

Real Estate, Antiques, Tools and Personal Property Auction!
Sunday, July 14th, 2024 @ 10:00 a.m. *preview begins at 9:00 a.m.
Open House Wednesday, July 10th, 2024 from 4:00 to 5:00 p.m.
Auction to take place onsite at:
6410 Grimble Rd., Canandaigua, NY 14424 (Ontario County)
Auction for the Estate of Shirley DeLong.

Real Estate:

Property Information

- Tax Map # : 95.00-1-68.110
- Built in 1880
- Full Market Value: \$170,000
- Property Class: 210 - 1 Family Res.
- Bloomfield Central School District
- 200 amp electric
- Private sewer and water
- Whirlpool 40 gallon hot water heater (Like New)
- 2022 Lennox natural gas forced hot air furnace with new duct work throughout
- Stove, washer/dryer, refrigerator sold with property
- Wall mount propane heater (with large propane tank)
- 2.79 acres and barn (Newer roofs on buildings)
- Beautiful wide plank hardwood floors throughout the old farmhouse (possibly cherry)
- Water softener
- Large rock wall w/ dirt floor basement
- Kitchen, living room and fireplace/3 beds/1.5 baths/dining room
- Goulds ½ horsepower water pump and AO Smith pressure tank (Both Like New)
- Must contact County/Town/School for approximate taxes without exemptions(Ontario County and Bloomfield Central Schools.

Any specific questions about real estate or personal items are welcomed! 6077457375

Standard Real Estate Auction Terms:

10% buyer's premium added to the final bid to equal the total purchase price. 20% down on the day of auction, with the remainder due at closing within 30-45 days. 20% down payment must be in certified form. Time is of the essence. Executor's Deed. Property sells "As Is, Where Is." All tests and inspections must be done prior to auction day. All statements at auction take precedence over any printed material. Real Estate to be sold free and clear with NO liens, NO back mortgages and NO back taxes owed! Auctioneer agency represents only the sellers. Lead paint may exist.

Another professional auction conducted by.....

Z and R Auction Co.
NYS's Family Auction Team
4716 NYS Route 41
Cortland, NY 13045
Office: 607-745-7375

www.zandrauctions.com "EVERYTHING WE TOUCH TURNS TO SOLD"
Brent J. Zogg and Carl Zogg Auctioneers & Sale Managers

Sale Information and Procedures

Prospective bidders should take an opportunity to inspect the property (signs posted) prior to the Auction and obtain an information packet that has been prepared for the sale. It is the bidder's responsibility to have their attorney review the pertinent documents (purchase offer, deeds, etc.) and, if necessary, make arrangements for financing of the property with their financial institution.

At the auction:

- Obtain a bidder number by registering with the clerk and show proper identification.
- The Auctioneer will open the Auction by announcing the terms and conditions of the real estate to be offered. The properties will be sold subject to owner's approval.
- Once bidding activity is completed, a purchase offer will be prepared in the amount of the final purchase price and it will be signed.
- The successful bidder will be required to pay the 20% as down payment.
- ALL real estate will be sold in "AS IS, WHERE IS" condition.

Conditions of sale:

- All dimensions/descriptions are based upon information supplied to the Auctioneer. Prospective purchasers should inspect the property and review all pertinent documents and information prior to sale.
- Please be reminded that this is an Auction. Any offer written and accepted by the Seller(s) is the winning bid.

Possession:

- Possession of the property will be at Closing, within 45 days of the Auction.

Agency:

- Z and R Auction Co. (Brent J. Zogg, broker) and representatives are exclusive agents of the seller(s).

Deposit/Terms on Real Estate:

- A purchase offer will be prepared at the close of the auction. A deposit is required by CASH, PERSONAL CHECK or CERTIFIED CHECK only. Make checks payable to Z and R Auction Co. 10% buyer's premium added to final bid to equal the Total Purchase Price. 20% of the Total Purchase Price down on the day of auction, with the remainder due at closing within 45 days. Time is of the essence. Buyer must close within 45 days. Executor's deed. Property sells "AS IS, WHERE IS". All tests required must be done prior to auction day. Real estate to be sold free and clear with NO liens, NO back mortgages and NO back taxes owed! Auctioneer agency represents only the seller(s). Lead paint may exist.

