

OWNER NOW OR FORMERLY
CITIGROUP TECHNOLOGY INC.
S.B.L. NO. 28.00-1-70.11
(580 CROSSPOINT PKWY)

OWNER NOW OR FORMERLY
ECP LLC
S.B.L. NO. 28.00-1-58.121
(600 CROSSPOINT PKWY)

VACANT LOT
WEST LOT AREA=
6.439 Acres ±
DUE TO APPROPRIATION

VACANT LOT
EAST LOT AREA=
20,596.6 Sq. Feet ±
0.473 Acres ±
DUE TO APPROPRIATION

NOTE:
TOTAL LOT AREA OF VACANT LOT
PRIOR TO APPROPRIATION = 7.993 ACRES

NOTE:
PROPERTY BOUNDARY SUBJECT TO APPROPRIATION DUE TO RELOCATION OF
HOPKINS ROAD UNDER CONSTRUCTION AT TIME OF SURVEY.
APPROXIMATE APPROPRIATION LINES SHOWN ON SURVEY. APPROPRIATION CORNERS
HAVE NOT BEEN SET BY N.Y.S.D.O.T. AT TIME OF SURVEY. SURVEYOR CAN NOT
ACCURATELY PLOT CHANGE TO PROPERTY LINES DUE TO APPROPRIATION UNTIL
CORNERS HAVE BEEN SET BY N.Y.S.D.O.T.
APPROPRIATION LINES SHOWN ON SURVEY ARE FOR INFORMATIONAL PURPOSES
ONLY. PROPERTY LINES SHOWN ON SURVEY ARE PER FIRST AMERICAN TITLE
INSURANCE COMPANY, POLICY Y 3020-959576, EFFECTIVE DATE: 12-12-2019.

LEGEND

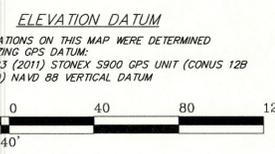
⊗ UTILITY / SERVICE POLE	R.O.W. RIGHT OF WAY
⊠ WATER LINE VALVE	CONC. CONCRETE
⊙ FIRE HYDRANT	INV. INVERT
⊕ D.I. (DROP INLET - STORM)	M.H. MANHOLE
⊖ MANHOLE (STORM)	— GAS LINE
⊗ MANHOLE (ELECTRIC)	— WATER LINE
⊕ MANHOLE (TRAFFIC)	— TELEPHONE LINE
⊖ MANHOLE (SANITARY)	— ELECTRIC LINE
⊗ MANHOLE (TELEPHONE)	— UTILITY LINES
⊕ GASLINE MARKER	— CABLE LINES
⊖ GAS LINE VALVE	D. DEED
⊗ LIGHT STANDARD	M. MEASURED
⊕ SIGN	L. LIBER
H.C. HANDICAP	P. PAGE



SURVEYOR'S CERTIFICATION

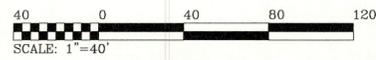
To:
This is to certify that this map or plat and the survey on which it is based were made in
accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title
Surveys, jointly established and adopted by ALTA and NSPS, and includes Items
2,3,4,5,7(a),7(b)(1),8,9,13 & 14 of Table A thereof. The field work was completed on 9-9-24.
Date of Plat or Map: 9-19-24

Christopher J. Barr
Registration No. 051068



- | | | |
|---|--|--|
| National Fuel
Attn: Ed Kulpa
(716) 857-7967 | Time Warner Cable
Attn: Chris Smith
(716) 262-8600 | Verizon
Attn: Mark Granschow
(716) 840-8656 |
| Erie County Water Dept.
Attn: Steve Denler
(716) 685-8289 | N.Y.S. Electric & Gas
Attn: Sam Cappaglia
(716) 651-5256 | National Grid
Attn: Roy Schultz
(315) 428-6319 |

SHEET 1 OF 3	©COPYRIGHT 2024 BY:	AMEND:
	TRUE NORTH LAND SURVEYING, PLLC 150 AERO DRIVE BUFFALO, NEW YORK 14225 (716)631-5140 ~ Truenorthpllc@aol.com	SURVEY DATE: 9-13-24 DRAWING DATE: 9-19-24 SCALE: 1" = 40' "ALL RIGHTS RESERVED"
ALTA/NSPS LAND TITLE SURVEY		
PART OF LOT 59 SECTION 7 TOWNSHIP 12 RANGE 7 OF THE Holland Land Company's SURVEY - Erie COUNTY, N.Y.		
SURVEY OF: 3750 Millersport Highway, Town of Amherst		
SBL No. 28.00-1-58.111		



