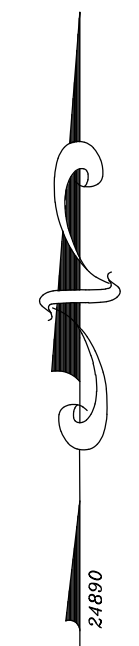


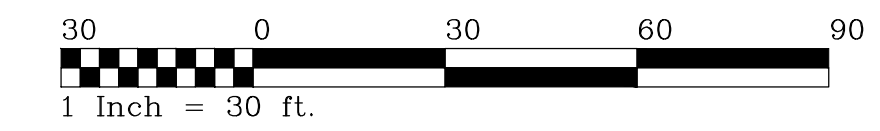


Not In Contract





BEARINGS ON THIS MAP ARE BASED ON GPS
NAD 83 STATE PLANE, ZONE-N.Y. WEST
(TRUE NORTH 78°35' MERIDIAN OF WEST LONGITUDE)



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
⊗ LDR (LIGHT DUTY RECEIVER - STORM)	— UTILITY LINES
⊗ BYD (BACKYARD DRAIN INLET - STORM)	— CABLE LINES
⊗ GAS LINE VALVE	D. DEED
⊗ LIGHT STANDARD	M. MEASURED
⊗ SIGN	L. LIBER
H.C. HANDICAP	P. PAGE
⊗ ELECTRIC HANDHOLE	

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.

Note: Underground Utility information has been ordered from the respective utility companies. As the information is received, this map will be amended to reflect said information.

