYS form TP-584 (collectively, the "Documents"). Please review and have the Documents signed where indicated at your earliest convenience. Please note that the Agreement must be signed in front of a notary public and be notarized. For your convenience, I have enclosed a self-addressed, stamped envelope for the return of the original fully executed Documents back to our office, which we will then have recorded in the Monroe County Clerk's Office.

Thank you in advance for your assistance with this matter. Should you have any questions please do not hesitate to contact myself or Tyler M. Ellis, Esq.

Very truly yours,


Alicia Hough

Enclosures

BOUNDARY LINE AGREEMENT

THIS AGREEMENT (this "Agreement"), made this _____ day of _____, 2022 by and between **WINSTON WOODS LLC**, a New York limited liability company with an address of P.O. Box 25575, Rochester, NY 14625 (the "Owner"), and **VILLAGE OF BROCKPORT**, a municipal corporation with offices at 127 Main Street, Brockport, NY 14420 (the "Neighbor").

WHEREAS, Owner is the owner of real property located at **SOUTH AVENUE, VILLAGE OF BROCKPORT, TOWN OF SWEDEN, NEW YORK**, being Tax Account No. 068.20-3-27 ("Owner's Property"), particularly described in a deed recorded in the Monroe County Clerk's Office on January 3, 2022 in Liber 12608, at page 84; and is shown on an instrument survey map prepared by Robert A. Vento, N.Y.S.P.L.S. of Passero Associates, dated December 28, 2021, attached hereto as Exhibit A (the "Survey"),

WHEREAS, Neighbor is the owner of real property located at **52 SOUTH AVENUE, VILLAGE OF BROCKPORT, TOWN OF SWEDEN, NEW YORK**, being Tax Account No. 068.20-3-26 ("Neighbor's Property"), which adjoins the Owner's Property to the north and west,

WHEREAS, the Survey discloses a 6-foot wood fence placed within the boundary lines of Owner's Property, located up to 2.8 feet south of the northerly boundary line of Owner's Property (the "Fence")

WHEREAS, according to the Survey, the Fence also encroaches onto Neighbor's Property up to 2.5 feet west of a westerly boundary line of Owner's Property,

WHEREAS, the parties wish to establish the common boundary lines between Owner's Property and Neighbor's Property.

NOW THEREFORE, in consideration of the premises and mutual promises made in this Agreement, and the sum of One Dollar and 00/100 (\$1.00) and other good and valuable consideration by each of the parties to the other in hand paid, the receipt and sufficiency of which is hereby acknowledged, the parties covenant and agree as follows:

1. Owner and Neighbor agree that the common boundary lines between their respective properties are those common boundary lines as shown on the Survey.
2. The Neighbor hereby conveys, releases and quit claims unto the Owner and Owner's successors and/or assigns forever, all of the Neighbor's right, title and interest in and to all lands lying between the northerly boundary lines of the Owner's Property and the Fence as shown on the Survey.
3. The placement of said portion of the Fence upon Owner's Property does not and shall never ripen into nor become a right to use any portion of the Owner's Property by the Neighbor, but is and shall continue to be only a use by sufferance of that portion of the Owner's Property.
4. The Owner hereby conveys, releases and quit claims unto the Neighbor and Neighbor's successors and/or assigns forever, all of the Owner's right, title and interest in and to

all lands lying between said westerly boundary line of the Owner's Property and the Fence as shown on the Survey.

5. The placement of said portion of the Fence upon Neighbor's Property does not and shall never ripen into nor become a right to use any portion of the Neighbor's Property by the Owner, but is and shall continue to be only a use by sufferance of that portion of the Neighbor's Property.
6. The parties agree that this Agreement will inure to the benefit of the mortgagees, current or future, of their respective Properties.

IT IS MUTUALLY COVENANTED AND AGREED by the parties that this Agreement shall run with the land and inure to the benefit of and be binding upon the parties, their heirs, distributees, legal representatives, successors and/or assigns.

This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall constitute a duplicate original, but all counterparts together shall constitute a single agreement.

*[Remainder of page intentionally left blank;
signature and notary acknowledgement page to follow.]*



Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax

See Form TP-584-I, Instructions for Form TP-584, before completing this form. Print or type.

Schedule A - Information relating to conveyance

Grantor/Transferor section with fields for Name, Mailing address, City, State, ZIP code, and Social Security number (SSN).

Grantee/Transferee section with fields for Name, Mailing address, City, State, ZIP code, and Social Security number (SSN).

