



Parking as Striped

No dedicated, striped parking spaces were observed on subject parcel.

FLOOD NOTE:

By graphic plotting only, the improved portion of this property is in Zone **C** of the Flood Insurance Rate Map, Community Panel No. 361182 0025 B which bears an effective date of June 17, 1986



Legend of Symbols & Abbreviations

	PROPERTY LINE (RECORD PARCEL)
	INDUSTRIAL LANDFILL LIMITS
	TITLE REPORT PARCEL LINES
N/F	NOW OR FORMERLY PROPERTY OF
L1040/P381	DEED FILING REFERENCE: LIBER 1040 AT PAGE 381
(D)	DEEDED DIMENSION
●	FOUND IRON PIPE OR PIN
▲	MONUMENT
Title Description Coordinates/Bearings/Distances NAD 27 Coordinate System	

Statement of Floor Area Ratio

Building footprint area does not exceed maximum allowed lot coverage.

General Notes

- Bearings and north arrow are based on New York State Plane, East Zone, NAD 83, US Survey feet.
- Survey was made on the ground beginning September 26, 2019 and completed October, 2019, and field verified in February, 2024.

Buildings

Water Treatment Building: 50.4' x 60.0' = 3024 sq. ft.
River Pump House: 26.3' x 32' = 842 sq. ft.

**Notes Corresponding to Schedule B Exceptions
Land Services USA, Inc. Title No.NYFA19-0631**

- | | |
|--------|--|
| 1-3) | Not applicable to survey. |
| 4) | Survey updated hereon. |
| 5-7) | Plotted hereon. |
| 8) | Not plotted hereon. |
| 9-13) | Plotted hereon |
| 14-27) | Not applicable to Survey or not plottable. |

Utility Notes

- The location of utilities shown hereon is from observed evidence of above ground structures only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.
- From the observed above ground structures only as shown hereon, gas and electric services are available to the subject property.

Statement of Zoning Regulations

Zoning Report has not been provided to surveyor.

According to Zoning Map dated May 20, 2009 and Zoning Codes Section 207-27 dated through May 17, 2017:

Site is Zoned **I₁ Industrial District**, and is subject to the following restrictions:

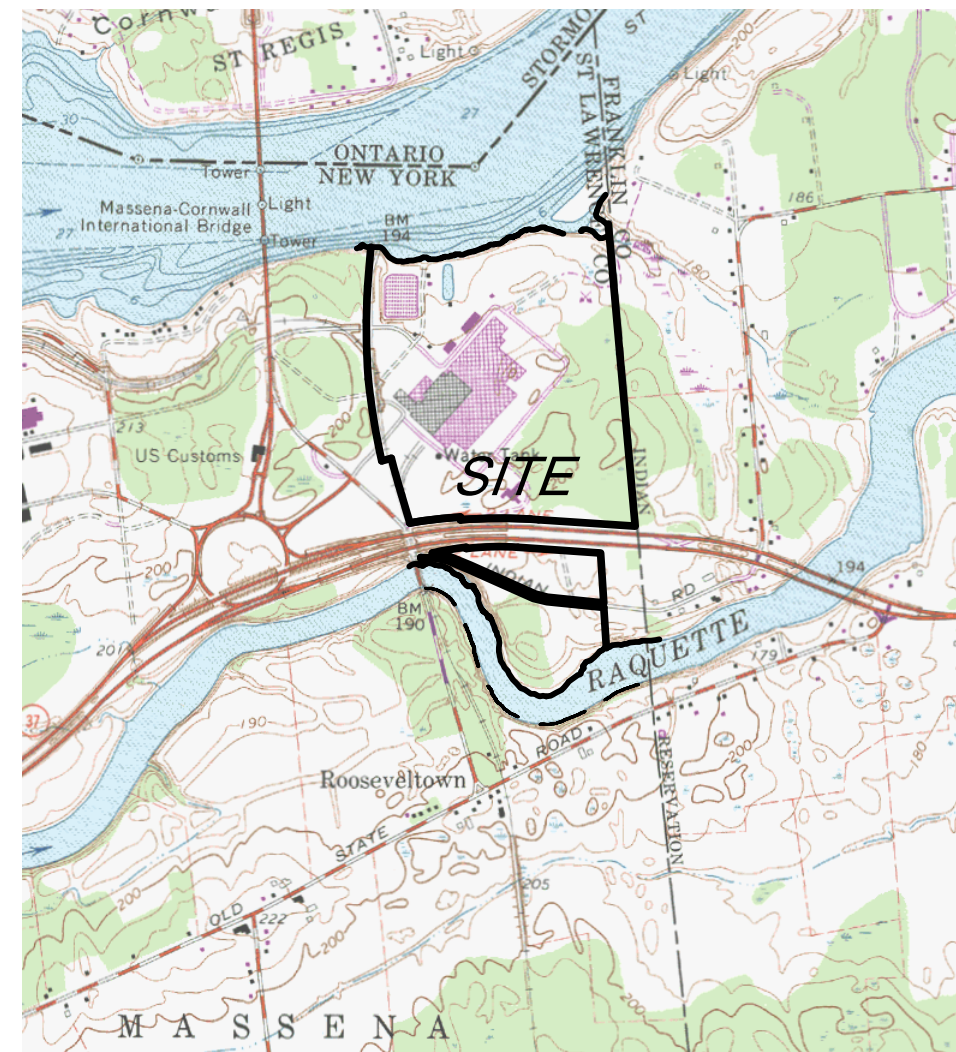
Lot Area: 80,000 square feet (minimum)
Lot Size: 200' minimum width, 200' minimum depth
Setbacks: Front 75', Side 50', Rear 50'
Lot Coverage (maximum): 35% of total lot area covered by buildings
Max. Building Height: None