Z and R Auction Co. Real Estate Bidder Packet Disclaimer:

- The following real property information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness. Prospective purchasers of the auction property are responsible for conducting such due diligence as they deem appropriate, prior to bidding at the auction sale. All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.

BIDDER'S CERTIFICATION FOR REAL ESTATE

By signing this Certification and returning it in exchange for a bidder number, I hereby certify that:

1. I understand that Z and R Auction Co., Real Estate is an exclusive agent of the seller(s).
2. I have received an Information Packet containing a SAMPLE offer to purchase.
3. I understand that the Auction rules will be strictly enforced and there will be NO exceptions.
4. If I am the successful bidder, I will be asked to sign a Purchase Offer and make the required deposit immediately upon the conclusion of the Real Estate portion of the auction.
5. I currently have sufficient funds to meet the deposit requirements as called for by the Purchase Offer.
6. I understand that the property will be sold to the highest bidder, subject to owner confirmation.
7. I have personally inspected the real estate being offered at Auction and agree to accept the property in the condition I find it as of this date. I understand that any testing needed must be conducted prior to the day of the Auction. If there is anything concerning the condition of the property that I do not understand or on which I require further explanation, I will ask PRIOR to bidding. My question and the answer may be recorded as part of the open Forum portion of the Auction presentation.
8. I understand completely that this real estate sells "As Is, Where Is".
9. I understand that possession of the property shall take place at closing.
10. The buyer will be responsible for a new survey, if one is needed.
11. I understand that I will forfeit my deposit if I am unable to close the transaction.
12. I understand that I will be liable for the seller's attorney's fees in the event I am unable to close the transaction.
13. I understand that the Auctioneers reserve the right to preclude any person from bidding if there is any question, in the sole judgment of the Seller or the Auctioneers, as to such person's creditworthiness, ability or willingness to close on the purchase of the Property, credentials, fitness, etc. All decisions the Auctioneer makes are final.
14. The time of settlement and all other times stated in this Agreement are to be of the essence.
15. Possession is to be delivered by Executor's deed.
16. Risk of loss or damage to the property by fire or other casualty between the date of this Agreement and the date of settlement shall remain upon the Seller.
17. The sale and settlement hereunder are not contingent upon the Buyer obtaining a mortgage.
18. Buyer shall pay all costs of title search and title insurance, as well as Buyer's attorney fees and any other expenses incurred by Buyer.
19. Buyer acknowledges that the real estate is being sold at Auction and any offer written and accepted by the Seller is the final, winning bid.

Signature: _____

Print Name: _____

Witness: _____

Date: Sunday, July 14th, 2024

Auction for the Estate of Shirley A. DeLong

Bidder No. _____

This is a legally binding document. Consult your lawyer if you do not understand any part of it.

OFFER TO PURCHASE

TO THE SELLER OR PERSON WHO HAS THE RIGHT TO SELL THE PROPERTY DESCRIBED BELOW:

This agreement, made on the 14th day of July 2024 by the Shirley A. DeLong estate, (Natalie DeLong, Executrix), hereinafter referred to as the "Sellers" and _____, hereinafter referred to as the "Buyer."

PROPERTY: I (We) agree to purchase the following property situated in the county of Ontario NY, located at 6410 Grimbale Rd., Canandaigua, NY 14424 known as tax map #: 95.00-1-68.110 (for a more detailed description of the property reference is hereby made to the deed thereof) together with all lighting, heating and plumbing fixtures, window shades, screen and storm doors and windows, if any, water heater, water meter and all fixtures and fittings belonging to or used in the operation of the property and owned by you.

PRICE: At the price of _____ \$ _____
Payable as follows:

DEPOSIT: \$ _____ cash deposited with Z and R Auction Co, Real Estate to be held until this offer is accepted, at which time it shall become part of the purchase price, or returned if not accepted.

BALANCE: \$ _____ cash on or before _____ on passing of deed.

HIGH BID: \$ _____

BUYER'S PREMIUM: \$ _____

TOTAL PURCHASE PRICE: \$ _____

REAL ESTATE SELLS IN "AS IS, WHERE IS" CONDITION
This agreement shall not be contingent upon any fact or occurrence.

