SCHEDULE A DESCRIPTION

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 LOT NO. 296, TOWNSHIP 10, RANGE 7 OF THE BUFFALO CREEK RESERVATION AND ACCORDING TO MAP FILED IN THE ERIE COUNTY CLERK'S OFFICE UNDER COVER NO. 611, IS KNOWN AS PART OF SUBDIVISION LOT "C" DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE EASTERLY LINE OF LANDS CONVEYED TO NORMAN F. DAVIS AND MARION S. DAVIS, HIS WIFE BY DEED RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 3665 OF DEEDS AT PAGE 557 INTERSECTS THE NORTH LINE OF RIDGE ROAD (AS A HIGHWAY 80 FEET WIDE); RUNNING THENCE NORTHERLY A DISTANCE OF 270.29 FEET TO THE SOUTHEAST CORNER OF LANDS CONVEYED TO NEW YORK STATE ELECTRIC AND GAS CORPORATION BY DEED RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 7441 OF DEEDS AT PAGE 426; THENCE WESTERLY, AT RIGHT ANGLES TO THE LAST MENTIONED LINE, A DISTANCE OF 123.80 FEET TO A POINT; THENCE SOUTHERLY AT RIGHT ANGLES, A DISTANCE OF 295.22 FEET TO A POINT IN THE NORTH LINE OF RIDGE ROAD, SAID POINT BEING 126.29 FEET WESTERLY FROM THE POINT OF BEGINNING; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID RIDGE ROAD, A DISTANCE OF 126.29 FEET TO THE POINT OF BEGINNING.

SURVEYORS DESCRIPTION

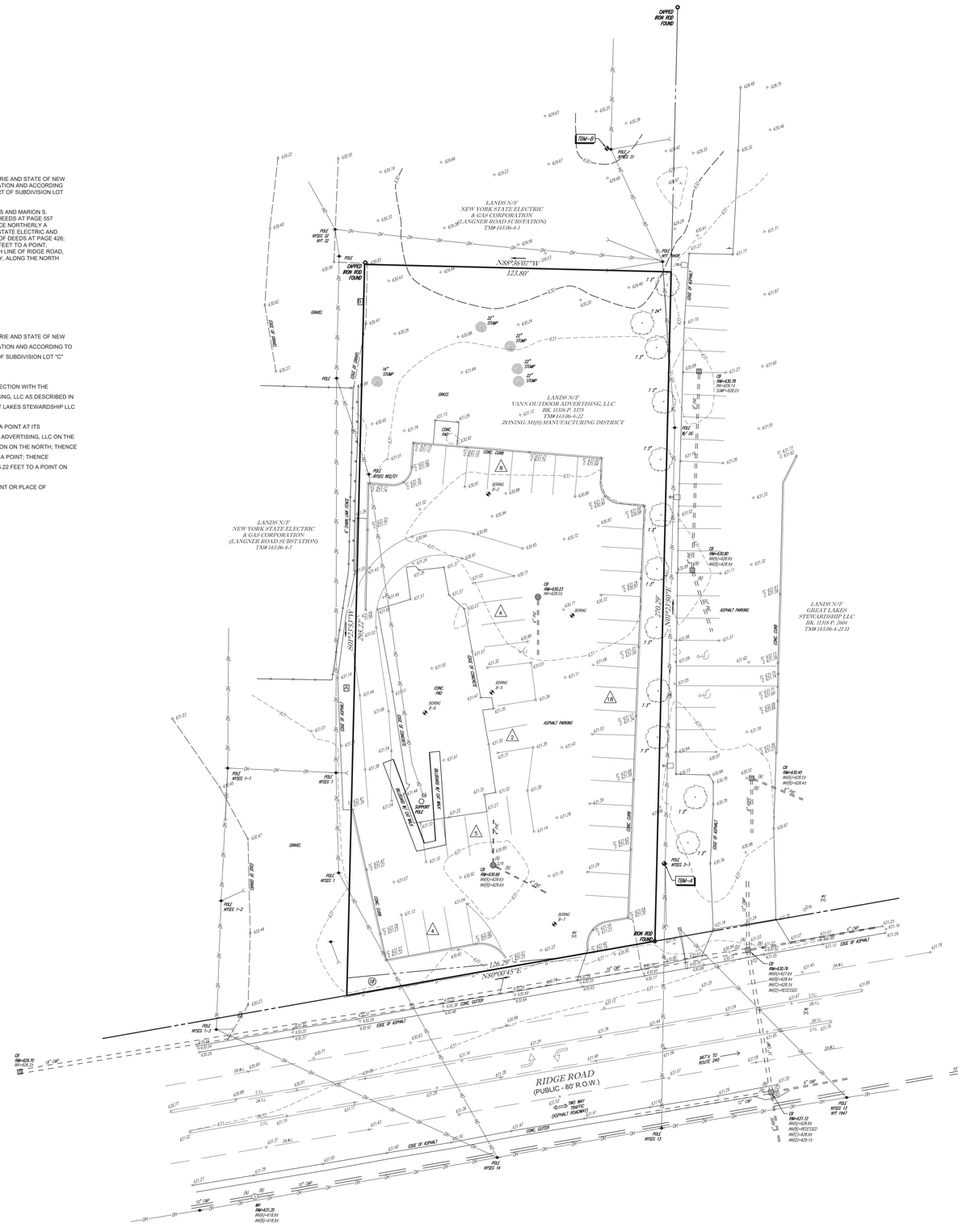
ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF WEST SENECA, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PART OF LOT NO. 296, TOWNSHIP 10, RANGE 7 OF THE BUFFALO CREEK RESERVATION AND ACCORDING TO MAP FILED IN THE ERIE COUNTY CLERK'S OFFICE UNDER COVER NO. 611, IS KNOWN AS PART OF SUBDIVISION LOT "C" DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY ROAD BOUNDARY OF RIDGE ROAD AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OF VANN OUTDOOR ADVERTISING, LLC AS DESCRIBED IN BOOK 11316 OF DEEDS AT PAGE 3375 ON THE WEST AND LANDS NOW OR FORMERLY OF GREAT LAKES STEWARDSHIP LLC AS DESCRIBED IN BOOK 11318 OF DEEDS AT PAGE 2604 ON THE EAST; THENCE
NORTH 01°23'50" EAST, ALONG SAID PROPERTY DIVISION LINE, A DISTANCE OF 270.29 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN SAID LANDS OF VANN OUTDOOR ADVERTISING, LLC ON THE SOUTH AND LANDS NOW OR FORMERLY OF NEW YORK STATE ELECTRIC AND GAS CORPORATION ON THE NORTH; THENCE
NORTH 88°36'07" WEST, ALONG SAID PROPERTY DIVISION LINE, A DISTANCE OF 123.80 FEET TO A POINT; THENCE
SOUTH 01°23'53 WEST, CONTINUING ALONG SAID PROPERTY DIVISION LINE, A DISTANCE OF 295.22 FEET TO A POINT ON THE SAID NORTHERLY ROAD BOUNDARY OF RIDGE ROAD; THENCE
NORTH 80°00'45" EAST, ALONG SAID ROAD BOUNDARY, A DISTANCE OF 126.29 FEET TO THE POINT OR PLACE OF BEGINNING.

