

**LOCATION SKETCH**  
(NOT TO SCALE)

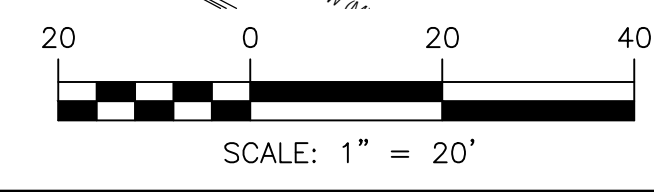
**CENTER ROAD**  
(WIDTH VARIES)

**SENECA STREET**  
(66' WIDE)

**PARCEL A**  
**LANDS OF**  
**3030 SENECA STREET, LLC**  
**TA# 134.13-4-1**  
**L. 11273 P. 2690**  
**17,769 S.F.**  
**0.408 ACRES (M)**

**PARCEL B**  
**LANDS OF**  
**3036 SENECA STREET, LLC**  
**TA# 134.13-4-2**  
**L. 11083 P. 7102**  
**45,536 S.F.**  
**1.045 ACRES (M)**

- LEGEND**
- PROPERTY LINE
  - - - STREET BOUNDARY
  - - - TAX DIVISION LINE
  - ▭ BUILDING LINE
  - - - BUILDING SETBACK
  - - - FENCE LINE
  - SAN (M) SANITARY SEWER LINE & MANHOLE
  - STM (M) CULVERTS, STORM SEWER, MH & CATCH BASIN
  - W (M) WATER LINE, HYDRANT, VALVE & VAULT
  - OHE OVERHEAD ELECTRIC
  - UTILITY POLE, GUY, & LIGHT POLE
  - ⊕ TELEPHONE PEDESTAL
  - ⊕ SIGN
  - BOLLARD



FILE NAME: H:\Projects\134.13-4-2\220673-00-DollarGeneral\Seneca.dwg  
DATE/TIME: 11/15/2022 9:27:45 AM  
USER: Josh Hauser

PROJECT	DOLLAR GENERAL PROJECT PART OF LOT 127 & 128 OF THE EBENEZER LANDS TOWN OF WEST SENECA, ERIE COUNTY STATE OF NEW YORK	FA PROJECT NO.	220673-00	DATE	11/14/2022
TITLE OF DRAWING	ALTA/NSPS LAND TITLE SURVEY	PROJECT MANAGER	M. BOGARDUS	ISSUE DATE	11/14/2022
DRAWING NO.	FA-1	DRAWN BY	J. HAUSER & J. NAVAGH	SCALE	1" = 20'
				DESCRIPTION	REV
					1
					2
					3
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					6
					7

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PROFESSIONAL CORPORATION  
New York State Education Law, Section  
1302(1) requires that the title of this  
drawing be the name of the project,  
the name of the professional engineer or  
land surveyor, to alter on item in any way,  
the drawing engineer or land surveyor  
must be licensed in the State of New  
York. The title of this drawing is  
"ALTA/NSPS LAND TITLE SURVEY".  
The title of this drawing is "ALTA/NSPS  
LAND TITLE SURVEY".

FA PROJECT NO.  
220673-00  
PROJECT MANAGER  
M. BOGARDUS  
DRAWN BY  
J. HAUSER & J. NAVAGH  
SCALE  
1" = 20'