Property is subject to Site Plan Review and Specific Standards.

Statement of Encroachments

Encroachment A, as shown, has been occupied by adjoining parcel owner for many years and is not included in the subject conveyance.

Vicinity Map



Base Map: Hogansburg U. S. G. S. Quadrangle
Scale: 1" = 2000'



SURVEY CERTIFICATE

To: a) Sabey Data Center Properties LLC
b) Land Services USA, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 6(b), 7(a), 7 (b), 8 and 16 of Table A thereof.

The field instrument work was completed on September 27, 2019; Field inspection 02/01/2024

Date of Plat or Map: October 21, 2021; Updated 02/15/2024

Stephen L. Chatelle

03/12/2024

Stephen L. Chatelle, Registered Land Surveyor No. 050094

Date

PREPARED BY
WCT Surveyors, P. C.
Wilhelm, Chatelle, and Towne
971 Judson Street Road, Canton, New York 13617
Voice: 315/379-7630 Fax: 315/379-7631 Email: wctcs@wctcs.com

MAP OF SURVEY PREPARED FOR:
ALTA BOUNDARY SURVEY
SUBJECT PROPERTY: 56 CHEVROLET ROAD,
MASSENA, NY 13662

SITUATE IN: TOWN OF MASSENA
COUNTY OF ST. LAWRENCE
STATE OF NEW YORK

Tax Parcel Numbers:

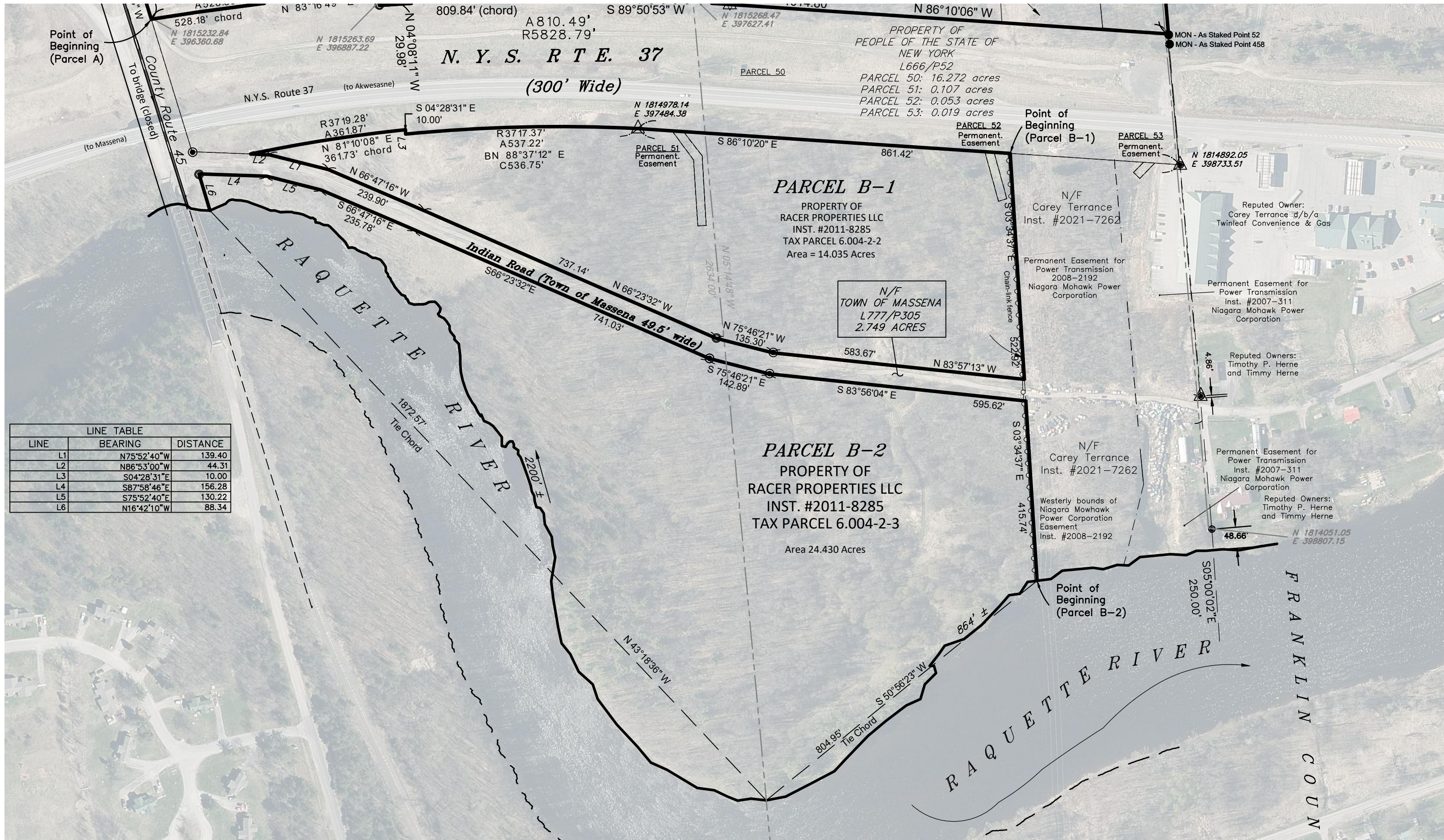
Parcel A: 6.002-1.11 and 6.004-2-1
Parcel B-1: 6.004-2-2
Parcel B-3: 6.004-2-3

DATE: Update 02/15/24 SCALE: 1 inch = 200 feet

TAX MAP ID # As tabulated at left FILE # 121-106

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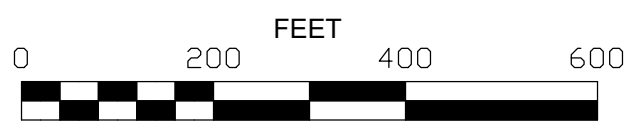
Sheet 1 of 3



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N75°52'40"W	138.49
L2	N86°53'00"W	44.31
L3	S04°28'31"E	10.00
L4	S87°58'44"E	156.28
L5	S75°52'40"E	130.22
L6	N16°42'10"W	88.34

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SITUATE IN: TOWN OF MASSENA
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Tax Parcel Numbers:
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Legal Description

PARCEL 1:

ALL that parcel or tract of land situate in the Town of Massena, County of St. Lawrence and State of New York and known and distinguished as Lots 1 and 10 and part of Lot No. 2 in the subdivision of the Outthout Patent and bounded and described as follows:

BEGINNING at a boundary monument set in the westerly line of the St. Regis-Mohawk Indian Reservation, said monument having New York State Grid Coordinates North 1,818,529.99, East 398,415.25;

THENCE South 05 degrees 00 minutes 02 seconds East along said westerly line a distance of 4496.05 feet to a monument set on the top of the northerly bank of the Raquette River, so called, and having New York State Grid Coordinates North 1,814,091.05, East 398,807.15;

THENCE continuing on the same bearing a distance of 250 feet more or less to a point in the centerline of said Raquette River;

THENCE westerly along said centerline as it generally winds and turns, a distance of 1150 feet, more or less, to a point;

THENCE North 05 degrees 14 minutes 48 seconds West along the east line of lands owned by Medrick and Mayfred Hamelin a distance of 2634 feet more or less to a fence corner having New York State Grid Coordinates North 1,815,925.30, East 397,555.97;

THENCE South 82 degrees 41 minutes 51 seconds West along the Hamelin property a distance of 200.62 feet to a fence corner having New York State Grid Coordinates North 1,815,899.53, East 397,356.98;

THENCE North 05 degrees 40 minutes 53 seconds West along the east line of the Hamelin Property a distance of 2206 feet more or less to a point in the southerly shore line of the St. Lawrence River;

THENCE westerly along said shore line as it generally winds and turns, a distance of 1530 feet, more or less to a point; THENCE South 05 degrees 00 minutes 02 seconds East a distance of 116 feet, more or less, to a point of BEGINNING.

ALSO that tract or parcel of land, situate in the Town of Massena, County of St. Lawrence and State of New York and bounded and described as follows:

BEGINNING at the intersection of the westerly line of the Diebow property with the southerly shore line of the St. Lawrence River, said corner also being the northwesterly corner of that part of Lot Number 2 of the Outthout Patent known as the Derosia lot;

THENCE along the westerly line of said Diebow property South 05 degrees 40 minutes 53 seconds East a distance of 2206 feet, more or less, to a fence corner, having a New York State grid Coordinates North 1,815,899.53, East 397,356.98;

THENCE North 82 degrees 41 minutes 51 seconds East along said Diebow property a distance of 200.62 feet to a fence corner having New York State Grid Coordinates North 1,815,925.30, East 397,555.97;

THENCE South 05 degrees 14 minutes 48 seconds East along the westerly line of the Diebow lot a distance of 2634 feet, more or less, to a point in the centerline of the Raquette River, so called;

THENCE northwesterly along said centerline as it generally winds and turns a distance of 2025 feet more or less, to a point in the easterly line of the New York Central Railroad R.O.W.;

THENCE North 16 degrees 57 minutes 59 seconds West a distance of 898 feet to the point of curvature of a curve the radius of which is 5680 feet, said curve being the New York Central Railroad R.O.W.;

THENCE continuing along the arc of said curve a distance of 218.10 feet to a point having New York State Grid Coordinates North 1,815,752.32, East 396,203.60;

THENCE North 82 degrees 53 minutes 37 seconds East a distance of 286.47 feet to a fence corner having New York State Grid Coordinates North 1,815,787.76, East 396,487.87;

THENCE North 05 degrees 08 minutes 05 seconds West a distance of 2164.00 feet to a point in the south shoreline of the St. Lawrence River;

THENCE easterly along said shoreline as it generally winds and turns, a distance of 860 feet, more or less to the point of BEGINNING.