Location and description of property conveyed

Table with 5 columns: Tax map designation, SWIS code, Street address, City, town, or village, and County.

Type of property conveyed (mark an X in applicable box)

Property type selection options (1-5) and Date of conveyance field.

Condition of conveyance (mark an X in all that apply)

Multiple choice options for condition of conveyance (a-s).

Table for recording officer's use with columns: Amount received, Date received, and Transaction number.

Schedule B – Real estate transfer tax return (Tax Law Article 31)

Part 1 – Computation of tax due

1	Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, mark an X in the Exemption claimed box, enter consideration and proceed to Part 3) <input type="checkbox"/> Exemption claimed	1.	0 00
2	Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)	2.	0 00
3	Taxable consideration (subtract line 2 from line 1)	3.	0 00
4	Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3	4.	0 00
5	Amount of credit claimed for tax previously paid (see instructions and attach Form TP-584.1, Schedule G)	5.	0 00
6	Total tax due* (subtract line 5 from line 4)	6.	0 00

Part 2 – Computation of additional tax due on the conveyance of residential real property for \$1 million or more

1	Enter amount of consideration for conveyance (from Part 1, line 1)	1.	
2	Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)	2.	
3	Total additional transfer tax due* (multiply line 2 by 1% (.01))	3.	

Part 3 – Explanation of exemption claimed on Part 1, line 1 (mark an X in all boxes that apply)

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

- a. Conveyance is to the United Nations, the United States of America, New York State, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) a
- b. Conveyance is to secure a debt or other obligation..... b
- c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance..... c
- d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts..... d
- e. Conveyance is given in connection with a tax sale..... e
- f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F f
- g. Conveyance consists of deed of partition g
- h. Conveyance is given pursuant to the federal Bankruptcy Act..... h
- i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property..... i
- j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment..... j
- k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, § 1401(e) (attach documents supporting such claim) k

* The total tax (from Part 1, line 6 and Part 2, line 3 above) is due within 15 days from the date of conveyance. Make check(s) payable to the county clerk where the recording is to take place. For conveyances of real property within New York City, use Form TP-584-NYC. If a recording is not required, send this return and your check(s) made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services*.

Schedule C – Credit Line Mortgage Certificate (Tax Law Article 11)

Complete the following only if the interest being transferred is a fee simple interest.

This is to certify that: (mark an X in the appropriate box)

1. The real property being sold or transferred is not subject to an outstanding credit line mortgage.
2. The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
 - a The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
 - b The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
 - c The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.
 - d The maximum principal amount secured by the credit line mortgage is \$3 million or more, and the real property being sold or transferred is not principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

Note: for purposes of determining whether the maximum principal amount secured is \$3 million or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.
- e Other (attach detailed explanation).
3. The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
 - a A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
 - b A check has been drawn payable for transmission to the credit line mortgagee or mortgagee's agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.
4. The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. (Make check payable to county clerk where deed will be recorded.)

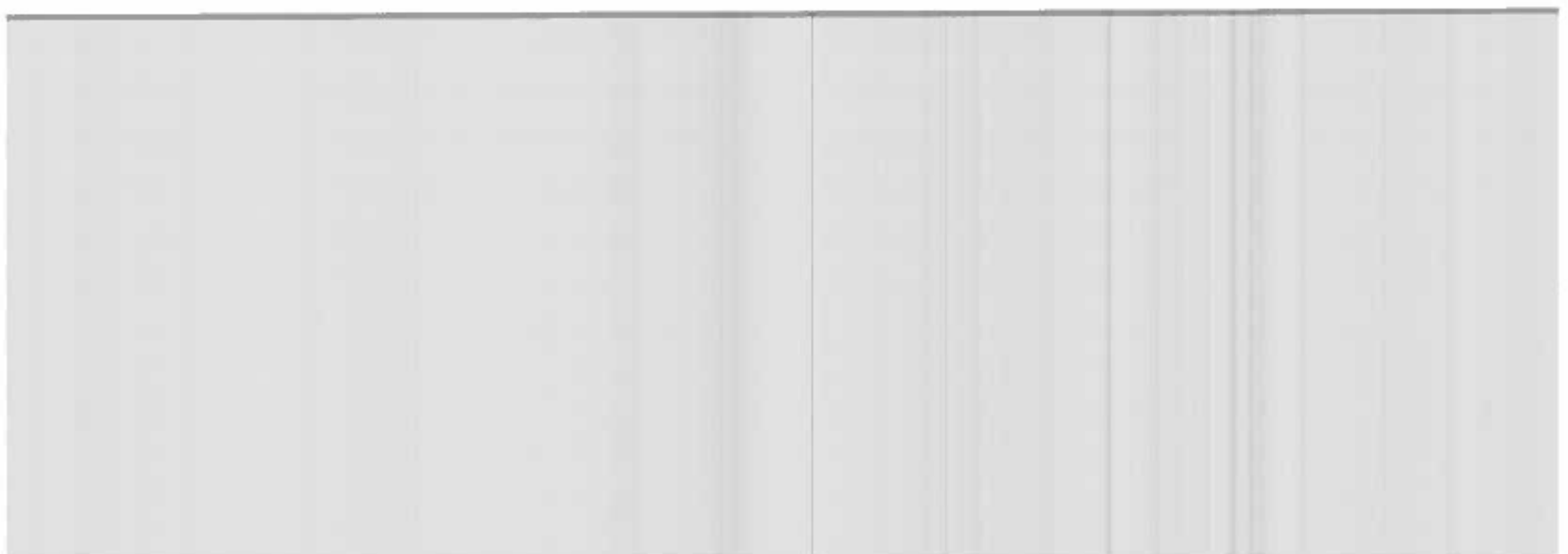
Signature (both the grantors and grantees must sign)