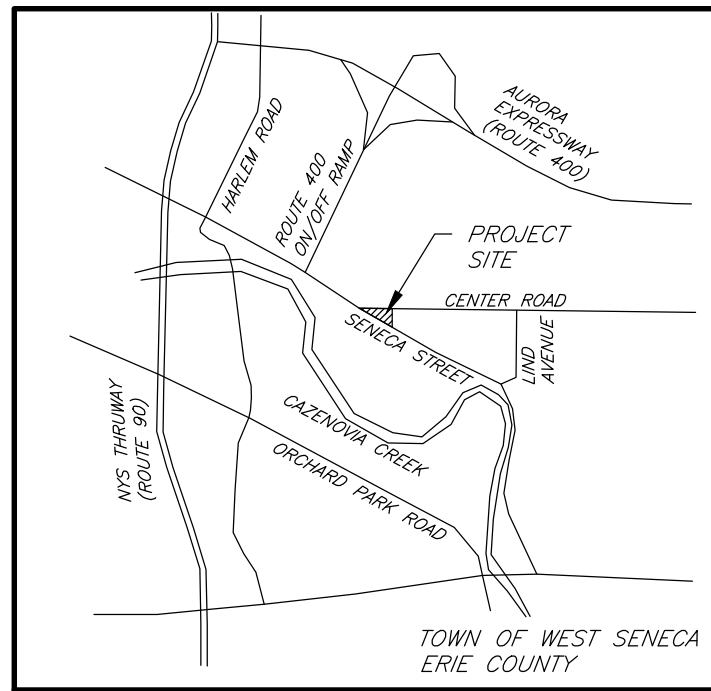
PROJECT  
DOLLAR GENERAL PROJECT  
PART OF LOT 127 & 128 OF THE EBENEZER LANDS  
TOWN OF WEST SENECA, ERIE COUNTY  
STATE OF NEW YORK

TITLE OF DRAWING  
ALTA/NSPS LAND TITLE SURVEY

DRAWING NO.  
FA-1

SHEET 1 OF 2





**LOCATION SKETCH**  
(NOT TO SCALE)

**SITE ADDRESS**

3030 & 3036 SENECA STREET, WEST SENECA, NY 14224

**BUILDING SETBACKS ZONE C-2, COMMERCIAL DISTRICT**

FRONT YARDS: 40 FEET  
REAR YARDS: 10 FEET  
SIDE YARDS: 25 FEET

**REFERENCES:**

1. KHEOPS ARCHITECTURE, ENGINEERING & SURVEY, DPC MAP ENTITLED PART OF THE EBENEZER LANDS AS SHOWN ON A MAP COVER 58, DATED 3-30-18, JOB NUMBER 18NY010.02.
2. MAP COVER 58
3. TAX MAP 134.13
4. LIBER 11273 PAGE 2690
5. LIBER 11083 PAGE 7102
6. LIBER 11330 PAGE 1843
7. LIBER 11243 PAGE 4500

**SURVEY NOTES:**

1. COORDINATES AND NORTH ORIENTATION ARE REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, WEST ZONE, TRANSVERSE MERCATOR PROJECTION, NAD 83 (2011) EPOCH 2010.00.
2. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 18).
3. SURVEY FIELDWORK WAS COMPLETED BY FISHER ASSOCIATES ON AUGUST 29, 2022.
4. UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM FIELD LOCATIONS VISABLE AT THE TIME OF FIELD SURVEY AND RECORD UTILITY DRAWINGS RECEIVED PER A UDIG NY RECORD UTILITY REQUEST. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOULD BE STAKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
5. PARCELS A & B ARE ZONED C-2, COMMERCIAL DISTRICT

**SURVEY CERTIFICATION:**

TO: THE BROADWAY GROUP, LLC D/B/A TBC ALABAMA, LLC AND TBD, ITS SUCCESSORS AND/OR ASSIGNS.

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/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7A, 8, 9, 11A, 13, 14, 17, 18, AND 19 OF TABLE A THEREOF.

BY: Richard Ilecki DATE: NOVEMBER 14, 2022  
RICHARD ILECKI, N.Y.S.P.L.S.I. NO. 049968

**UTILITY NOTES:**

THE FOLLOWING UTILITY PROVIDERS WERE IDENTIFIED AS HAVING FACILITIES ON OR NEAR THE SUBJECT PROPERTY VIA UDIG-NY 08262-001-7-00, SUBMITTED ON:

- CHARTER COMMUNICATIONS - NO RESPONSE DESIGN CONFLICT
- ERIE COUNTY SEWER - NO CONFLICT PER ARP
- ERIE COUNTY WATER - MAPPING PROVIDED & INCORPORATED
- KIANTONE PIPELINE - NO CONFLICT
- NYS THRUWAY - NO CONFLICT PER ARP
- TOWN OF WEST SENECA - NO CONFLICT PER ARP
- VERIZON - RECEIVED ALL AERIAL

INFORMATION FROM THE ABOVE SOURCES WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT A SPECIALIZED UTILITY INVESTIGATION AND/OR EXCAVATION MAY BE NECESSARY.