LEGEND

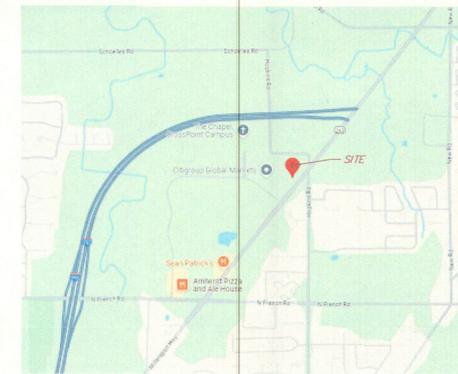
- | | |
|---|--|
| <ul style="list-style-type: none"> ⊗ UTILITY / SERVICE POLE ⊗ WATER LINE VALVE ⊗ FIRE HYDRANT ⊗ D.I. (DROP INLET - STORM) ⊗ MANHOLE (STORM) ⊗ MANHOLE (ELECTRIC) ⊗ MANHOLE (TRAFFIC) ⊗ MANHOLE (SANITARY) ⊗ MANHOLE (TELEPHONE) ⊗ GASLINE MARKER ⊗ GAS LINE VALVE ⊗ LIGHT STANDARD ⊗ SIGN H.C. HANDICAP | <ul style="list-style-type: none"> R.O.W. RIGHT OF WAY CONC. CONCRETE INV. INVERT M.K. MANHOLE — GAS LINE — WATER LINE — TELEPHONE LINE — ELECTRIC LINE — UTILITY LINES — CABLE LINES D. DEED M. MEASURED L. LIBER P. PAGE |
|---|--|

ELEVATION DATUM

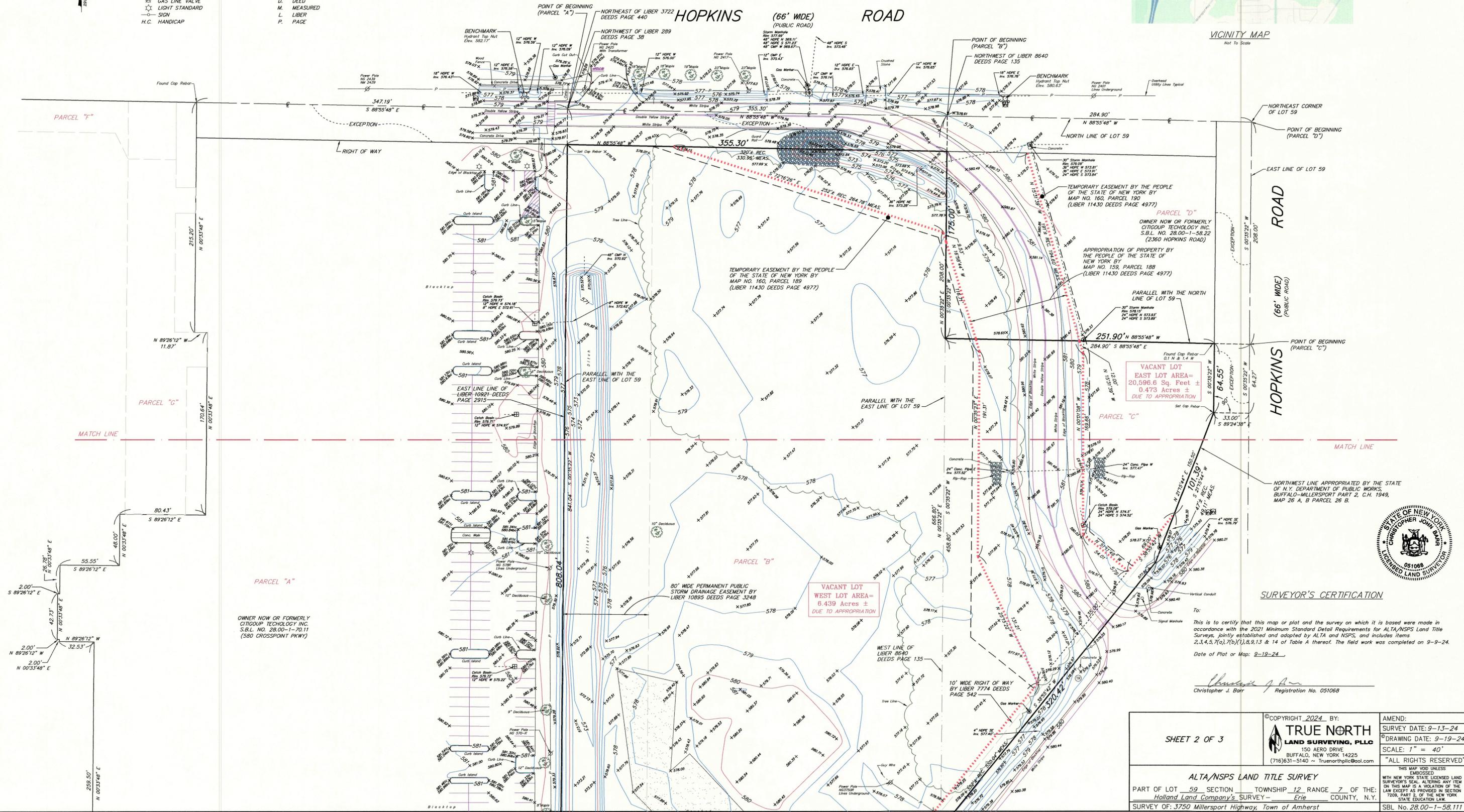
ELEVATIONS ON THIS MAP WERE DETERMINED UTILIZING GPS DATUM: NAD83 (2011) STONEX S900 GPS UNIT (CONUS 12B GEOD) NAVD 88 VERTICAL DATUM