The undersigned certify that the above information contained in Schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of their knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

WINSTON WOODS LLC

By: WINSTON WOODS VENTURE LLC	Sole Member	VILLAGE OF BROCKPORT	
Grantor signature	Title	Grantee signature	Title
By:	Manager	X By:	Mayor
Grantor signature	Title	Grantee signature	Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you marked e, f, or g in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place? If no recording is required, send this return and your check(s), made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services*.



Schedule D – Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, § 663)

Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.

If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part 2, mark an X in the second box under *Exemption for nonresident transferors/sellers*, and sign at bottom.

Part 1 – New York State residents

If you are a New York State resident transferor/seller listed in Form TP-584, Schedule A (or an attachment to Form TP-584), you must sign the certification below. If one or more transferor/seller of the real property or cooperative unit is a resident of New York State, each resident transferor/seller must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferors/sellers

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor/seller as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law § 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under Tax Law § 685(c), but not as a condition of recording a deed.

Part 2 – Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Form TP-584, Schedule A (or an attachment to Form TP-584) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law § 663(c), mark an X in the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor/seller, that transferor/seller is not required to pay estimated personal income tax to New York State under Tax Law § 663. Each nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, *Nonresident Real Property Estimated Income Tax Payment Form*, or Form IT-2664, *Nonresident Cooperative Unit Estimated Income Tax Payment Form*. For more information, see *Payment of estimated personal income tax*, on Form TP-584-I, page 1.

Exemption for nonresident transferors/sellers

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor/seller (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law § 663 due to one of the following exemptions:

- The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ Date to _____ Date (see instructions).
- The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.
- The transferor or transferee is an agency or authority of the United States of America, an agency or authority of New York State, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date



IN WITNESS WHEREOF, this Agreement has been signed as of the date and year first above written.

OWNER:

WINSTON WOODS LLC
By: WINSTON WOODS VENTURE LLC, Sole Member

By: _____
Name: Christopher Cieslak
Title: Manager

STATE OF NEW YORK)
COUNTY OF MONROE) SS:

On the ____ day of _____ in the year 2022, before me, the undersigned, personally appeared Christopher Cieslak, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

NEIGHBOR:

VILLAGE OF BROCKPORT

By: _____
Name: Margaret B. Blackman
Title: Mayor

STATE OF NEW YORK)
COUNTY OF MONROE) SS:

On the ____ day of _____ in the year 2022, before me, the undersigned, personally appeared Margaret B. Blackman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