**ALTA NOTES**

- TABLE A ITEM 1: AS SHOWN
- TABLE A ITEM 2: SITE ADDRESSES 3030 & 3036 SENECA ST. WEST SENECA NY.
- TABLE A ITEM 3: IT WAS DETERMINED THAT THE SUBJECT PROPERTIES DO NOT FALL IN A FLOOD ZONE, PER FEMA MAP 36029C 0334H EFFECTIVE 6/7/2019.
- TABLE A ITEM 4: INDIVIDUAL AREAS ARE AS SHOWN, TOTAL AREA IS 1.453 ACRES MORE OR LESS.
- TABLE A ITEM 5: AS SHOWN
- TABLE A ITEM 6: PREMISES SHOWN HEREON LIES IN ZONING C-2 COMMERCIAL DISTRICT. SEE MAPPING FOR SETBACK REQUIREMENTS.
- TABLE A ITEM 7A: AS SHOWN
- TABLE A ITEM 8: AS SHOWN
- TABLE A ITEM 9: AS SHOWN
- TABLE A ITEM 11A: SEE SURVEY NOTE 4
- TABLE A ITEM 13: AS SHOWN
- TABLE A ITEM 14: PARCEL LIES AT THE INTERSECTION OF SENECA ST. AND CENTER RD.
- TABLE A ITEM 17: NONE
- TABLE A ITEM 18: NONE
- TABLE A ITEM 19: AS PROVIDED.

**LEGAL DESCRIPTION (COMMITMENT):**

**PARCEL A**

ALL THAT TRACT OR PARCEL OF LAND, SITUATED IN THE TOWN OF WEST SENECA, COUNTY OF ERIE AND STATE OF NEW YORK, AND ACCORDING TO A MAP FILED IN THE ERIE COUNTY CLERKS OFFICE UNDER COVER NO. 58, IS KNOWN AND DISTINGUISHED AS PART OF LOT NO. 128 OF THE EBENEZER LANDS AND BEING PART OF TOWNSHIP 10, RANGE 7 OF THE BUFFALO CREEK RESERVATION BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF CENTER ROAD, DISTANT 30 FEET WEST FROM THE CORNER FORMED BY THE INTERSECTION OF THE SAID SOUTHERLY SIDE OF SAID CENTER ROAD WITH THE WEST LINE OF LOT NO. 127 AS SHOWN ON SAID MAP THENCE WESTERLY ALONG THE SOUTHERLY SIDE OF CENTER ROAD, AS NOW LAID OUT, 239.95 FEET MORE OR LESS TO THE POINT OF INTERSECTION OF THE SOUTHERLY SIDE OF CENTER ROAD AND THE NORTHEASTERLY SIDE OF SENECA STREET AS NOW LAID OUT; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY SIDE OF SENECA STREET, 281.35 FEET MORE OR LESS TO A POINT IN THE WESTERLY LINE OF LANDS CONVEYED TO ELMER W. HUBER AND WIFE BY WARRANTY DEED DATED NOVEMBER 1, 1916 AND RECORDED IN LIBER 1373 OF DEEDS AT PAGE 636 ON NOVEMBER 3, 1916; THENCE NORTHERLY ALONG THE WESTERLY LINE OF LANDS SO CONVEYED TO HUBER, 148.11 FEET MORE OR LESS TO THE POINT OR PLACE OF BEGINNING.

