

**SITE DATA**

1. PROPERTY IS KNOWN AS S-B-L 136.09-1-42 IN THE TOWN OF WEST SENeca, ERIE COUNTY, NEW YORK.
2. LOT AREA = 447,413 S.F. OR 10.2712 AC.
3. NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED KNOWN TO THIS SURVEYOR. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
4. VERTICAL DATUM = NAVD88 . BENCHMARK - MAG NAIL, ELEV.=692.49
5. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT 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.
6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY.
7. TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM GROUND SURVEY PERFORMED BY VALLEY LAND SERVICES, LLC. DATE OF FIELD SURVEY = AUGUST 10, 2021.
8. PARKING PROVIDED -  
 -REGULAR = XXX SPACES  
 -HANDICAP = XX SPACES  
 TOTAL SPACES PROVIDED = XXX
9. IN RESPONSE TO ALTA/NSPS TABLE A ITEM 10, THERE ARE NO PARTY WALLS AFFECTING THE PROPERTY BOUNDARY.
10. IN RESPONSE TO ALTA/NSPS TABLE A ITEM 11a, THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES AND PLANS AND/OR REPORTS PROVIDED BY THE CLIENT.
11. IN RESPONSE TO ALTA/NSPS TABLE A ITEM 11b, THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES AND SURFACE MARKINGS PURSUANT TO A PRIVATE UTILITY REQUEST FOR GROUND MARKINGS OF UNDERGROUND UTILITY LINES PERFORMED BY XXXX ON XX/XX/XXXX.
12. IN RESPONSE TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
13. IN RESPONSE TO ALTA/NSPS TABLE A ITEM 17, THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTIONS. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTIONS OR REPAIRS.
14. IN RESPONSE TO ALTA/NSPS TABLE A ITEM 18, THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SUBJECT PROPERTY AS DISCLOSED BY THE TITLE COMMITMENT PROVIDED FOR THIS SITE.
15. THIS PLAN IS VALID ONLY WHEN SIGNED IN COLORED INK AND EMBOSSED WITH A RAISED IMPRESSION SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.
16. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
17. COPYRIGHT © 2021, VALLEY LAND SERVICES, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPIING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION SEAL ARE NOT VALID.

**VICINITY MAP NOT TO SCALE**



**LEGAL DESCRIPTION**

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWN OF WEST SENeca, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PART OF LOT NOS. 350 AND 351 OF THE EBENEZER LANDS, SO-CALLED, AS SHOWN ON MAP FILED IN ERIE COUNTY CLERK'S OFFICE UNDER COVER NO. 58, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF TRANSIT ROAD, 100 FEET WIDE, AS CONVEYED TO THE COUNTY OF ERIE BY DEED RECORDED IN ERIE COUNTY CLERK'S OFFICE IN LIBER 2078 OF DEEDS AT PAGE 114, DISTANT 419.54 FEET NORTHERLY FROM THE INTERSECTION OF SAID WESTERLY LINE OF TRANSIT ROAD WITH THE NORTHERLY LINE OF SCHULTZ ROAD (FORMERLY KNOWN AS CENTRAL OR EAST CENTRAL ROAD), 66 FEET WIDE, AS MEASURED ALONG SAID WESTERLY LINE OF TRANSIT ROAD;

RUNNING THENCE NORTHERLY ALONG SAID WESTERLY LINE OF TRANSIT ROAD, A DISTANCE OF 600 FEET TO THE POINT OF INTERSECTION OF SAID WESTERLY LINE OF TRANSIT ROAD WITH THE NORTHERLY LINE OF LOT NO. 350;

THENCE WESTERLY AT AN INTERIOR ANGLE OF 84° 18' 35" WITH SAID WESTERLY LINE OF TRANSIT ROAD AND ALONG THE NORTHERLY LINE OF LOT NOS. 350 AND 351, A DISTANCE OF 750 FEET TO A POINT;

THENCE SOUTHERLY AT AN INTERIOR ANGLE OF 95° 41' 25" AND PARALLEL WITH SAID WESTERLY LINE OF TRANSIT ROAD, A DISTANCE OF 600 FEET TO A POINT;

THENCE EASTERLY AT AN INTERIOR ANGLE OF 84° 18' 35" AND PARALLEL WITH THE NORTHERLY LINES OF LOT NOS. 351 AND 350, A DISTANCE OF 750 FEET TO THE POINT OR PLACE OF BEGINNING.

EXCEPTING AND RESERVING FROM THE ABOVE DESCRIBED PARCEL THAT PORTION THEREOF APPROPRIATED BY THE PEOPLE OF THE STATE OF NEW YORK AS MAPS 228 AND 229, PARCELS 276 AND 277 AS DESCRIBED IN LIBER 10959 OF DEEDS AT PAGE 6061.

Being the same tract of land described in a Title Report provided by First American Title Insurance Company, Commitment No. NCS-1077375-PHX1, dated July 6, 2021.