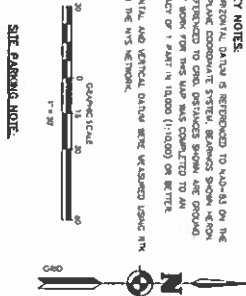


Exhibit A

12/28/2021 4:10 PM Alan Snyder

- RECORD:**
1. MAP FILED IN THE WINDSOR COUNTY CLERK'S OFFICE AT LIBR 114 OF WINDSOR COUNTY, ON FEBRUARY 12, 2007.
 2. MAP FILED IN THE WINDSOR COUNTY CLERK'S OFFICE AT LIBR 112 OF WINDSOR COUNTY, ON FEBRUARY 12, 2007.
 3. MAP FILED IN THE WINDSOR COUNTY CLERK'S OFFICE AT LIBR 111 OF WINDSOR COUNTY, ON FEBRUARY 12, 2007.
 4. MAP FILED IN THE WINDSOR COUNTY CLERK'S OFFICE AT LIBR 110 OF WINDSOR COUNTY, ON FEBRUARY 12, 2007.
 5. MAP FILED IN THE WINDSOR COUNTY CLERK'S OFFICE AT LIBR 109 OF WINDSOR COUNTY, ON FEBRUARY 12, 2007.
 6. MAP FILED IN THE WINDSOR COUNTY CLERK'S OFFICE AT LIBR 108 OF WINDSOR COUNTY, ON FEBRUARY 12, 2007.
 7. MAP FILED IN THE WINDSOR COUNTY CLERK'S OFFICE AT LIBR 107 OF WINDSOR COUNTY, ON FEBRUARY 12, 2007.
 8. MAP FILED IN THE WINDSOR COUNTY CLERK'S OFFICE AT LIBR 106 OF WINDSOR COUNTY, ON FEBRUARY 12, 2007.
 9. MAP FILED IN THE WINDSOR COUNTY CLERK'S OFFICE AT LIBR 105 OF WINDSOR COUNTY, ON FEBRUARY 12, 2007.