UTILITIES
The underground utilities shown have been located from field survey information & existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.

- | | | |
|--|---|--|
| National Fuel
Attn: Ed Kulpa
(716) 857-7967 | Time Warner Cable
Attn: Chris Smith
(800) 262-8600 | Verizon
Attn: Mark Granschow
(716) 840-8656 |
| Erie County Water Dept.
Attn: Roy Danzler
(716) 685-8289 | N.Y.S. Electric & Gas
Attn: Sam Groggaglia
(716) 651-5256 | National Grid
Attn: Roy Schultz
(315) 428-6319 |



VICINITY MAP
Not To Scale



SURVEYOR'S CERTIFICATION

This is to certify that this map or plot 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 2, 3, 4, 5, 7(c), 7(b)(1), 8, 9, 13 & 14 of Table A thereof. The field work was completed on 9-9-24.
Date of Plot or Map: 9-19-24

Christopher J. Borr
Registration No. 051068

SHEET 2 OF 3	COPYRIGHT 2024 BY: TRUE NORTH LAND SURVEYING, PLLC 150 AERO DRIVE BUFFALO, NEW YORK 14225 (716) 631-5140 ~ Truenorthpllc@aol.com	
	AMEND: SURVEY DATE: 9-13-24 DRAWING DATE: 9-19-24 SCALE: 1" = 40' "ALL RIGHTS RESERVED"	THIS MAP VOID UNLESS EMBOSSSED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL. ALTERING ANY ITEM ON THIS MAP IS A VIOLATION OF THE LAW EXCEPT AS PROVIDED IN SECTION 7209, PART 5 OF THE NEW YORK STATE EDUCATION LAW.
ALTA/NSPS LAND TITLE SURVEY		
PART OF LOT 59 SECTION 12 TOWNSHIP 2 RANGE 7 OF THE Holland Land Company's SURVEY - Erie COUNTY, N.Y.		
SURVEY OF: 3750 Millersport Highway, Town of Amherst		
SBL No. 28.00-1-58.111		

SCHEDULE "A"
FIRST AMERICAN TITLE INSURANCE
COMPANY
Policy No. Y 3020-959576
EFFECTIVE DATE: 12-12-2019

PARCEL A

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF AMHERST, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PART OF LOT 59 TOWNSHIP 12, RANGE 7 OF THE HOLLAND LAND COMPANY'S SURVEY, BEING BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LANDS CONVEYED TO JOHN E. LINDERMANN AND HERBERT E. LINDERMANN BY DEED DATED MARCH 1, 1945 AND RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 3722 OF DEEDS AT PAGE 440, SAID POINT BEING ALSO THE NORTHEAST CORNER OF LANDS OWNED BY MENDEL WOGELSONGER, ALSO KNOWN AS MENDEL WOGELSONGER BY DEED RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 289 OF DEEDS AT PAGE 38, SAID POINT ALSO BEING IN THE CENTERLINE OF HOPKINS ROAD (NORTH LINE OF LOT 59);

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF LINDERMANN AND EXTENDED ALONG THE EASTERLY LINE OF LANDS CONVEYED TO THE TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY BY DEED FILED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 10921 OF DEEDS AT PAGE 2915, SOUTH 00° 35' 22" WEST A DISTANCE OF 841.04 FEET TO A POINT;
THENCE NORTH 89° 24' 38" WEST A DISTANCE OF 183.42 FEET TO A POINT;
THENCE ALONG THE NORTHERLY RIGHT OF WAY OF CROSSPOINT PARKWAY, NORTH 51° 05' 16" WEST A DISTANCE OF 248.07 FEET TO A POINT;
THENCE NORTH 39° 54' 44" EAST A DISTANCE OF 98.08 FEET TO A POINT;
THENCE NORTH 00° 33' 48" EAST A DISTANCE OF 258.50 FEET TO A POINT;
THENCE NORTH 89° 26' 12" WEST A DISTANCE OF 32.53 FEET TO A POINT ON THE EXISTING CONCRETE FOUNDATION OF SAID CROSSPOINT;