ALSO ALL THAT PARCEL OR TRACT OF LAND, situate in the Town of Massena, County of St. Lawrence, State of New York, and more particularly known and distinguished as part of Lot No. 3 in the subdivision of the Outthout Patent and bounded and described as follows:

BEGINNING at the intersection of the south shoreline of the St. Lawrence River with the westerly line of the lands owned by Medrick and Mayfred Hamelin;

THENCE South 05 degrees 08 minutes 05 seconds East along said west line a distance of 2164 feet, more or less, to a fence corner having New York State Grid Coordinates. North 1,815,787.76, East 396,487.87;

THENCE South 82 degrees 53 minutes 37 seconds West along the Hamelin lot a distance of 286.47 feet to a point in the New York Central Railroad RO.W., having New York State Grid Coordinates North 1,815,752.32, East 396,203.60;

THENCE northerly along a curve, said curve being the New York Central Railroad R. O. W.; and said curve having a radius of 5680 feet a distance of 1899.42 feet to the point of tangency with the next succeeding course;

THENCE North 04 degrees 09 minutes 16 seconds East a distance of 484 feet to a point in the south shoreline of the St. Lawrence River;

THENCE easterly along said shoreline as it generally winds and turns a distance of 290 feet more or less to the point of BEGINNING.

LESS AND EXCEPT that portion of the premises acquired by the People of the State of New York in Liber 663 Cp. 288, Liber 666 Cp. 52 and Liber 929 Cp. 580.

ALSO LESS AND EXCEPT that portion of the premises described in deed to the County of St. Lawrence in Liber 720 Cp. 18 and that portion described in deed to the Town of Massena in Liber 777 Cp. 305.

ALSO LESS AND EXCEPT that portion of the premises described in deed from General Motors Corporation to Minerals Processing Corporation of New York recorded in Liber 962 Cp. 14.

PARCEL 2:

ALL that parcel or tract of land situate in the Town of Massena, County of St. Lawrence and State of New York and bounded and described as follows:

Being part of Parcel No. eight (8) of Subdivision of the Outthout Patent and also being the parcel of land formerly conveyed by General Motors Corporation to Minerals Processing Corporation of New York by Deed dated June 25, 1981 and recorded in the Office of the St. Lawrence County Clerk in Liber 962 of deeds at page 14 and being more precisely described as follows:

BEGINNING at a point located in the Northerly right of way bounds of the Massena-Hogansburg Highway (known also as New York State Route 37), said point also being located in the southwesterly corner of a 189.84 acre parcel of land now or formerly owned by General Motors Corporation, and also being located in the easterly right of way bounds of the Penn Central Transportation Company Railroad, said point having New York State Easterly zone grid coordinates N-1,815,232.84; E-396,360.68; thence

- North 16 degrees 57 minutes 59 seconds West along the division line between said General Motors parcel on the East and Penn Central Transportation parcel on the West, a distance of 50.00 feet to a point having grid coordinates of N 1,815,280.66; E-396,346.09; thence
- South 88 degrees 21 minutes 09 seconds East, a distance of 52.18 feet to a point on the circular curve having a radius of 5899.65 feet, said point also having grid coordinates N-1,815,279.16; E-396,298.25; thence
- Curving to the right along said circular curve, a distance of 708.5 feet to a point having grid coordinates N-1,815,343.37; E-397,103.27; thence
- North 38 degrees 57 minutes 09 seconds East, a distance of 585.85 feet to a point having grid coordinates N-1,815,798.97; E-397,471.59; thence
- South 51 degrees 02 minutes 51 seconds East, a distance of 200.00 feet to a point having grid coordinates N-1,815,673.24; E-397,627.13; thence
- South 00 degrees 02 minutes 26 seconds East, a distance of 404.77 feet to a point on a circular curve having a radius of 5829.65 feet, said point also being located in the northerly right of way bounds of said Route No. 37 and having a grid coordinates N-1,815,268.47; E-397,627.41; thence

Curving to the left along said circular curve a distance of 740.7 feet, more or less, to a point having a grid coordinates N-1,815,263.69; E-396,886.93; thence

Continuing along said New York State Route 37 bounds, North 04 degrees 01 minutes 27 seconds West a distance of 30.00 feet to a point on a circular curve having a radius of 5859.65 feet, said point also having grid coordinates N-1,815,293.56; E-396,884.82; thence

Curving to the left along said circular curve, a distance of 527.2 feet, more or less, to the point and place of BEGINNING.