**PARCEL B**

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF WEST SENECA, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PART OF THE WEST 1/2 OF LOT NO. 127 OF THE EBENEZER LANDS AS LAID OUT ON A MAP FILED IN THE ERIE COUNTY CLERK'S OFFICE UNDER COVER NO. 58, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE CENTER LINE OF CENTER ROAD, DISTANT 40 FEET EASTERLY FROM THE NORTHWESTERLY CORNER OF SAID LOT NO. 127 ACCORDING TO A MONUMENT TO DETERMINE THE WEST LINE OF SAID LOT NO. 127 PLACED BY WHITE & GETMAN, SURVEYORS, JULY 1924, SAID MONUMENT BEING PLACED ON THE WESTERLY LINE OF SAID LOT NO. 127 AT A POINT WHERE SAME INTERSECTS THE SOUTHERLY LINE OF SAID CENTER ROAD; THENCE SOUTHERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT NO. 127, 262.83 FEET TO THE CENTER OF SENECA STREET; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SENECA STREET TO A POINT WHERE SAID CENTER LINE OF SENECA STREET INTERSECTS BY A LINE DRAWN PARALLEL WITH AND 140 FEET EASTERLY FROM THE SAID WESTERLY LINE OF SAID LOT NO. 127; THENCE NORTHERLY PARALLEL WITH SAID WESTERLY LINE OF SAID LOT NO. 127 TO THE CENTER LINE OF CENTER ROAD; THENCE WESTERLY ALONG THE CENTER LINE OF CENTER ROAD, 100 FEET TO THE PLACE OF BEGINNING.

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF WEST SENECA, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PART OF THE WEST 1/2 OF LOT NO. 127, OF THE SO-CALLED EBENEZER LANDS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTHWEST CORNER OF SAID LOT NO. 127, BEING THE CENTER OF SENECA STREET, THENCE RUNNING NORTH ALONG THE WEST LINE OF SAID LOT NO. 127, 237.60 FEET TO THE CENTER OF CENTER ROAD; THENCE EAST ALONG THE CENTER LINE OF CENTER ROAD 30 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID LOT, 256.52 FEET TO THE CENTER OF SENECA STREET; THENCE ALONG THE CENTER OF SENECA STREET 35.43 FEET TO THE PLACE OF BEGINNING.

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF WEST SENECA, COUNTY OF ERIE AND STATE OF NEW YORK, KNOWN AND DISTINGUISHED AS BEING PART OF LOT NO. 128 OF THE EBENEZER LANDS, SO-CALLED, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTHEAST CORNER OF SAID LOT NO. 128 BEING THE CENTER OF SENECA STREET; THENCE RUNNING NORTH ALONG THE EAST LINE OF SAID LOT NO. 128, 237.60 FEET TO THE CENTER OF CENTER ROAD; THENCE WEST ALONG THE CENTER OF SAID CENTER ROAD 30 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOT, 218.68 FEET TO THE CENTER OF SENECA STREET, THENCE EASTERLY ALONG THE CENTER OF SENECA STREET 35.43 FEET TO THE POINT OF BEGINNING.

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF WEST SENECA, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PART OF THE WEST 1/2 OF LOT NO. 127, OF THE EBENEZER LANDS, SO-CALLED AS SHOWN ON MAP FILED IN THE ERIE COUNTY CLERK'S OFFICE UNDER COVER NO. 58, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING IN THE CENTER OF CENTER ROAD AT A POINT DISTANT 30 FEET EASTERLY FROM THE NORTHWESTERLY CORNER OF SAID LOT NO. 127 ACCORDING TO A MONUMENT TO DETERMINE THE WEST LINE OF SAID LOT NO. 127 PLACED BY WHITE AND GETMAN SURVEYORS, JULY 1924, SAID MONUMENT BEING PLACED ON THE WESTERLY LINE OF SAID LOT NO. 127 AT A POINT WHERE THE SAME INTERSECTS THE SOUTHERLY LINE OF SAID CENTER ROAD; RUNNING THENCE SOUTHERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT NO. 127, 256.52 FEET TO THE CENTER OF SENECA STREET; THENCE SOUTHEASTERLY ALONG THE CENTER OF SENECA STREET 11.81 FEET TO A POINT 10 FEET EASTERLY MEASURED AT RIGHT ANGLES TO THE SAID LAST DESCRIBED LINE; THENCE NORTHERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT NO. 127, 262.83 FEET TO THE CENTER OF SAID CENTER ROAD; THENCE WESTERLY ALONG THE CENTER OF SAID CENTER ROAD TO THE PLACE OF BEGINNING.