THENCE NORTH 00° 33' 48" EAST, ALONG THE CONCRETE FOUNDATION A DISTANCE OF 2.00 FEET TO A POINT;
THENCE NORTH 89° 26' 12" WEST ALONG THE CONCRETE FOUNDATION A DISTANCE OF 2.00 FEET TO A POINT;
THENCE NORTH 00° 33' 48" EAST ALONG THE CONCRETE FOUNDATION A DISTANCE OF 42.73 FEET TO A POINT;
THENCE SOUTH 89° 26' 12" WEST ALONG THE CONCRETE FOUNDATION A DISTANCE OF 2.00 FEET TO A POINT;

THENCE NORTH 00° 33' 48" EAST A DISTANCE OF 26.78 FEET TO A POINT;
THENCE SOUTH 89° 26' 12" WEST A DISTANCE OF 55.55 FEET TO A POINT;
THENCE NORTH 00° 33' 48" EAST A DISTANCE OF 48.00 FEET TO A POINT;
THENCE SOUTH 89° 26' 12" WEST A DISTANCE OF 80.43 FEET TO A POINT;
THENCE NORTH 00° 33' 48" EAST A DISTANCE OF 170.64 FEET TO A POINT;
THENCE NORTH 89° 26' 12" WEST A DISTANCE OF 11.67 FEET TO A POINT;

THENCE NORTH 00° 33' 48" EAST A DISTANCE OF 215.20 FEET TO THE NORTH LINE OF LOT 59 AND THE EXTENSION OF THE CENTER LINE OF HOPKINS ROAD EXTENDED;
THENCE SOUTH 89° 55' 48" EAST ALONG THE NORTH LINE OF LOT 59 AND THE CENTER LINE OF SAID HOPKINS ROAD A DISTANCE OF 347.19 FEET TO THE POINT OR PLACE OF BEGINNING, EXCEPTING THEREFROM ANY PORTION OF PREMISES LYING IN THE BOUNDS OF HOPKINS ROAD.

PARCEL B

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF AMHERST, COUNTY OF ERIE, STATE OF NEW YORK, BEING PART OF LOT NUMBER 59, TOWNSHIP 12, RANGE 7 OF THE HOLLAND LAND COMPANY'S SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE NORTH LINE OF LOT NUMBER 59, SAID POINT BEING THE NORTHWEST CORNER OF LANDS DEEDED FROM MILL-HOP LAND CORP. TO VLOOGY HELFFENSTEIN AND LAURINE KAESSELAU IN DEED FILED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 8640, PAGE 135;

HELFENSTEIN AND LAURINE KAESSELAU IN DEED FILED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 8640, PAGE 135, WHICH POINT IS DISTANT 284.90 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT NUMBER 59;
THENCE WESTERLY ALONG THE CENTER LINE OF HOPKINS ROAD AND THE NORTH LINE OF LOT 59 NORTH 88° 55' 48" WEST, A DISTANCE OF 355.30 FEET TO THE NORTHWEST CORNER OF LANDS CONVEYED TO MENDEL WOGELSONGER BY DEED FILED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 289 OF DEEDS AT PAGE 38;
THENCE SOUTH 00° 35' 22" WEST AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT NUMBER 59, SAID LINE BEING THE EASTERLY LINE OF LANDS CONVEYED TO THE TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY BY LIBER 10921 AT PAGE 2915, A DISTANCE OF 841.04 FEET TO A POINT;

THENCE SOUTH 89° 24' 38" EAST AND THROUGH THE LANDS CONVEYED TO THE ASBURY UNITED METHODIST CHURCH OF AMHERST IN LIBER 10980 OF DEEDS AT PAGE 1198 A DISTANCE OF 219.84 FEET TO A POINT IN THE NORTHWESTERLY LINE OF MILLERSPORT HIGHWAY AS APPROPRIATED BY THE STATE OF NEW YORK DEPARTMENT OF PUBLIC WORKS, BUFFALO - MILLERSPORT PART 2, C.H. 1949, MAP NO. 26 A, B PARCEL 26 B;
THENCE NORTHWESTERLY ALONG THE NORTHWESTERLY LINE OF MILLERSPORT HIGHWAY AS APPROPRIATED BY THE STATE OF NEW YORK DEPARTMENT OF PUBLIC WORKS, BUFFALO - MILLERSPORT PART 2, C.H. 1949, MAP NO. 26 A, B PARCEL NO. 26 B, NORTH 39° 55' 42" EAST (AS A HIGHWAY 100 FEET WIDE) A DISTANCE OF 216.34 FEET TO THE SOUTHWEST CORNER OF LANDS DEEDED FROM MILL-HOP LAND CORP. TO VLOOGY HELFFENSTEIN AND LAURINE KAESSELAU IN DEED FILED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 8640, PAGE 135;

THENCE NORTHERLY AND ALONG THE WEST LINE OF PROPERTY DEEDED IN LIBER 8640, PAGE 135 AS APPROVED NORTH 00° 35' 22" EAST A DISTANCE OF 666.80 FEET TO THE POINT OR PLACE OF BEGINNING, EXCEPTING THEREFROM ANY PORTION OF PREMISES LYING IN THE BOUNDS OF HOPKINS ROAD.