PARCEL 3:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Massena, County of St. Lawrence and State of New York, being part of Parcels 3 and 8 of Subdivision of the Outthout Patent, bounded and described as follows:

Consisting of a strip of land one hundred (100) feet wide and two thousand two hundred and twenty-eight and thirty-nine hundredths (2,228.39) feet in length being fifty (50) feet wide on each side of and parallel with the center line of the New York Central Railroad, said center line being more particularly described as follows:

BEGINNING at a low water mark in the southerly shore line of the St. Lawrence River and the center line of the old St. Lawrence Bridge, said point having New York State Grid Coordinates North 1,818,109.17, East 396,017.62;

THENCE South 04 degrees 09 minutes 16 seconds West a distance of 494 feet to the point of curvature of a curve, the radius of which is 5,730 feet, said point of curvature having New York State Grid Coordinates North 1,817,626.44, East 395,982.86;

THENCE deflecting to the left and continuing along the arc of said curve a distance of 1,744.39 feet to a point having New York State Grid Coordinates North 1,815,916.22, East 396,108.94.

LESS AND EXCEPT from the above-described parcels that portion thereof that was conveyed in that deed from Racer Properties LLC to Carey Terrance, dated 6/2/2021 and recorded on 6/7/2021 as Instrument #R-2021-00007262 in the St. Lawrence County Clerk's Office.

Parcel A Description

All that tract of land situated in the Town of Massena, County of St. Lawrence, State of New York lying northerly of New York State Route 37 being described as follows:

BEGINNING at an iron rod found in the northerly bounds of New York State Route 37 at the intersection of the northerly bounds of said New York State Route 37 with the easterly bounds of the railroad right-of-way formerly of the New York Central Railroad, and running:

thence North 17 degrees 04 minutes 54 seconds West along the easterly bounds of said railroad parcel a distance of 305.82 to a point;

thence with a curve turning to the right, said curve an arc length of 395.30 feet, a radius of 5,680.00 feet, with a chord bearing North 15 degrees 37 minutes 41 seconds West, a distance of 395.22 feet to an iron rod set at the southeasterly corner of a parcel of land conveyed to General Motors Corporation by William S. Crasper and William C. Ward by deed dated June 13, 1981 and recorded in the St. Lawrence County Clerk minutes s office in Liber 697 at Page 568;

thence South 76 degrees 35 minutes 45 seconds West along the southerly bounds of said former Crasper and Ward parcel a distance of 100.00 feet to an iron rod set;

thence with a curve turning right, said curve having an arc length of 866.81 feet, a radius of 5,780.00 feet, and having a chord bearing North 09 degrees 20 minutes 03 seconds West a distance of 866.00 feet to a point;

thence with a curve turning to the right, said curve having an arc length of 962.19 feet, a radius of 5,780.00 feet, and having a chord bearing North 00 degrees 16 minutes 08 seconds West a distance of 961.08 feet to a point;

thence North 03 degrees 59 minutes 18 seconds East a distance of 409.27 feet to a point on the shoreline of the St. Lawrence River;

thence easterly down along the southerly shoreline of said St. Lawrence River as it winds and turns, and along the former shoreline a distance of 2,450± feet, said course having a tie chord bearing North 81 degrees 30 minutes 33 seconds East a distance of 2,373.01 feet to a point;

thence southeasterly along the northerly high water mark of Turtle Cove, so called, as excavated and as it winds and turns a distance 182± feet, said course having a tie chord bearing South 49 degrees 14 minutes 34 seconds East a distance of 171.50 feet to a point in the westerly bounds of Franklin County and the Saint Regis Mohawk Indian Reservation;

thence South 05 degrees 07 minutes 37 seconds East along said westerly bounds of said Franklin County and said Saint Regis Mohawk Reservation a distance of 3,158.45 feet to an iron rod set in the northerly bounds of New York State Route 37;

thence North 86 degrees 10 minutes 06 seconds West along the northerly bounds of said New York State Route 37 a distance of 1,014.80 feet to a State Highway Monument found;

thence with a curve turning to the left, said curve having an arc length of 810.49 feet, a radius of 5,828.71 feet, and having a chord bearing South 89 degrees 50 minutes 53 seconds West, a distance of 809.84 feet to an iron rod found;

thence North 04 degrees 08 minutes 11 seconds West a distance of 29.98 feet to an iron rod found;

thence with a curve turning to the left, said curve having an arc length of 528.36 feet, a radius of 5,858.78 feet and having a chord bearing South 83 degrees 16 minutes 49 seconds West, a distance of 528.18 feet to the POINT OF BEGINNING. Containing 189.408 acres of land, more or less.

