



1100-1122 SOUTH GOODMAN STREET OVERALL PARCEL

All that tract or parcel of land situate in the City of Rochester, County of Monroe, State of New York, all as shown on a map entitled "1100-1122 South Goodman Street Boundary/Topographic Survey" prepared by Costich Engineering, dated 4/29/2019, Drawing No. 6702 VS100 and being more particularly bounded and described as follows:

Beginning at a point on the northerly bounds of Highland Avenue (49.5' R.O.W.), said point being 20.00 feet easterly of the former intersection of said northerly bounds of Highland Avenue and the easterly bounds of South Goodman Street (66' R.O.W.), said point of beginning also being the southeasterly corner of an easement granted to the City of Rochester as described in Liber 8703 of Deeds, Page 606; thence

1. N35°17'17"W, along the easterly bounds of said easement granted to the City of Rochester, a distance of 17.63 feet to a point; thence
2. N28°33'56"E, along said easterly bounds of South Goodman Street, a distance of 59.40 feet to a point; thence
3. Along said easterly bounds of South Goodman Street, and along a curve to the left having a delta angle of 36°33'25", a radius of 531.50 feet, and an arc distance of 339.12 feet, said curve also having a chord of N10°17'13"E 333.39 feet to a point; thence
4. Along said easterly bounds of South Goodman Street, and along a reverse curve to the right having a delta angle of 43°29'44", a radius of 366.00 feet, and an arc distance of 277.85 feet, said curve also having a chord of N13°45'23"E 271.22 feet to a point; thence
5. Along said easterly bounds of South Goodman Street, and along a reverse curve to the left having a delta angle of 22°59'51", a radius of 833.00 feet, and an arc distance of 334.35 feet, said curve also having a chord of N24°00'19"E 332.11 feet to a point; thence
6. Along said easterly bounds of South Goodman Street, and along a reverse curve to the right having a delta angle of 01°49'17", a radius of 1,032.00 feet, and an arc distance of 32.81 feet, said curve also having a chord of N13°25'02"E 32.80 feet to a point; thence
7. N87°02'33"E, along the southerly bounds of Highland Parkway Tract as filed in Liber 55 of Maps Page 19, a distance of 746.26 feet to a point; thence
8. S27°56'18"E, along the westerly bounds of Lot 2 of Subdivision Map of Lands of Colgate Rochester Crozier Divinity School as filed in Liber 341 of Maps Page 52, a distance of 147.60 feet to a point; thence
9. N89°40'14"E, along the southerly bounds of said Lot 2 of Subdivision Map of Lands of Colgate Rochester Crozier Divinity School, a distance of 243.60 feet to a point; thence
10. S17°43'42"W, along the westerly bounds of Summit View as filed in Liber 63 of Maps Page 35, a distance of 758.59 feet to a point; thence



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11. S80°47'03"W, along said northerly bounds of Highland Avenue, a distance of 1012.91 feet to a point; thence
12. S80°51'31"W, along said northerly bounds of Highland Avenue, a distance of 113.60 feet to the point and place of beginning. Containing 22.420 acres of land, more or less.