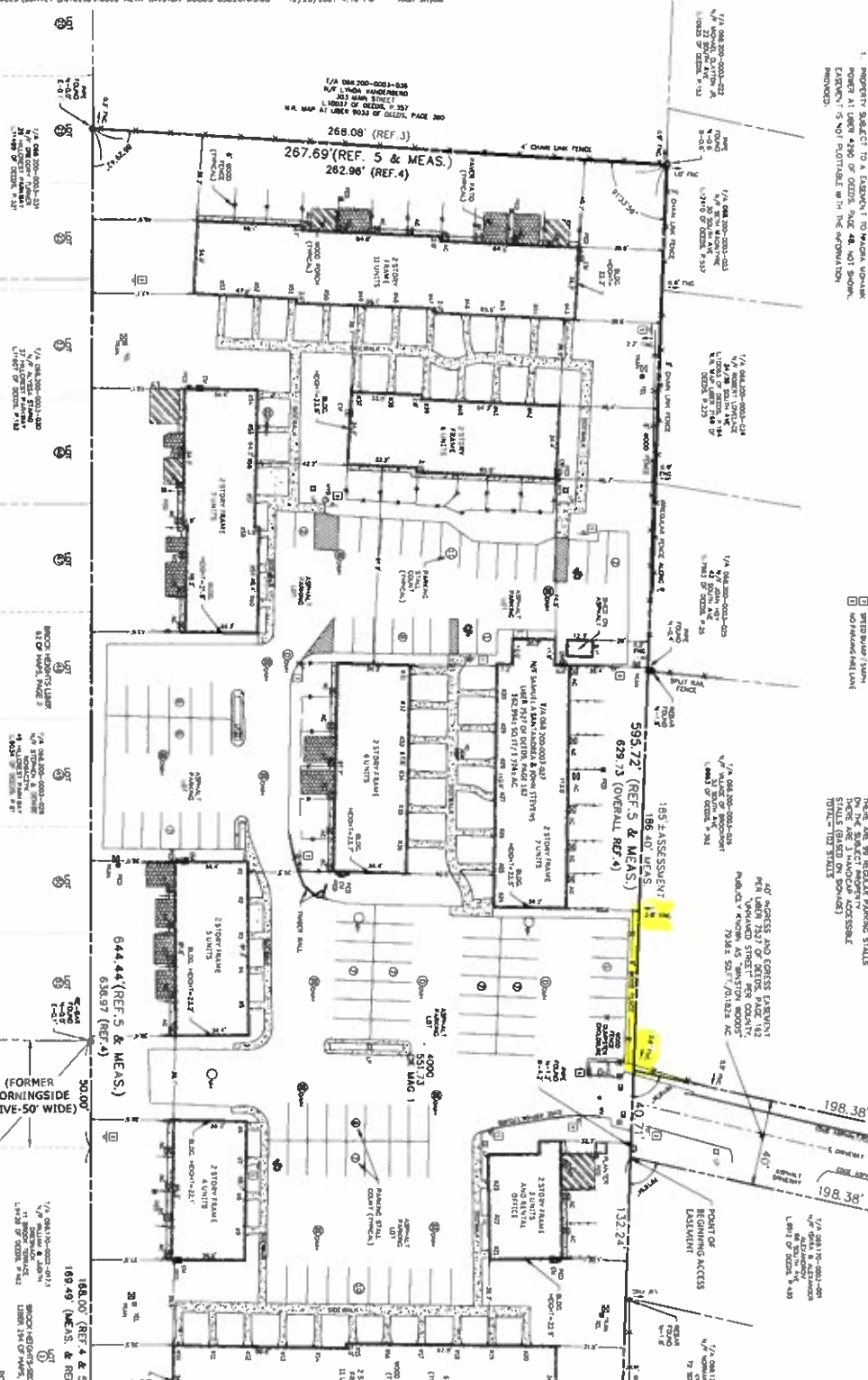
- EXCEPTION NOTES:**
1. PROPERTY SUBJECT TO A EASEMENT TO WINDSOR WINDMILL PARK AT LIBR 490 OF WINDSOR, ON FEBRUARY 12, 2007.
 2. PROPERTY SUBJECT TO A EASEMENT TO WINDSOR WINDMILL PARK AT LIBR 491 OF WINDSOR, ON FEBRUARY 12, 2007.
 3. PROPERTY SUBJECT TO A EASEMENT TO WINDSOR WINDMILL PARK AT LIBR 492 OF WINDSOR, ON FEBRUARY 12, 2007.
 4. PROPERTY SUBJECT TO A EASEMENT TO WINDSOR WINDMILL PARK AT LIBR 493 OF WINDSOR, ON FEBRUARY 12, 2007.
 5. PROPERTY SUBJECT TO A EASEMENT TO WINDSOR WINDMILL PARK AT LIBR 494 OF WINDSOR, ON FEBRUARY 12, 2007.
 6. PROPERTY SUBJECT TO A EASEMENT TO WINDSOR WINDMILL PARK AT LIBR 495 OF WINDSOR, ON FEBRUARY 12, 2007.
 7. PROPERTY SUBJECT TO A EASEMENT TO WINDSOR WINDMILL PARK AT LIBR 496 OF WINDSOR, ON FEBRUARY 12, 2007.
 8. PROPERTY SUBJECT TO A EASEMENT TO WINDSOR WINDMILL PARK AT LIBR 497 OF WINDSOR, ON FEBRUARY 12, 2007.
 9. PROPERTY SUBJECT TO A EASEMENT TO WINDSOR WINDMILL PARK AT LIBR 498 OF WINDSOR, ON FEBRUARY 12, 2007.
 10. PROPERTY SUBJECT TO A EASEMENT TO WINDSOR WINDMILL PARK AT LIBR 499 OF WINDSOR, ON FEBRUARY 12, 2007.



- RECORD DESCRIPTION:**
1. ALL THAT TRACT OR PART OF LAND SITUATE IN PART OF TOWN LOT 13, SECTION 8, TRIANGULAR TRACT OF THE VIGNON RESERVE, IN THE VILLAGE OF BROOKPORT, TOWN OF WINDSOR, COUNTY OF WINDSOR, STATE OF NEW YORK, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 2. BEING AT A POINT 160 FEET EASTERLY FROM THE EASTERN SIDE LINE OF WINDSOR DRIVE, SAID POINT BEING THE NORTHEAST CORNER OF BRICK HOUSE, A SUBDIVISION FILED IN THE WORKS RECORD IN A DEED RECORDED AT LIBR 727 OF WINDSOR, ON FEBRUARY 12, 2007.
 3. BEING ALONG THE WESTERN LINE OF LOT 18, HERBY APARTMENTS SUBDIVISION, AT LIBR 183 OF WINDSOR, ON FEBRUARY 12, 2007, AND CONTINUING IN THE SAME COURSE A DISTANCE OF 247.07 FEET TO POINT 1.
 4. BEING ALONG A LINE FORMING AN INTERIOR ANGLE OF 91° 33' 59" WITH THE PREVIOUS COURSE.
 5. BEING ALONG A LINE FORMING AN INTERIOR ANGLE OF 181° 56' 09" WITH THE PREVIOUS COURSE.
 6. BEING ALONG A LINE FORMING AN INTERIOR ANGLE OF 181° 56' 09" WITH THE PREVIOUS COURSE.
 7. BEING ALONG A LINE FORMING AN INTERIOR ANGLE OF 181° 56' 09" WITH THE PREVIOUS COURSE.
 8. BEING ALONG A LINE FORMING AN INTERIOR ANGLE OF 181° 56' 09" WITH THE PREVIOUS COURSE.
 9. BEING ALONG A LINE FORMING AN INTERIOR ANGLE OF 181° 56' 09" WITH THE PREVIOUS COURSE.
 10. BEING ALONG A LINE FORMING AN INTERIOR ANGLE OF 181° 56' 09" WITH THE PREVIOUS COURSE.