PARCEL C

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF AMHERST, COUNTY OF ERIE, STATE OF NEW YORK, BEING PART OF LOT NUMBER 59, TOWNSHIP 12, RANGE 7 OF THE HOLLAND LAND COMPANY'S SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT NUMBER 59, SAID POINT ALSO BEING AN ANGLE POINT IN THE CENTER LINE OF HOPKINS ROAD;

THENCE SOUTHERLY ALONG THE CENTERLINE OF HOPKINS ROAD AND THE EAST LINE OF LOT NUMBER 59 SOUTH 00° 35' 22" WEST A DISTANCE OF 208.00 FEET TO THE POINT OR PLACE OF BEGINNING;
THENCE WESTERLY AND PARALLEL TO THE NORTH LINE OF LOT NUMBER 59 NORTH 88° 55' 48" WEST A DISTANCE OF 284.90 FEET TO A POINT ON THE WEST LINE OF LANDS DEEDED FROM MILL-HOP LAND CORP. TO VLOOGY HELFFENSTEIN AND LAURINE KAESSELAU IN DEED FILED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 8640, PAGE 135;

THENCE NORTH 00° 35' 22" WEST ALONG THE WEST LINE OF LANDS DEEDED FROM MILL-HOP LAND CORP. TO VLOOGY HELFFENSTEIN AND LAURINE KAESSELAU IN DEED FILED IN LIBER 8640, PAGE 135 AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT NUMBER 59 A DISTANCE OF 458.80 FEET TO THE NORTHWEST CORNER OF LANDS DEEDED FROM MILL-HOP LAND CORP. TO VLOOGY HELFFENSTEIN AND LAURINE KAESSELAU IN DEED FILED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 8640, PAGE 135 AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT NUMBER 59 A DISTANCE OF 458.80 FEET TO A POINT;
THENCE NORTHERLY AND ALONG THE CENTERLINE OF HOPKINS ROAD AND THE EAST LINE OF LOT 59, TOWNSHIP 12, RANGE 7, NORTH 00° 35' 22" EAST A DISTANCE OF 208.00 FEET, MORE OR LESS, TO THE POINT OR PLACE OF BEGINNING, EXCEPTING THEREFROM ANY PORTION OF PREMISES LYING IN THE BOUNDS OF HOPKINS ROAD.

LAND CORP. TO VLOOGY HELFFENSTEIN AND LAURINE KAESSELAU IN DEED LIBER 8640, PAGE 135; THENCE NORTHWESTERLY ALONG THE NORTHWESTERLY LINE OF MILLERSPORT HIGHWAY AS APPROPRIATED BY THE STATE OF NEW YORK DEPARTMENT OF PUBLIC WORKS, BUFFALO - MILLERSPORT PART 2, C.H. 1949, MAP NO. 26 A, B PARCEL NO. 26 B, NORTH 38° 55' 42" EAST (AS A HIGHWAY 100 FEET WIDE) A DISTANCE OF 320.42 FEET TO AN ANGLE THEREON;
THENCE CONTINUING NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF MILLERSPORT HIGHWAY AS APPROPRIATED BY THE STATE OF NEW YORK DEPARTMENT OF PUBLIC WORKS, BUFFALO - MILLERSPORT PART 2, C.H. 1949, MAP NO. 26 A, B PARCEL NO. 26 B, NORTH 21° 15' 44" EAST A DISTANCE OF 150.50 FEET TO A POINT ON THE WESTERLY LINE OF HOPKINS ROAD AS A 66 FOOT WIDE HIGHWAY;

THENCE EASTERLY AT RIGHT ANGLE TO THE WEST LINE OF HOPKINS ROAD SOUTH 89° 24' 38" EAST A DISTANCE OF 33.0 FEET TO A POINT ON THE CENTERLINE OF HOPKINS ROAD AND THE EAST LINE OF LOT 59, TOWNSHIP 12, RANGE 7;
THENCE NORTHERLY AND ALONG THE CENTERLINE OF HOPKINS ROAD AND THE EAST LINE OF LOT 59, TOWNSHIP 12, RANGE 7, NORTH 00° 35' 22" EAST A DISTANCE OF 64.35 FEET, MORE OR LESS, TO THE POINT OR PLACE OF BEGINNING, EXCEPTING THEREFROM ANY PORTION OF PREMISES LYING IN THE BOUNDS OF HOPKINS ROAD.

