NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

NOTE: THIS SURVEY WAS PREPARED WITH THE BENEFIT OF AN ABSTRACT OF TITLE FROM CHICAGO TITLE INSURANCE COMPANY No. 1013-40559

● SET/FOUND 5/8" REBAR

DESCRIPTION:

PARCEL 1 (2190 WEHRLE DRIVE)

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF AMHERST, COUNTY OF ERIE AND STATE OF NEW YORK, AND BEING PART OF LOT NO. 105, TOWNSHIP 12, RANGE 7 OF THE HOLLAND LAND COMPANY'S SURVEY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWEST CORNER OF LOT NO. 105 IN THE CENTER LINE OF WEHRLE DRIVE, A PUBLIC HIGHWAY (66 FEET WIDE); THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT NO. 105, 1696.28 FEET TO THE SOUTH LINE OF LANDS OWNED BY GEORGE N. KARL BY DEED RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 3265 OF DEEDS AT PAGE 524; THENCE EASTERLY ALONG SAID KARL'S SOUTH LINE AND PARALLEL WITH THE SOUTH LINE OF LOT NO. 105, 150 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE WEST LINE OF LOT NO. 105, 1696.26 FEET TO THE CENTER LINE OF WEHRLE DRIVE (66 FEET WIDE); THENCE WESTERLY ALONG THE CENTER LINE OF WEHRLE DRIVE (66 FEET WIDE) 150 FEET TO THE PLACE OF BEGINNING.

EXCEPTING FROM THE ABOVE DESCRIBED PREMISES THAT PORTION THEREOF CONVEYED TO THE COUNTY OF ERIE FOR WIDENING OF WEHRLE DRIVE, AS DESCRIBED IN DEED RECORDED IN LIBER 11092 OF DEEDS AT PAGE 3872 ON MARCH 17, 2005.

PARCEL 2 (2220 WEHRLE DRIVE)

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF AMHERST, COUNTY OF ERIE AND STATE OF NEW YORK, AND BEING PART OF LOT NO. 105, TOWNSHIP 12, RANGE 7 OF THE HOLLAND LAND COMPANY'S SURVEY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF WEHRLE DRIVE, A 66 FOOT WIDE PUBLIC HIGHWAY 150 FEET EASTERLY FROM THE SOUTHWEST CORNER OF LOT NO. 105; THENCE NORTHERLY AND PARALLEL WITH SAID LOT NO. 105, 1696.26 FEET TO THE SOUTH LINE OF LAND OWNED BY GEORGE H. KARL RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 3265 OF DEEDS AT PAGE 524; THENCE EASTERLY AND PARALLEL WITH THE SOUTH LINE OF LOT NO. 105, 514.39 FEET TO THE EAST LINE OF LANDS DESCRIBED IN DEED RECORDED IN ERIE COUNTY CLERK'S OFFICE IN LIBER 999 OF DEEDS AT PAGE 469; THENCE SOUTHERLY ALONG SAID EAST LINE OF LANDS DESCRIBED DESCRIBED IN DEED RECORDED IN ERIE COUNTY CLERK'S OFFICE IN LIBER 999 OF DEEDS AT PAGE 469 TO THE SOUTH LINE OF LOT NO. 105, 1695.85 FEET TO THE CENTER LINE OF WEHRLE DRIVE, WHICH CENTER LINE IS THE SOUTH LINE OF LOT NO. 105; THENCE WESTERLY ALONG THE CENTER LINE OF WEHRLE DRIVE, 498.78 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THAT PORTION OF THE ABOVE DESCRIBED LANDS LYING WITHIN THE BOUNDS OF WEHRLE DRIVE (66 FEET WIDE).

ALSO EXCEPTING FROM THE ABOVE DESCRIBED PREMISES THAT PORTION THEREOF CONVEYED TO THE COUNTY OF ERIE FOR WIDENING OF WEHRLE DRIVE, AS DESCRIBED IN DEED RECORDED IN LIBER 11093 OF DEEDS AT PAGE 6575 AND IN Q143-8281, ON APRIL 13, 2005.

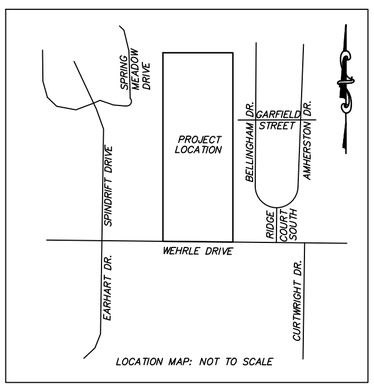
PREMISES MAY BE AFFECTED BY THE FOLLOWING EASEMENTS:

* EASEMENT TO NEW YORK TELEPHONE COMPANY AND BUFFALO NIAGARA ELECTRIC CORPORATION IN LIBER 4211 OF DEEDS AT PAGE 405 ON OCTOBER 21, 1947.

* EASEMENT TO THE TOWN OF AMHERST IN LIBER 9317 OF DEEDS AT PAGE 226 ON MARCH 27, 1984-AS SHOWN ON SURVEY.

* RIGHT OF WAY TO NATIONAL FUEL GAS SUPPLY CORPORATION IN LIBER 11114 OF DEEDS AT PAGE 3853 ON MAY 31, 2006-AS SHOWN ON SURVEY.

* EASEMENT TO NIAGARA MOHAWK POWER CORPORATION IN LIBER 11120 OF DEEDS AT PAGE 9253 ON OCTOBER 26, 2006-AS SHOWN ON SURVEY.



LOCATION MAP: NOT TO SCALE

FEDERAL INSURANCE RATE MAP (FIRM) FOR THE TOWN/VILLAGE OF AMHERST - COMMUNITY NO. 360226 0016 D, WITH AN EFFECTIVE DATE OF 10/16/1992 HAS BEEN VIEWED TO MAKE THE DETERMINATION THAT THE PREMISES SHOWN HEREON ARE IN ZONE "X" - AREAS OF MINIMAL FLOODING AND/OR AREAS THAT WOULD BE INUNDATED BY A FLOOD EXCEEDING THE MAGNITUDE OF A 100 YEAR FLOOD.

DATE	REVISION/TYPE
2/16/21	ALTA/NSPS LAND TITLE SURVEY
5/29/18	UPDATED TOPO
5/17/11	UPDATED TOPO - SITE IMPROVEMENTS/ CHECKED SPOT ELEVATIONS/REVISE PARCEL BOUNDARY
6/23/00	ADDED WESTERLY TOPOGRAPHIC INFORMATION (PROPERTY AT 2910 WEHRLE DRIVE)

GRAPHIC SCALE 1" = 60'

ALTA/NSPS LAND TITLE SURVEY
PART OF LOT 105 TOWNSHIP 12 RANGE 7
HOLLAND LAND SURVEY
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
4950 GENESEE STREET, SUITE 100
BUFFALO, NEW YORK 14225
(716) 633-4844 FAX 633-4940

Job No. 2615-TOPO 6-1-18 Date: AUGUST 20, 2010
Scale 1" = 60' Tax No. 81.02-1-10 & 81.02-1-11