ESCROW: The deposit shall be held in escrow by Z and R Auction Co. and Associates Real Estate until closing and will be applied toward the total purchase price of the real estate. In the event that the Seller is unable to perform in closing the transaction, the deposit will be refunded to the Buyer. In the event that the Buyer is unable to perform in closing the transaction, the deposit will be forfeited by the Buyer and kept by the Seller. In the event that the Buyer is unable to perform in closing the transaction, the Buyer will also be liable for all attorney's fees incurred by the Seller and the Seller's agent.

BUYER'S PREMIUM: The Buyer acknowledges and understands that the buyer's premium has been earned at the time of the auction and execution of this purchase agreement.

PROPERTY SOLD AS IS: Buyer understands that the property is sold in "As Is, Where Is" condition. It is understood that the Buyer has inspected the property or hereby waives the right to do so and has agreed to purchase the property as a result of such inspection and not because of or in reliance upon any representation made by the Seller or any officer, partner or employee of the Seller, or by the agent of the Seller, or by the Seller's attorney, or any salesman or employees of the agent of the Seller, or by any cooperating broker, if any, or any of his salesman and employees, and that the Buyer agrees to purchase it in its present condition, "AS IS".

ABSTRACT of TITLE, TAX SEARCH, SURVEY: Buyer to perform survey if needed. Buyer to perform abstract of title if desired. Sellers will provide an Executor's Deed. All dimensions are approximate and not guaranteed.

DEED: Possession is to be delivered by Executor's Deed.

ADJUSTMENTS: Interest, insurance premiums, rents and taxes will be prorated and adjusted as of the closing date. Time is of the essence.

POSSESSION: Possession of the premises shall be delivered on or before the closing date, on passing of the deed.

CLOSING: Transfer is to be completed at the office of either party's attorney; whichever can be mutually agreed upon. Closing will occur on or before _____. Time is of the essence. An extension may be granted in writing if both parties are in agreement.

RECORDING FEES, EXPENSES, ETC.: The Buyer shall pay any and all attorney's fees and any other expenses incurred by the Buyer. The Buyer shall pay all fees, including the cost of recording the deed and the cost of any applicable revenue stamps, and the cost of recording a release of mortgage on the property, if applicable.

LEAD PAINT: Property may contain LEAD PAINT.

RISK OF LOSS: The risk of loss or damages to the property by fire or other causes, until the delivery of the deed, is assumed by the Seller.

BINDING AGREEMENT: All sales shall be final, absolute, and without recourse and by executing this purchase agreement, the Buyer acknowledges and understands that the Auctioneer is acting as an agent for the disclosed principal.

This offer, when accepted, shall be a binding contract. It shall bind the parties hereto and their respective executors, administrators, distributees, successors and assigns.

DATED: _____ Signed: _____ (Buyer)

Witness: _____ Signed: _____ (Buyer)

ACCEPTANCE

The undersigned hereby accepts this offer, agrees to sell on the terms and conditions set forth, and agrees to pay Z and R Auction Co, the authorized agent, the entire 10% buyer's premium as commission.

The deposit made or as much as covers the commission may be applied to payment of the commission.

DATED: _____ Signed: _____ (Seller)

DATED: _____ Signed: _____ (Seller)

Witness: _____ Signed: _____ (Seller)

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) _____ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) _____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) _____ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date



New York State Disclosure Form for Buyer and Seller

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.

Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.

If you need legal, tax or other advice, consult with a professional in that field.

Disclosure Regarding Real Estate Agency Relationships

Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interest. The buyer's agent does this by negotiating the purchase of a home at a price and on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the

agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not consistent with the agent's fiduciary duties to the buyer.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller cannot provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

Dual Agent

A real estate broker may represent both the buyer and the seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency by indicating the same on this form.

Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller. A sales agent works under the supervision of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will

New York State Disclosure Form for Buyer and Seller

function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the landlord or tenant. A designated sales agent cannot provide full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent

under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by _____ of _____
(Print Name of Licensee) (Print Name of Company, Firm or Brokerage)

a licensed real estate broker acting in the interest of the:

☐ Seller as a (check relationship below)

☐ Seller's Agent

☐ Broker's Agent

☐ Buyer as a (check relationship below)

☐ Buyer's Agent

☐ Broker's Agent

☐ Dual Agent

☐ Dual Agent with Designated Sales Agent

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

☐ Advance Informed Consent Dual Agency

☐ Advance Informed Consent to Dual Agency with Designated Sales Agents

If dual agent with designated sales agents is indicated above: _____ is appointed to represent the buyer; and _____ is appointed to represent the seller in this transaction.