Parcel B-1 Description

All that tract or parcel of land situate in the Town of Massena, County of St. Lawrence, State of New York being lying southerly of New York State Route 37 described as follows:

Beginning a point in the southerly bounds of New York State Route 37 at the northwesterly corner of a parcel of land as conveyed by quit-claim deed to Carey Terrance by Racer Properties LLC by deed dated June 2, 2021 and recorded in the St. Lawrence County Clerk's office as Instrument Number 2021-7292;

thence South 03 degrees 34 minutes 37 seconds East along the westerly bounds of said Terrance parcel a distance of 522.92 feet to a point in the northerly bounds of Indian Road (so called), as conveyed to the Town of Massena as recorded in Liber of Deeds 777 at page 305;

thence North 83 degrees 57 minutes 13 seconds West along the northerly bounds of Indian Road a distance of 583.67 feet to an iron pin found;

thence North 75 degrees 46 minutes 21 seconds West along the northerly bounds of Indian Road a distance of 135.30 feet to an iron pin found;

thence North 66 degrees 23 minutes 32 seconds West along the northerly bounds of Indian Road a distance of 737.14 feet to a point;

thence North 66 degrees 47 minutes 16 seconds West along the northerly bounds of Indian Road a distance of 239.90 feet to a point;

thence North 75 degrees 52 minutes 40 seconds West along the northerly bounds of Indian Road a distance of 139.40 feet to a point;

thence North 86 degrees 53 minutes 00 seconds West along the northerly bounds of Indian Road a distance of 44.31 feet to a point in the southerly bounds of New York State Route 37;

thence with a non-tangent curve turning to the right with an arc length of 361.87 feet, with a radius of 3719.28 feet, with a chord bearing of North 81 degrees 10 minutes 08 seconds East, with a chord length of 361.73 feet, to a point in the southerly bounds of New York State Route 37;

thence South 04 degrees 28 minutes 31 seconds East along the southerly bounds of New York State Route 37 a distance of 10.00 feet to a point;

thence along the southerly bounds of New York State Route 37 with a curve turning to the right with an arc length of 537.22 feet, with a radius of 3717.37 feet, with a chord bearing of North 88 degrees 37 minutes 12 seconds East, with a chord length of 536.75 to a point;

thence South 86 degrees 10 minutes 20 seconds East along the southerly bounds of New York State Route 37 a distance of 861.42 feet to the point of beginning;

to contain an area of 14.035 acres of land, more or less, as surveyed by Stephen L. Chatelle, Land Surveyor Number 050094 of WCT Surveyors, P. C.;

The above-mentioned bearings are based on New York State Grid North as computed from GPS observations.

Parcel B-2 Description

All that tract or parcel of land situate in the Town of Massena, County of St. Lawrence, State of New York lying southerly of Indian Road (so called) and northerly of the Raquette River being described as follows:

Beginning at a point in the northerly shoreline of the Raquette River at the southwestery corner of a parcel of land as conveyed by quit-claim deed to Carey Terrance by Racer Properties LLC by deed dated June 2, 2021 and recorded in the St. Lawrence County Clerk's office as Instrument Number 2021-7292;

thence southwesterly upstream along the northerly shoreline of the Raquette River as it winds and turns a distance of 864± feet, said course having a tie chord bearing South 50 degrees 56 minutes 23 seconds West a distance of 804.95 feet to a point on said shoreline;

thence northwesterly upstream along the northerly shoreline of the Raquette River as it winds and turns a distance of 2200± feet, said course having a tie chord bearing North 43 degrees 18 minutes 36 seconds West a distance of 1872.57 feet to a point on said shoreline at its apparent intersection with the easterly bounds of St. Lawrence County Route 45;