PARCEL D

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF AMHERST, COUNTY OF ERIE, STATE OF NEW YORK, BEING PART OF LOT NUMBER 59, TOWNSHIP 12, RANGE 7 OF THE HOLLAND LAND COMPANY'S SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 59, TOWNSHIP 12, RANGE 7, SAID POINT BEING AN ANGLE POINT IN THE CENTERLINE OF HOPKINS ROAD;

THENCE WESTERLY ALONG THE NORTH LINE OF LOT 59, TOWNSHIP 12, RANGE 7 AND THE CENTERLINE OF HOPKINS ROAD NORTH 88° 55' 48" WEST A DISTANCE OF 284.90 FEET TO THE NORTHWEST CORNER OF LANDS DEEDED FROM MILL-HOP LAND CORP. TO VLOOGY HELFFENSTEIN AND LAURINE KAESSELAU IN DEED FILED IN THE ERIE COUNTY CLERK'S OFFICE UNDER LIBER 8640, PAGE 135;

THENCE SOUTH 00° 35' 22" WEST ALONG THE WEST LINE OF LANDS DEEDED FROM MILL-HOP LAND CORP. TO VLOOGY HELFFENSTEIN AND LAURINE KAESSELAU IN DEED LIBER 8640, PAGE 135 AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT NUMBER 59 A DISTANCE OF 208.00 FEET TO A POINT;

THENCE EASTERLY AND PARALLEL TO THE NORTH LINE OF LOT NUMBER 59 SOUTH 88° 55' 48" EAST A DISTANCE OF 284.90 FEET TO A POINT ON THE TO A POINT ON THE CENTERLINE OF HOPKINS ROAD AND THE EAST LINE OF LOT 59, TOWNSHIP 12, RANGE 7;
THENCE NORTHERLY AND ALONG THE CENTERLINE OF HOPKINS ROAD AND THE EAST LINE OF LOT 59, TOWNSHIP 12, RANGE 7, NORTH 00° 35' 22" EAST A DISTANCE OF 208.00 FEET, MORE OR LESS, TO THE POINT OR PLACE OF BEGINNING, EXCEPTING THEREFROM ANY PORTION OF PREMISES LYING IN THE BOUNDS OF HOPKINS ROAD.

PARCEL E (EASEMENT)

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF AMHERST, COUNTY OF ERIE, STATE OF NEW YORK, BEING PART OF LOT NOS. 52 AND 59, TOWNSHIPS 13 AND 12 (RESPECTIVELY), RANGE 7 OF THE HOLLAND LAND COMPANY'S SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 52 AND THE NORTH LINE OF LOT 59 DISTANT 1,568.23 FEET WESTERLY FROM THE NORTHEAST CORNER OF LOT 59;
THENCE SOUTH 00° 35' 22" WEST, A DISTANCE OF 607.71 FEET TO A POINT ON THE NORTHERLY LINE OF CROSS POINT PARKWAY, AS DEDICATED TO THE TOWN OF AMHERST BY DEED FILED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 10927 OF DEEDS AT PAGE 1560;
THENCE NORTHWESTERLY ALONG THE SAID NORTHERLY LINE OF CROSS POINT PARKWAY CURVING TO THE LEFT, HAVING A RADIUS OF 835.00 FEET AND AN ARC DISTANCE OF 71.27 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 78° 39' 18" WEST, 71.25 FEET;
THENCE SOUTH 00° 35' 22" EAST, A DISTANCE OF 595.00 FEET TO A POINT ON THE NORTH LINE OF LOT 59;
THENCE NORTH 88° 55' 48" EAST ALONG THE SAID NORTHERLY LINE OF LOT 59, A DISTANCE OF 70.00 FEET TO THE POINT OR PLACE OF BEGINNING.