**SCHEDULE B EXCEPTIONS**

- FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1077375-PHX1, DATED JULY 6, 2021
- Utility Agreement recorded in (ea) 07/31/1972 in Liber 7943 Cp 303 granting the right to maintain poles and wires with the right to lay guy wire and trim trees. (See Post), - PLOTTED ON SURVEY.
- Underground Utility Easement contained in Grant recorded on 08/19/1987 in (ea) Liber 9725 Cp 258. (See Post), - PLOTTED ON SURVEY.
- Notice of Appropriation dated 11/12/1999 and recorded in Liber 10959 Page 6061. (See Post), - PLOTTED ON SURVEY.
- Oil and Gas Lease to South Buffalo Natural Gas Company recorded in Liber 745 of Deeds, at page 445 on 04/09/1894 (See Post), - NOT PLOTTED ON SURVEY, IT IS BLANKET IN NATURE.
- Oil and Gas Lease to J.W. Hulse recorded in Liber 2167 of Deeds, at page 248 on 11/25/1931 (See Post), - NOT PLOTTED ON SURVEY, IT IS BLANKET IN NATURE.

**SIGNIFICANT OBSERVATIONS**

NONE OBSERVED

**FLOOD NOTE**

BY GRAPHICAL REPRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (UNSHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 360262, 0352 H, MAP# 36029C0352H WHICH HAS AN EFFECTIVE DATE OF JUNE 7, 2019 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (NAVD88)

TYPE OF SURVEY: ALTA/NSPS LAND TITLE SURVEY

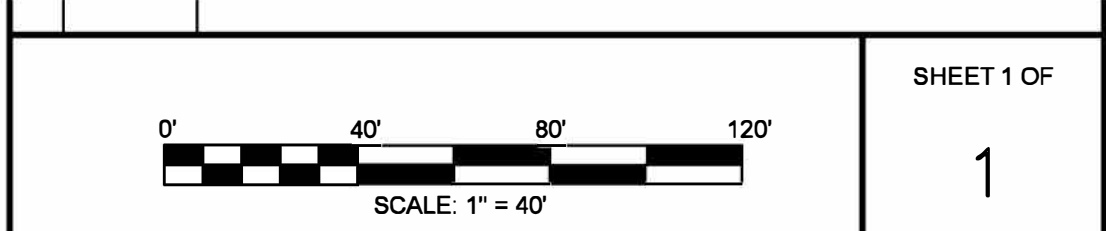
**VALLEY LAND SERVICES, LLC**  
 4383 HECKTOWN ROAD  
 BETHELEHEM, PA 18020  
 Phone (610) 365-2907 Fax (610) 365-2958  
 NJ Certificate of Authorization: 24GA28338300

SITE ADDRESS: 2970 TRANSIT ROAD, TOWNSHIP OF WEST SENeca, ERIE COUNTY, NEW YORK.  
 CLIENT: AMERCO REAL ESTATE COMPANY

JOB NO: V210220 DRAWN BY: AJS APPROVED BY: GCN

DATE: AUGUST 23, 2021

No.	DATE	DESCRIPTION



**UTILITY NOTES**

ONE CALL TICKET NUMBER 07251-000-146 CALL DATE JULY 27, 2021

UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE AS TO THEIR LOCATION OR SIZE. PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. POSSIBLE CONTACTS IN THIS AREA ARE:

VERIZON - 1-866-408-9290  
 CHARTER COMMUNICATIONS BUFFALO  
 ELMA WATER DEPARTMENT  
 ERIE COUNTY DIVISION OF SEWER MANAGEMENT  
 ERIE COUNTY WATER AUTHORITY  
 NATIONAL FUEL GAS  
 NYS&G LANCASTER ELECTRIC  
 TOWN OF WEST SENeca HIGHWAY

LINE	BEARING	DISTANCE
L1	S84°08'58" W	717.84'
L2	N00°09'09" W	11.48'

**SCHULTZ ROAD**  
 (66' PUBLIC RIGHT-OF-WAY)

**SURVEYOR'S CERTIFICATION**

TO: FIRST AMERICAN TITLE INSURANCE COMPANY; & AMERCO REAL ESTATE COMPANY;  
 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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10a, 11, 13, 14, 16, 17, 18, 19, 20, & 21 of Table A thereof.

The field work was completed on August 12, 2021.

Surveyor's Signature  
 Gregory C. Noll  
 Professional Land Surveyor 50898  
 in the State of New York  
 Date of Survey: August 23, 2021  
 Date of Last Revision: August 23, 2021

Survey Performed By:  
**Valley Land Services, LLC**  
 4383 Hecktown Road, Suite B  
 Bethlehem, PA 18020  
 Phone 610-365-2907  
 Fax 610-365-2958  
 Email: gnoll@firstorderlic.net  
 Project No. V210220

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HERON DESIGNATED PROPERTY BY THE NAMED PURCHASER. NO REPRESENTATION OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSES. THE SURVEYOR'S LIABILITY IS LIMITED TO THE SCOPE OF SURVEY AGREEMENT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.