(I) (We) _____ acknowledge receipt of a copy of this disclosure form:

Signature of ☐ Buyer(s) and/or ☐ Seller(s):

Date: _____

Date: _____

ONCOR Ontario County Online Resources

Ontario County GIS Program
70 Ontario Street
Canandaigua, NY 14424



NOTE: Inventory and assessment data originates with the respective local assessor

PROPERTY SUMMARY REPORT

Tax Map ID:	95.00-1-68.110
Physical Address:	6410 Grimble Rd
Community:	Town of East Bloomfield
Easting: 607336	Northing: 1044218
Acres: 2.79	Neighborhood: 26335
Roll Section: 1 2024	Utilities: Electric
Property Class: 210	1 Family Res
School District:	Bloomfield Central
Frontage: .00	Depth: .00
Heat: Hot air	Obstructions:
Fuel: Propane/LPG	% NYS DEC Wetland: 0
Water: Private	% NWI Wetland: 0
Sewer: Private	% Steep Slope: 0
	% Flood Zone (A, AE): 0

BUILDING DETAILS (primary building only)

Year Built:	1880	Square Feet:	1940
Condition:	Normal		
Style:	Old style		
Stories:	2	Central Air:	0
Siding:	Composition		
Basement:	Full		
Full Baths:	1	Half Baths:	0
Bedrooms:	3	Fireplaces:	0

Please see Parcel Detail Report for complete information

Assessed Values

Full Market Value:	\$170000
Total Assessment:	\$170000
Land Assessment:	\$44000

Owner Information

DELONG, CHARLES R & SHIRLEY A
6410 GRIMBLE RD
CANANDAIGUA NY 14424 -

Recent Residential Sales

Valid Sales Only within the past three years

Date: **Price:** **Sale Type:**

Notes:

Deed Book: 1054 **Page:** 433 **Date Filed:** 4/1/2001

Comments:



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[Click here to look up your polling station](#)

Thursday, June 6, 2024

Tax Information

SPECIAL DISTRICT TAX RATES

Special District	Code	SD Tax Rate	UN Tax Rate	FE Tax Rate
E Blm-Holc Fire Dist	FD261	1.303651	0	0
E Blm-Holc Fire Dist	FD261	1.304397	0	0

EXEMPTIONS

Exemptions Description	County	Town	Village	School
41834 - STAR EN	0	0	0	76520

ESTIMATED TAXES WORKSHEET

The workspace below can be used to estimate the TRUE taxes for this property. Users are strongly urged to contact the Ontario County Treasure's Office (585-396-4432) to verify exact total taxes. If the property is in one of the cities, please contact either the City of Canandaigua (585-396-5015) or the City of Geneva (315-789-2114) depending on the location.

TAX TYPE	TAX RATE		TOTAL ASSESSED VALUE		TOTAL TAXES	TAX YEAR
SCHOOL:	19.879459	X	\$170000.00	/1000 =	\$3379.51	2023-2024
COUNTY:	6.707257	X	\$170000.00	/1000 =	\$1140.23	2022-2023
TOWN OR CITY:	2.981776	X	\$170000.00	/1000 =	\$506.90	2022-2023
VILLAGE:	0	X	\$170000.00	/1000 =	\$0.00	2022-2023
Municipal and School Taxes Subtotal:					\$5026.64	
+ Special District Taxes Subtotal:						
TOTAL ESTIMATED TAXES:						

SURVEYS

Survey ID	Survey Link (copy and paste in browser)
25492	https://oncorng.co.ontario.ny.us/surveys/25492.tiff
11/15/2013	

TAX BILLS

Copy and paste link in a browser

School:	https://oncorng.co.ontario.ny.us/TaxbillSchool/95.00-1-68.110_School.pdf
County/Town:	https://oncorng.co.ontario.ny.us/TaxbillCountyTown/95.00-1-68.110_CountyTown.pdf
City:	
Village:	

ADDITIONAL INVENTORY
IMPROVEMENTS

Structure Description:	Year:	SqFt:	Dim1:	Dim2:	Condition:	Grade:
Porch-coverd	1880	360	0	0	Good	Economy
Shed-machine	1920	588	21	28	Normal	Average