PARCEL F (EASEMENT)

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF AMHERST, COUNTY OF ERIE, STATE OF NEW YORK, BEING PART OF LOTS NOS. 52 AND 59, TOWNSHIP 13 AND 12 (RESPECTIVELY), RANGE 7 OF THE HOLLAND LAND COMPANY'S SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 52 AND THE NORTH LINE OF LOT 59, DISTANT 1006.08 FEET WESTERLY TO THE NORTH EAST CORNER OF LOT 59;

THENCE N 00° 33' 48" E, A DISTANCE OF 54.00 FEET TO A POINT;
THENCE PARALLEL TO THE NORTH LINE OF LOT 59 AND SOUTH LINE OF LOT 52 N 88° 55' 48" W, A DISTANCE OF 633.16 FEET TO A POINT;
THENCE S 00° 35' 22" E, A DISTANCE OF 54.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 52 AND NORTH LINE OF LOT 59;

THENCE EASTERLY ALONG THE SOUTH LINE OF LOT 52 AND THE NORTH LINE OF LOT 59 S 88° 55' 48" E, A DISTANCE OF 70.00 FEET TO A POINT;
THENCE N 52° 21' 40" E, A DISTANCE OF 38.38 FEET TO A POINT;
THENCE PARALLEL TO THE SOUTH LINE OF LOT 52 AND THE NORTH LINE OF LOT 59 S 88° 55' 48" E, A DISTANCE OF 476.89 FEET TO A POINT;

THENCE S 28° 08' 05" E, A DISTANCE OF 26.98 FEET TO A POINT ON THE SOUTH LINE OF LOT 52 AND THE NORTH LINE OF LOT 59;
THENCE EASTERLY ALONG THE SOUTH LINE OF LOT 52 AND THE NORTH LINE OF LOT 59 S 88° 55' 48" E, A DISTANCE OF 45.00 FEET TO THE POINT OR PLACE OF BEGINNING.

PARCEL G (EASEMENT)

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF AMHERST, COUNTY OF ERIE, STATE OF NEW YORK, BEING PART OF LOT NOS. 52 AND 59, TOWNSHIP 13 AND 12 (RESPECTIVELY), RANGE 7 OF THE HOLLAND LAND COMPANY'S SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 52 AND THE NORTH LINE OF LOT 59, DISTANT 1006.08 FEET WESTERLY TO THE NORTH EAST CORNER OF LOT 59;

NOTES

THERE WAS RECENT EVIDENCE OF CONSTRUCTION FOR RELOCATION OF HOPKINS ROAD.

THE PARCEL HAS DIRECT ACCESS TO MILLERSPORT HIGHWAY, A PUBLIC HIGHWAY & HOPKINS ROAD, A PUBLIC HIGHWAY.

NO ENCROACHMENTS.

PARKING SPACES

- 0 REGULAR SPACES
- 0 HANDICAP SPACES
- 0 TOTAL SPACES

FLOOD ZONE

PREMISES LIES WITHIN ZONE "X" AREA OF MINIMAL FLOOD HAZARD. FLOOD PLAIN PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 36029C 00088H, JUNE-7-2021 (TOWN OF AMHERST)

SURVEYOR'S CERTIFICATION

To:

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 2.3, 4.5, 7(a), 7(b)(1), 8.9, 13 & 14 of Table A thereof. The field work was completed on 9-19-24.

Date of Plat or Map: 9-19-24


Christopher J. Barr Registration No. 051068



LEGEND

	UTILITY / SERVICE POLE	R.O.W. RIGHT OF WAY
	WATER LINE VALVE	CONC. CONCRETE
	FIRE HYDRANT	INV. INVERT
	D.I. (DROP INLET - STORM)	M.H. MANHOLE
	MANHOLE (STORM)	— GAS LINE
	MANHOLE (ELECTRIC)	— WATER LINE
	MANHOLE (TRAFFIC)	— TELEPHONE LINE
	MANHOLE (SANITARY)	— ELECTRIC LINE
	MANHOLE (TELEPHONE)	— UTILITY LINES
	GASLINE MARKER	— CABLE LINES
	GAS LINE VALVE	D. DEED
	LIGHT STANDARD	M. MEASURED
	SIGN	L. LIBER
	H.C. HANDICAP	P. PAGE