TABLE OF POSSIBLE ENCROACHMENTS

A ASPHALT DRIVE
G GRAVEL DRIVE

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELD WORK. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.



VICINITY MAP

NOTES:

1. PROPERTY KNOWN AS LOT 22, BLOCK 4 AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWN OF WEST SENECA, MAP # 143.06.
2. AREA = 35,005± SQ. FT. OR 0.804± ACRES
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED, BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, TITLE NO. 2013-1339NCS, WITH AN EFFECTIVE DATE OF MARCH 3, 2020. WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:

   (15) OIL AND GAS LEASE GRANTED TO ARGUS BROS AND ROTH BROS BY INSTRUMENT DATED JUNE 28, 1892, AND RECORDED JULY 5, 1892, IN LIBER 659 OF DEEDS, AT PAGE 96.

   NOTE: SEE AFFIDAVIT OF DAVID ALESSANDRA RECORDED ON JULY 26, 2017 IN LIBER 11316 OF DEEDS AT PAGE 3373 REGARDING THE STATUS OF THE ABOVE OIL AND GAS LEASE.
   -THAT NO OIL OR GAS IS BEING OR HAS BEEN PRODUCED, AND THAT THE LEASE IS NOT OR HAS NOT BEEN ENGAGED IN DRILLING OR REWORKING OPERATIONS ON THE PREMISES.

   (16) RIGHT OF WAY GRANTED TO IROQUOIS NATURAL GAS COMPANY BY INSTRUMENT DATED DECEMBER 2, 1913, AND RECORDED JANUARY 9, 1914, IN LIBER 1259 OF DEEDS, AT PAGE 574. - **NOT SUPPLIED, UNABLE TO OBTAIN AT TIME OF SURVEY**. (SEE NOTE NO. 15).

   (17) RIGHT OF WAY GRANTED TO THE DEPEW & LANCASTER LIGHT AND CONDUIT COMPANY BY INSTRUMENT DATED FEBRUARY 11, 1926, AND RECORDED FEBRUARY 25, 1926, IN LIBER 1769 OF DEEDS, AT PAGE 473. - **NOT SUPPLIED, UNABLE TO OBTAIN AT TIME OF SURVEY**. (SEE NOTE NO. 15).