LAND DESCRIPTION

Land Type:	Waterfront:	Soil Rating:	Acres:	Depth:	Frontage:
Primary		Normal	1	0	0
Residual		Normal	1	0	0



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Thursday, June 6, 2024

INDIVIDUAL BUILDING DETAILS

RESIDENTIAL BUILDINGS

Building details are followed by area dimensions provided in square feet

Building Style:	Old style	Overall Condition:	
Actual Year Built:	1880	Construction Grade:	Average
Effective Year Built:	2000	Number of Stories:	2
Year Remodeled:	0	Heating Type:	Hot air
Number of Bedrooms:	3	Fuel Type:	
Number of Full Baths:	1	Exterior Wall Material:	Composition
Number of Half Baths:	0	Exterior Condition:	
Number of Kitchens:	1	Basement Type:	Full
Number of Fireplaces:	0	Central Air (1 = Yes)	0
Total Living Area:	1940	Half Story:	0
First Story:	1328	Unfinished:	0
Second Story:	612	3/4 Story:	0
Additional Story:	0	Unfinished:	0
		Finished Basement Area:	0
		Finished Attic Area:	0
		Finished Rec Room Area:	0
		Finished Over Garage:	0



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COMMERCIAL BUILDINGS

Building Number:	Overall Condition:
Building Section:	Quality:
Year Built:	Number of Stories:
Number of Indent Buildings:	Story Height:
Percent Air-conditioned:	Basement Type:
Percent Alarmed:	Number of Elevators:
Percent Sprinkler:	Boekh Model Number:
Gross Floor Area:	Boekh Model Code:
Perimeter:	Wall A:
Basement Square Footage:	Wall B:
Basement Perimeter:	Wall C:



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PROPERTY ANALYSIS

Type:	Description:	Acres:	% Coverage:
Agricultural District	ONT01	2.78	100.0%
Ecological Community	Community Description TBD	2.78	100.000%
NRCS Soils	Honeoye loam, 8 to 15 percent slopes	2.10	75.5%
NRCS Soils	Lima loam, 8 to 15 percent slopes	0.68	24.5%
Utilities - Electric	ROCHESTER GAS & ELECTRIC	2.78	100.0%
Utilities - Gas	NATIONAL FUEL	2.78	100.0%
Utilities - Telephone	Frontier Communications of Seneca Gorham	2.78	100.0%
Watershed	S. Bk-W/S Divide to Hathaway Brook	2.78	100.0%



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LOCAL ZONING

Note: OnCOR users are strongly urged to contact the municipal planning/zoning office to confirm accuracy of the zoning information listed below.

Type:	Description:	% Coverage:
Town of East Bloomfield Zoning	AR-2 - Agricultural Rural Residenti	100.0%



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PLAN NOTE
THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY IS LOCATED WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION. THE PROPOSED SUBDIVISION IS FOR FARM OPERATIONS. ANY SUBDIVISION OF THIS PROPERTY WHICH IS NOT FOR FARM OPERATIONS MAY NOT BE COMPATIBLE WITH RESIDENTIAL USE OF THIS PROPERTY.