**SCHEDULE B, SECTION II:**  
COMMITMENT NO.: 5159695

PREMISES: 3030 & 3036 SENECA STREET, WEST SENECA, NY 14224

**EXCEPTIONS**

1. THOSE TAXES AND ASSESSMENTS WHICH BECOME DUE AND PAYABLE SUBSEQUENT TO THE DATE OF POLICY.  
NOT A SURVEY ITEM.
2. ANY STATE OF FACTS AN INSPECTION OF THE PREMISES WOULD DISCLOSE. (OWNER'S POLICY ONLY)  
NOT A SURVEY ITEM.
3. RIGHTS OF TENANTS OR PERSONS IN POSSESSION, IF ANY. (OWNER'S POLICY ONLY)  
NOT A SURVEY ITEM.
4. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE PREMISES LOCATED WITHIN THE BOUNDS OF SENECA STREET AND CENTER ROAD.  
NOT A SURVEY ITEM.
5. OMITTED
6. OMITTED
7. PENDING DISBURSEMENT OF THE FULL PROCEEDS OF THE LOAN SECURED BY THE MORTGAGE INSURED, THIS POLICY INSURES ONLY TO THE EXTENT OF THE AMOUNT ACTUALLY DISBURSED BUT INCREASES AS EACH DISBURSEMENT IS MADE IN GOOD FAITH AND WITHOUT KNOWLEDGE OF ANY DEFECT IN OR OBJECTIONS TO THE TITLE UP TO THE FACE AMOUNT OF THE POLICY.

AT THE TIME OF EACH DISBURSEMENT OF THE PROCEEDS OF THE LOAN, THE TITLE MUST BE CONTINUED DOWN TO SUCH TIME FOR POSSIBLE LIENS OR OBJECTIONS INTERVENING BETWEEN THE DATE HEREOF AND THE DATE OF SUCH DISBURSEMENT.

UPON RECEIPT OF AN UPDATED SURVEY, EACH REPORT OF CONTINUATION REQUESTED IN CONNECTION WITH INSURANCE OF FUTURE ADVANCES WILL INCLUDE A STATEMENT SHOWING SURVEY VARIATIONS OR ENCROACHMENTS, IF ANY, SINCE THE DATE OF THE PRECEDING REPORT. IN THE ABSENCE OF AN UPDATED SURVEY, THE FINAL POLICY WILL BE SUBJECT TO ANY STATE OF FACTS AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE.

NOT A SURVEY ITEM.

PROJECT <b>DOLLAR GENERAL PROJECT</b> PART OF LOT 127 & 128 OF THE EBENEZER LANDS TOWN OF WEST SENECA, ERIE COUNTY STATE OF NEW YORK		TITLE OF DRAWING <b>ALTA/NSPS LAND TITLE SURVEY</b>		DRAWING NO. <b>FA-1</b>	SHEET 2 OF 2				
FA PROJECT NO. <b>220673-00</b>	PROJECT MANAGER <b>M. BOGARDUS</b>	DRAWN BY <b>J. HAUSER &amp; J. NAVAGH</b>	ISSUE DATE <b>11/14/2022</b>	SCALE <b>1" = 20'</b>	REV				
COPYRIGHT © 2022 FISHER ASSOCIATES, P.E., L.S., L.A., D.P.C. PROFESSIONAL CORPORATION	New York State Education Law, Section 1502.10(3) requires that the title of this drawing be the name of the licensed professional engineer or land surveyor, to alter on item in any way.	If an item bearing the seal of a professional engineer or land surveyor is altered in any way, the alteration shall be deemed to be a violation of the provisions of the law, and a specific description of the alteration.	7	6	5	4	3	2	1