   (18) EASEMENT GRANTED TO COUNTY OF ERIE BY INSTRUMENT DATED OCTOBER 10, 1946, AND RECORDED NOVEMBER 6, 1946, IN LIBER 4014 OF DEEDS, AT PAGE 471. - **SHOWN.**

   (19) EASEMENT GRANTED TO NEW YORK STATE ELECTRIC & GAS CORPORATION BY INSTRUMENT DATED SEPTEMBER 29, 1967, AND RECORDED NOVEMBER 1, 1967, IN LIBER 7411 OF DEEDS, AT PAGE 149. **- BLANKET IN NATURE, UNABLE TO PLOT.**

   (20) EASEMENT GRANTED TO NEW YORK STATE ELECTRIC & GAS CORPORATION BY INSTRUMENT DATED JANUARY 17, 1968, AND RECORDED FEBRUARY 6, 1968, IN LIBER 7441 OF DEEDS, AT PAGE 410. **- BLANKET IN NATURE, UNABLE TO PLOT.**
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) PER REF. #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF THE SURVEY.
   TEMPORARY BENCH MARKS SET:

   TBM-A: DOCK SPIKE SET IN UTILITY POLE # NYSEG 3-1.
   ELEVATION= 632.09'

   TBM-B: DOCK SPIKE SET IN UTILITY POLE # NYSEG 31.
   ELEVATION= 630.65'

   PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
10. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
11. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
12. ZONING REPORT NOT PROVIDED BY THE CLIENT AT THE TIME OF THE SURVEY.
13. THE SURVEY DOES NOT SHOW THE EXISTENCE OF WETLANDS, IF ANY.
14. PARKING: 41 REGULAR SPACES.
15. THIS SURVEY IS BEING PRODUCED DURING A TIME OF STATEWIDE EMERGENCY. RESEARCH SOURCES ARE CLOSED OR UNAVAILABLE DUE TO SAFETY CONCERNS. ONLINE RESOURCES HAVE BEEN ACCESSED TO THE EXTENT POSSIBLE BUT SOME DOCUMENTS MAY BE UNAVAILABLE.

REFERENCES:

1. THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWN OF WEST SENECA, ERIE COUNTY, NEW YORK, SHEET #146.06.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, TOWN OF WEST SENECA, ERIE COUNTY, PANEL 334 OF 807", COMMUNITY-PANEL NUMBER 360262 0334 H, EFFECTIVE DATE JUNE 07, 2019.
3. MAP ENTITLED "BOUNDARY SURVEY 1940 RIDGE ROAD PART OF LOT 296, TOWNSHIP 10, RANGE 7, BUFFALO CREEK RESERVATION, TOWN OF WEST SENECA, COUNTY OF ERIE, STATE OF NEW YORK", AS PREPARED BY NUSSBAUMER & CLARK, INC. DATED 9/6/16.

LEGEND

- 124 — EXISTING CONTOUR
- 125 — INTERMEDIATE CONTOUR
- × 123.45 — EXISTING SPOT ELEVATION
- × TC 123.45 — EXIST. TOP OF CURB ELEVATION
- × G 122.95 — EXIST. GUTTER ELEVATION
- OH — OVERHEAD WIRES
- G — APPROX. LOC. UNDERGROUND GAS LINE
- WV — WATER VALVE
- GV — GAS VALVE
- EM — ELECTRIC METER
- S — SANITARY/SEWER MANHOLE
- C/O — CLEAN OUT
- UTILITY POLE
- GUY WIRE
- STREET LIGHT
- METAL GUIDE RAIL
- CATCH BASIN OR INLET
- 1' — TREE STUMP & SIZE
- 1' — DECIDUOUS TREE & TRUNK SIZE
- 10 — PARKING SPACE COUNT
- S.Y.L. — SOLID YELLOW LINE
- DA.W.L. — DASHED WHITE LINE
- DA.Y.L. — DASHED YELLOW LINE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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DIG SAFELY NEW YORK (1-800-962-7962)

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THIS SURVEY IS CERTIFIED TO:
(CLIENT)
(TITLE CO.)
((OTHER)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 6(A), 6 (B), 8, 9, 11, 14, 17, 18 & 19- OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 1, 2020.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

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DRAFT

FOR COMMENT

JODY J. LOUNSBURY — DATE
NEW YORK PROFESSIONAL LAND SURVEYOR #50715

FIELD DATE	04-01-2020
FIELD BOOK NO.	20-02
FIELD BOOK PG.	-
FIELD CREW	RL / JH
DRAWN:	D.J.D.
REVIEWED:	W.T.W.

ALTA / NSPS LAND TITLE SURVEY
1940 RIDGE ROAD
TM# 143.06, BLOCK 4, LOT 22
PART OF LOT 296, TOWNSHIP 10, RANGE 7
BUFFALO CREEK RESERVATION
TOWN OF WEST SENECA, ERIE COUNTY, STATE OF NEW YORK

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PHILADELPHIA, PA
NEW YORK, NY 646.780.8411
LONG ISLAND, NY 631.580.2045
SOUTHBOROUGH, MA 508.945.5000

APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
J.J.L.	04.10.2020	1" = 20'	09-200033	1 OF 1