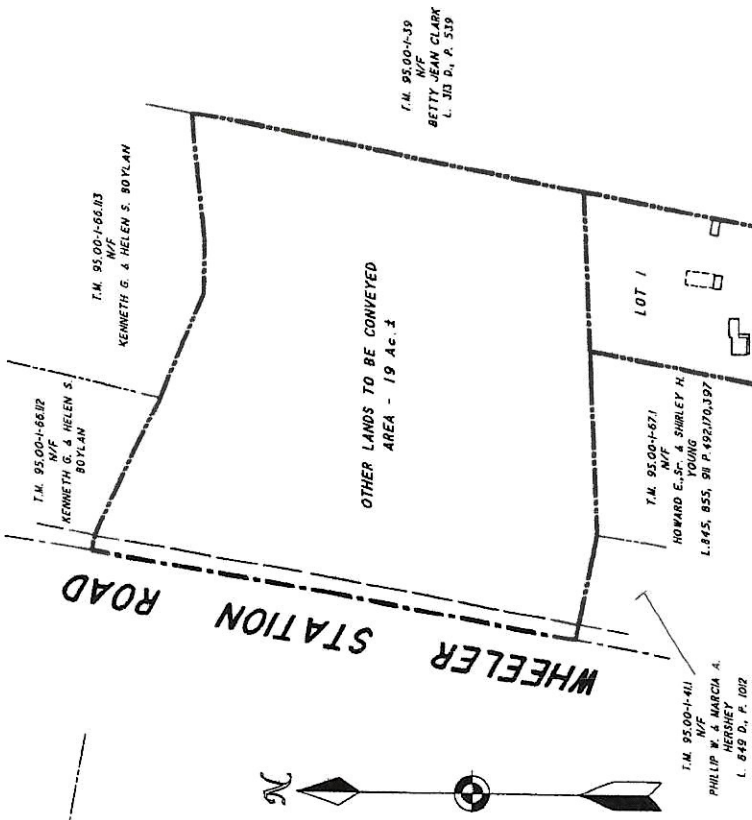
APPROVAL NOTE

THIS PLAN HAS BEEN APPROVED FOR LAND TRANSFER ONLY, PRIOR TO ISSUANCE OF ANY BUILDING PERMIT. APPROPRIATE PLANS MUST BE SUBMITTED TO THE TOWN PLANNING BOARD AND TOWN ENGINEER FOR APPROVAL.

ZONING

DISTRICT A-1
MIN. LOT AREA 200 SQ. FT.
MIN. SETBACKS:
FRONT - 50 FT.
SIDE - 50 FT.
REAR - 50 FT.

TAX MAP PARCEL 95 00-1-88
OWNER/SUBDIVIDER
FRANK & BLANCHE YOUNG
CANTONVILLE, NY 14427



OVERALL PLAN
1" = 200'

GRIMBLE ROAD

ONTARIO COUNTY CLERK'S OFFICE
FILED

FEB 28 2000

JOHN H. COOLEY, County Clerk
ACTING DEPUTY CLERK

PLANNING BOARD CHAIR
DATE

CODE ENFORCEMENT OFFICER
DATE

TOWN CLERK
DATE



SUBDIVISION PLAN
LANDS OF
YOUNG

PART OF TOWN LOT 70
TOWN OF EAST BLOOMFIELD
COUNTY OF ONTARIO
STATE OF NEW YORK

DATE: DECEMBER 7, 1999

SCALE: AS NOTED

13 MAIN ST., PO BOX 541
BLOOMFIELD, NY 14427

PHONE: (716) 657-6810

FAX: (716) 657-6812

UNCL. No.: 85 04-064-3

GRIMBLE ROAD

DETAIL
1" = 50'

25492

ONTARIO COUNTY CLERK'S OFFICE
CLERK'S RECORDING PAGE

This Document has been recorded

This is NOT a bill

Return To:

DAVID MERKEL
701 MT HOPE AVE
ROCHESTER NEW YORK 14620

YOUNG
BLANCHE
DELONG
CHARLES RICHARD
DELONG
SHIRLEY

E

A

RECORDING	\$	14.25
SURCHARGE	\$	4.75
RP-5217-S	\$	22.00
RP-5217-C	\$	3.00
TRANS TAX	\$	140.00
TP-584	\$	5.00
	\$	.00
	\$	.00
	\$	.00

Total: \$ 189.00

STATE OF NEW YORK
ONTARIO COUNTY CLERK'S OFFICE

THIS SHEET CONSTITUTES THE CLERK'S ENDORSE-
MENT REQUIRED BY SECTION 316-A (5) AND
SECTION 319 OF THE REAL PROPERTY LAW OF THE
STATE OF NEW YORK. ** DO NOT DETACH **

JOHN H. COOLEY
COUNTY CLERK

Index DEED BOOK

Book 01054 Page 0433

No. Pages 0003

Instrument DEED

Date : 4/30/2001

Time : 3:58:12

Control # 200104300195

IN # IN 2001 004795

T/T # TX 2001 003029

Employee ID COUNTER3

TRANSFER TAX

TRANSFER AMT \$ 35,000.00

TRANSFER TAX \$ 140.00



200104300195

WARRANTY DEED WITH FULL COVENANTS

This indenture, made the 27th day of April, two thousand one, between BLANCHE E. YOUNG, residing at 14 Bloomfield Meadows, Village of Bloomfield, Ontario County, State of New York, grantor, and