thence North 16 degrees 42 minutes 10 seconds West along the easterly bounds of St. Lawrence County Route 45 a distance of 88.34 feet to an iron pin found at the point of intersection of the easterly bounds of St. Lawrence County Route 45 with the southerly bounds of Indian Road;

thence South 87 degrees 58 minutes 46 seconds East along the southerly bounds of Indian Road a distance of 156.28 feet to a point;

thence South 75 degrees 52 minutes 40 seconds East along the southerly bounds of Indian Road a distance of 130.22 feet to a point;

thence South 66 degrees 47 minutes 16 seconds East along the southerly bounds of Indian Road a distance of 235.78 feet to a point;

thence South 66 degrees 23 minutes 32 seconds East along the southerly bounds of Indian Road a distance of 741.03 feet to an iron pin found;

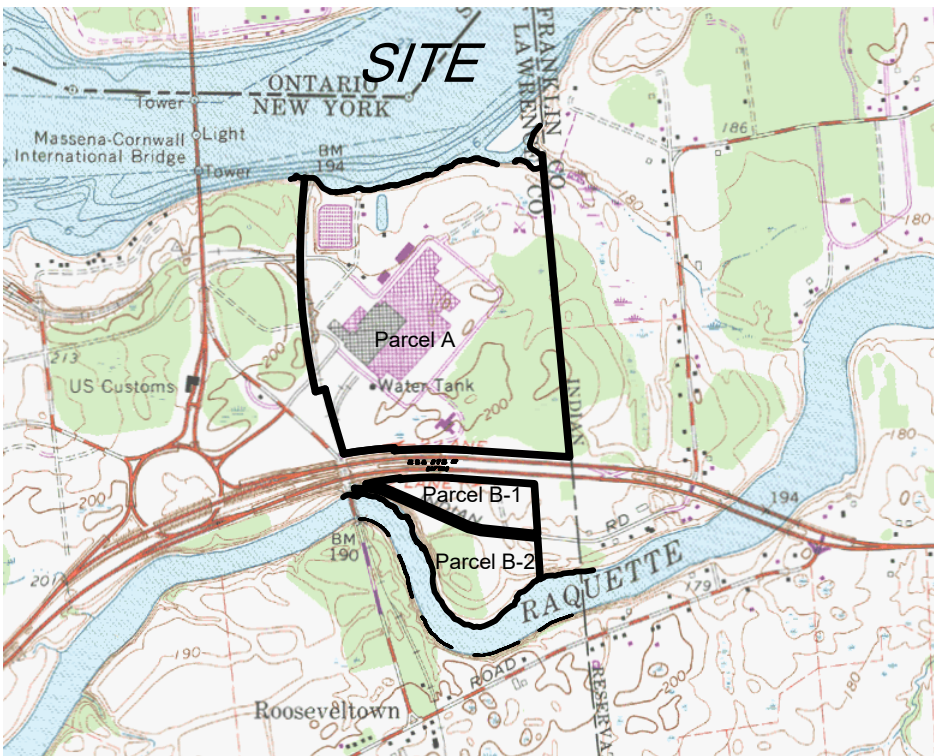
thence South 75 degrees 46 minutes 21 seconds East along the southerly bounds of Indian Road East a distance of 142.89 feet to an iron pin found;

thence South 83 degrees 56 minutes 04 seconds East along the southerly bounds of Indian Road a distance of 595.62 feet to a point in the westerly bounds of the Carey Terrance parcel cited above;

thence South 03 degrees 34 minutes 37 seconds East along the westerly bounds of said Carey Terrance parcel a distance of 415.74 feet to the point of beginning;

to contain an area of 24.430 acres of land, more or less, as surveyed by Stephen L. Chatelle, Land Surveyor Number 050094 of WCT Surveyors, P. C..

The above-mentioned bearings are based on New York State Grid North as computed from GPS observations.



Base Map: Hogansburg U. S. G. S. Quadrangle
Scale: 1" = 2000'



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