SCHEDULE "B"
FIRST AMERICAN TITLE INSURANCE
COMPANY
Policy No. Y 3020-959576
EFFECTIVE DATE: 12-12-2019

7. Declaration of Easements and Covenants, together with provisions for maintenance, by and between Metropolitan Chapel of Buffalo and the Uniland Partnership of Delaware L.P. dated 6/4/2003 and recorded 8/1/2003 in Liber 11049 of Deeds, page 2642 (affects Parcel A).
9. Right of Way Easement made by The Independent Union Telephone Company dated 4/30/1903 and recorded 11/12/1906 in Liber 1054 of Deeds, page 553 (affects Parcel A).
11. Electric and Telephone Easement granted to Niagara Mohawk Power Corporation and New York Telephone Company recorded 6/28/1961 in Liber 6670 of Deeds, page 589 (affects Parcels C and D). (Easement for service pole line no longer on Parcels C and D)
12. Easement granted to New York Telephone Company recorded 10/20/1970 in Liber 7736 of Deeds, page 289 (affects Parcels C and D). (Exact location unknown, unable to plot.)
13. Right of Way granted to Inaquis Gas Corporation recorded 3/4/1971 in Liber 7774 of Deeds, page 542 as assigned by Assignment of Interest to National Fuel Gas Distribution Corporation dated 6/25/1974, effective 7/1/1974 and recorded 7/18/1974 in Liber 8189 of Deeds, page 13 (affects Parcels B, C and D). (Plotted on Drawing)
15. Easement granted to Town of Amherst dated 11/28/1985 and recorded 12/21/1985 in Liber 10895 of Deeds, page 3248 (affects Parcel B). (Plotted on Drawing)
16. Permanent Public Sanitary Sewer Easement made by and between The Town of Amherst Industrial Development Agency and the Uniland Partnership L.P. to the Town of Amherst dated 5/5/1998 and recorded 6/4/1998 in Liber 10933 of Deeds, page 7521 (affects Parcel A).
17. Utility Easement Agreement made by and between The Town of Amherst Industrial Development Agency and the Uniland Partnership of Delaware, L.P. to Niagara Mohawk Power Corporation dated 10/6/1999 and recorded 10/12/1999 in Liber 10958 of Deeds, page 3455 (affects Parcel A).
18. Reciprocal Access Easement by The Uniland Partnership of Delaware L.P., recorded 1/29/2003 in Liber 11027 of Deeds, page 7192. (affects Parcel A)
20. Declaration of Easements for Reciprocal Parking, Ingress and Egress made by and between the Uniland Partnership of Delaware L.P. and the Metropolitan Chapel of Buffalo with consents of the Town of Amherst Industrial Development Agency and Reliance Trust Company dated 7/20/2005 and recorded 9/29/2005 in Liber 11192 of Deeds, page 806; which was amended by a First Amendment to Declaration of Easements for Reciprocal Parking, Ingress and Egress, dated 10/17/2013, recorded 12/30/2013 in the Office of the County Clerk, Erie County in Liber 11258, Page 4648; which was further amended by a Second Amendment to Declaration of Easements for Reciprocal Parking, Ingress and Egress, dated 04/24/2017, recorded 04/24/2017 in the Office of the County Clerk, Erie County in Liber 11312, Page 3021; which is being further amended and restated by that certain Amended and Restated Declaration of Easements for Reciprocal Parking, Ingress and Egress made by and between Uniland Development I, LLC and the Metropolitan Chapel of Buffalo (now known as the chapel at Crosspoint) dated 09-1-2019 and to be duly recorded in the Office of the County Clerk, Erie County. (affects Parcel A)
23. Grant of Easement made by and between The Town of Amherst Industrial Development Agency and Uniland Partnership of Delaware, L.P. to Niagara Mohawk Power Corporation dated 5/16/2006 and recorded 8/1/2006 in Liber 11117 of Deeds, page 1691 (affects Parcel A and Parcel G).
25. Grant of Easement made by and between The Uniland Partnership of Delaware, L.P. and The Town of Amherst Industrial Development Agency to Niagara Mohawk Power Corporation dated 10/30/2007 and recorded 11/13/2007 in Liber 11137 of Deeds, page 1043 (affects Parcel A).
26. Easement and Connector Building Agreement by and between Uniland Development I, LLC and Town of Amherst Industrial Development Agency dated 1/26/2009 and recorded 2/6/2009 in Liber 11155 of Deeds, page 2172 (affects Parcel A).
27. Grant of Easement to Niagara Mohawk Power Corporation dated 10/18/2010 and recorded 2/16/2011 in Liber 11198 of Deeds, page 6071 (affects Parcel A).
47. Declaration of Easements for Ingress and Egress (East-West Easement) by and between Uniland Development I, LLC and Metropolitan Chapel of Buffalo, dated 12-1-2019, duly recorded in the Erie County Clerk's Office.

SHEET 3 OF 3	©COPYRIGHT 2024 BY: TRUE NORTH LAND SURVEYING, PLLC 150 AERO DRIVE BUFFALO, NEW YORK 14225 (716)631-5140 - Truenorthlic@aol.com	AMEND: SURVEY DATE: 9-13-24 DRAWING DATE: 9-19-24 SCALE: 1" = 40' "ALL RIGHTS RESERVED"
	THIS MAP VOID UNLESS EMBOSSED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL, ALTERING ANY ITEM ON THIS MAP IS A VIOLATION OF THE LAW EXCEPT AS PROVIDED IN SECTION 7209, PART 2, OF THE NEW YORK STATE EDUCATION LAW.	
ALTA/NSPS LAND TITLE SURVEY		
PART OF LOT 59 SECTION 12 TOWNSHIP 12 RANGE 7 OF THE: Holland Land Company's SURVEY - Erie COUNTY, N.Y.		
SURVEY OF: 3750 Millersport Highway, Town of Amherst		
SBL No. 28-00-1-58.111		