CHARLES RICHARD DeLONG and SHIRLEY A. DeLONG, husband and wife, residing at 50 Kindall Circle, Town of Palm Harbor, Pinellas County, State of Florida, grantees,

Witnesseth, that the grantors, in consideration of Thirty-Five Thousand and no hundredths Dollars (\$35,000.00), lawful money of the United States, and other good and valuable consideration, paid by the grantees, do hereby grant and release unto the grantees, their heirs or successors and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of East Bloomfield, County of Ontario and State of New York, and more particularly described as follows:

Commencing at a found railroad spike on the center line of the Grimble Road at the intersection of the said Grimble Road and the Wheeler Station Road, thence easterly along the said center line of the said Grimble Road a distance of 639.26 feet to a point, thence N 09° 58' 00" E a distance of 33.51 feet to a point in the northerly highway boundary of the said Grimble Road, said point being the true point of beginning, thence (1) N 09° 58' 00" E a distance of 364.59 feet to a point, thence (2) N 86° 52' 11" E a distance of 331.97 feet to a point to a set 3/8" reinforcing rod, thence (3) S 09° 41' 00" W a distance of 382.43 feet to a set 3/8" reinforcing rod in the northerly highway boundary of the said Grimble Road, thence (4) S 89° 57' 30" W a distance of 330.25 feet to the true point of beginning;

CONTAINING 2.782 Acres of land, more or less, as shown as Lot 1 on a survey map made by Douglas E. Kent Land Surveying, dated December 7, 1999, entitled Subdivision Plan Lands of Young, which map is on file as of February 28, 2000, in the Ontario County Clerk's Office, Map No. 25462.

Subject to an easement granted to the Rochester Gas & Electric Corporation and the Rochester Telephone Corporation recorded April 3rd, 1946, in Liber 431 of Deeds at page 165; and subject to covenants, easements and restrictions of record, if any, affecting said premises, and the rights of the public in and to that portion of the above described premises lying within the highway boundaries of the public highways referenced herein.

BEING AND INTENDING HEREBY TO CONVEY the same premises conveyed by Frank Young and Blanche E. Young, husband and wife, to the party of the first part by deed dated November 30, 2000, and recorded December 1, 2000, in the Ontario County Clerk's Office at Liber 1046 of Deeds at page 257, the same being a portion of the same premises as were conveyed by Earl B. Johnson to Frank Young and Blanche E. Young, his wife, by deed dated June 4, 1946, and recorded in the Ontario County Clerk's Office June 4, 1946, at Liber 432 of Deeds at page 271;

Together with the appurtenances and all the estate and rights of the grantors in and to said premises,

BLANCHE E. YOUNG TO CHARLES RICHARD DELONG AND SHIRLEY A. DELONG, HUSBAND AND WIFE p. -1-

RETURN TO DAVID A. MERKEL
701 Mt. Hope Ave.
Rochester, N.Y. 14620
90695 CROS

To have and to hold the premises herein granted unto the grantees, their heirs or successors and assigns forever. And said grantors covenant as follows:

First. That said grantors are seized of said premises in fee simple, and have good right to convey the same;

Second. That the grantees shall quietly enjoy the said premises;

Third. That the said premises are free from incumbrances, except as aforesaid;

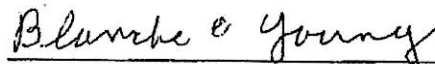
Fourth: That the grantors execute or procure any further necessary assurance of the title to said premises;

Fifth. That said grantors will forever warrant the title to said premises.

Sixth. That the said grantors, in accordance with section 13 of the Lien Law, will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of any improvement commenced prior to the recording of this deed and completed not more than four months prior to the recording of this deed, and that they will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In witness whereof, the grantors have hereunto set their hand and seal the day and year first above written.

In presence of:

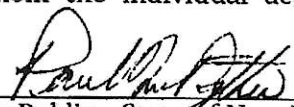

BLANCHE E. YOUNG

STATE OF NEW YORK :

: ss.:

COUNTY OF ONTARIO :

On the 27th day of April, in the year 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared BLANCHE E. YOUNG, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of whom the individual acted, executed the instrument.


Notary Public - State of New York

PAUL M. RYTER

Notary Public - State of New York

Qualified in Ontario County No. 4612306

My Commission Expires March 30, 2003