- RECORD DESCRIPTION:**
1. BEING ALONG A LINE FORMING AN INTERIOR ANGLE OF 96° 29' 42" WITH THE PREVIOUS COURSE, A DISTANCE OF 644.44 FEET TO THE POINT OF BEGINNING AND FORMING A CLOSING INTERIOR ANGLE OF 89° 20' 45" WITH COURSE 1.
 2. BEING ALONG A LINE FORMING AN INTERIOR ANGLE OF 181° 56' 09" WITH THE PREVIOUS COURSE.
 3. BEING ALONG A LINE FORMING AN INTERIOR ANGLE OF 181° 56' 09" WITH THE PREVIOUS COURSE.
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 9. BEING ALONG A LINE FORMING AN INTERIOR ANGLE OF 181° 56' 09" WITH THE PREVIOUS COURSE.
 10. BEING ALONG A LINE FORMING AN INTERIOR ANGLE OF 181° 56' 09" WITH THE PREVIOUS COURSE.

NO.	DESCRIPTION	DATE
1	CONTRACT	12/28/2021
2	DEED	12/28/2021
3	DEED	12/28/2021
4	DEED	12/28/2021
5	DEED	12/28/2021
6	DEED	12/28/2021
7	DEED	12/28/2021
8	DEED	12/28/2021
9	DEED	12/28/2021
10	DEED	12/28/2021



- RECORD DESCRIPTION:**
1. BEING ALONG A LINE FORMING AN INTERIOR ANGLE OF 97° 18' 51" WITH THE PREVIOUS COURSE, A DISTANCE OF 163.00 FEET TO A POINT ON THE SOUTHERLY CORNER OF SAID LOT 18, HERBY APARTMENTS SUBDIVISION, AT LIBR 183 OF WINDSOR, ON FEBRUARY 12, 2007.
 2. BEING ALONG A LINE FORMING AN INTERIOR ANGLE OF 181° 56' 09" WITH THE PREVIOUS COURSE.
 3. BEING ALONG A LINE FORMING AN INTERIOR ANGLE OF 181° 56' 09" WITH THE PREVIOUS COURSE.
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 10. BEING ALONG A LINE FORMING AN INTERIOR ANGLE OF 181° 56' 09" WITH THE PREVIOUS COURSE.

NO.	DESCRIPTION	DATE
1	CONTRACT	12/28/2021
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7	DEED	12/28/2021
8	DEED	12/28/2021
9	DEED	12/28/2021
10	DEED	12/28/2021

ALTA TABLE A NOTES:

1. WINDSOR TOWN ZONING ORDINANCE.
2. THE ADDRESS OF SAID PROPERTY IS LISTED AS SOUTH AVENUE, THE COUNTY RECORDS AND AGAINST RECORDS IN WINDSOR COUNTY, NEW YORK STATE. THE SAID PROPERTY IS ALSO KNOWN AS 21 WINDSOR.
3. THIS MAP WAS PREPARED BY THE ALTA SURVEYING COMPANY, INC. ON FEBRUARY 12, 2021.
4. THIS MAP WAS PREPARED BY THE ALTA SURVEYING COMPANY, INC. ON FEBRUARY 12, 2021.
5. THIS MAP WAS PREPARED BY THE ALTA SURVEYING COMPANY, INC. ON FEBRUARY 12, 2021.
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10. THIS MAP WAS PREPARED BY THE ALTA SURVEYING COMPANY, INC. ON FEBRUARY 12, 2021.

12/28/2021 4:10 PM Alan Snyder

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ALTA-1 1 of 1

1" = 30'

DECEMBER 2021

Passero Associates

Village of Brookport

South Avenue

Brookdale Rd.

Hillicrest Pkwy.

Brook Ter.

Map scale and location information.