National Fuel
Attn: Ed Kulpa
(716) 857-7967

Time Warner Cable
Attn: Thomas Triglio
(716) 558-8615

City of Buffalo Water Div.
Attn: James Compolung
(716) 851-4782

Buffalo Sewer Authority
Attn: James Egan
(716) 851-4664

Verizon
Attn: Robert McCarthy
(716) 840-8748

National Grid
Attn: Lawrence Bernas
(716) 857-4220

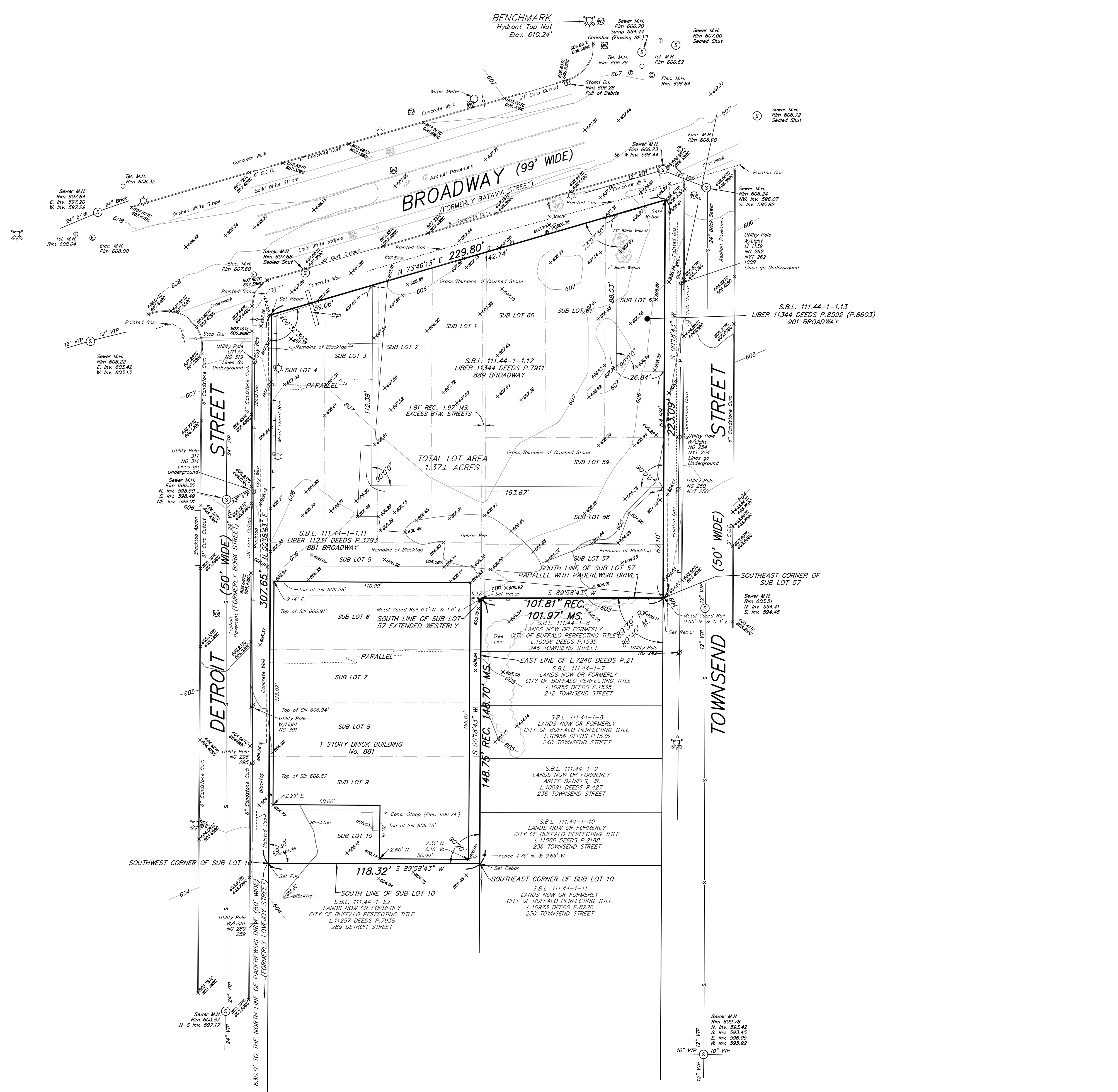
ELEVATION DATUM

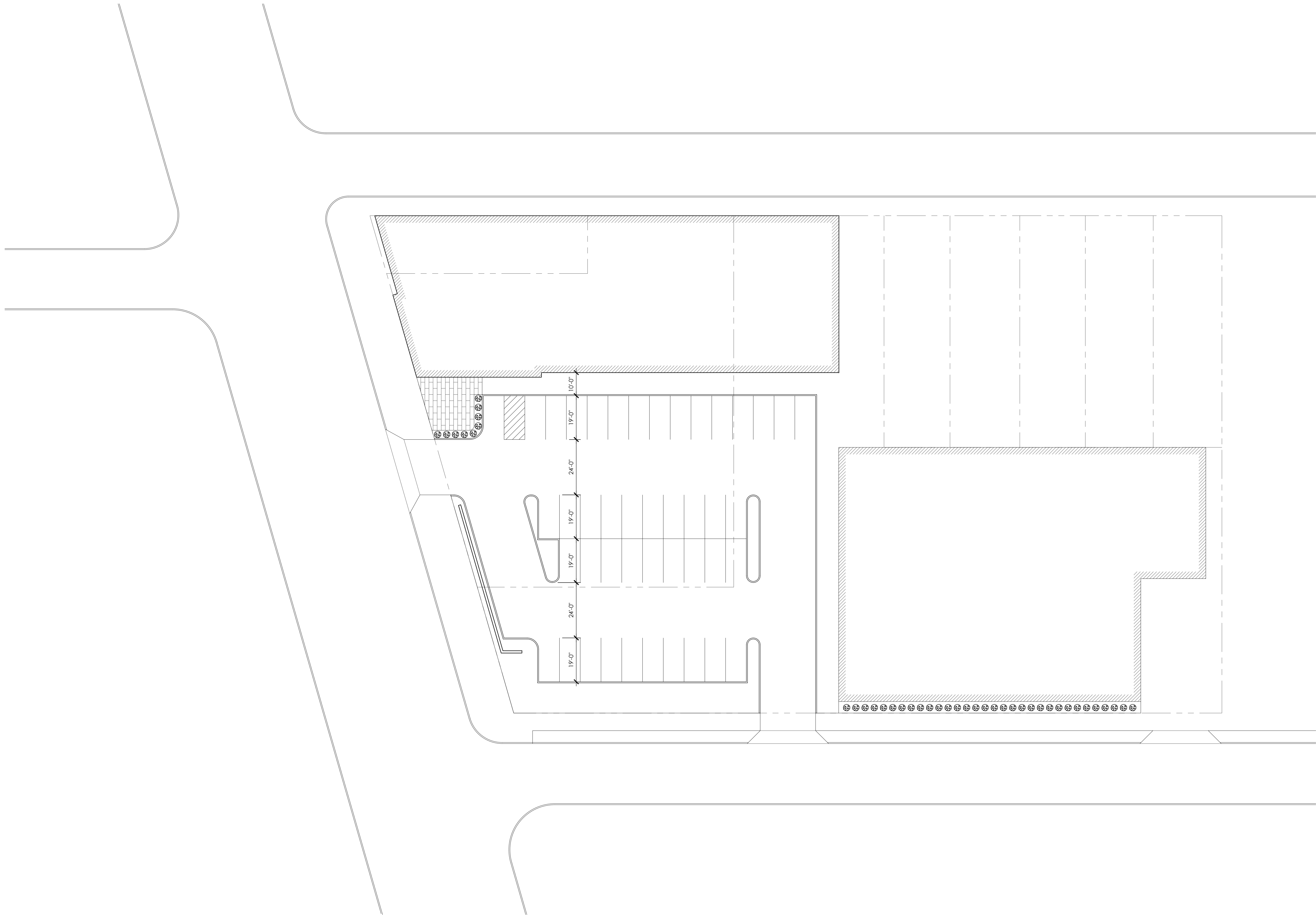
ELEVATIONS ON THIS MAP WERE DETERMINED UTILIZING GPS DATUM:
NAD83 (2011) EPOCH 2010.0 DATUM

**SUB LOTS 1-10 INCLUSIVE
SUB LOTS 57-62 INCLUSIVE
BLOCK 3, MAP IN L.319 DEEDS P.372
(COVER 137)**

INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: L.11231 Deeds P.372, L.11344 Deeds P.7911 & L.11344 Deeds P.8592
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.

<small>THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR LAND SURVEYING ADOPTED BY THE BAR ASSOCIATION OF THE STATE OF NEW YORK AT THE REQUEST OF ALEX SERES</small> <small>FRANCIS C. DELLES NYSPES No. 084777</small>	<small>©COPYRIGHT 2021 BY:</small> Millard, MacKay & Delles <small>LAND SURVEYORS, LLP</small> 150 AERO DRIVE BUFFALO, NEW YORK 14225 PHONE (716) 631-5140 ~ FAX 631-3811	<small>AMEND:</small> SURVEY DATE: 9-8-21 <small>DRAWING DATE: 9-24-21</small> SCALE: 1" = 30' "ALL RIGHTS RESERVED"
	BOUNDARY AND TOPOGRAPHIC SURVEY PART OF LOT 18 SECTION 11 TOWNSHIP 11 RANGE 8 OF THE Holland Land Company's SURVEY - Erie COUNTY, N.Y. SURVEY OF: 881, 889 & 901 Broadway, City of Buffalo	





SITE PLAN
SCALE:

1
C1
1" = 20'-0"
NORTH

**PRELIMINARY
NOT FOR CONSTRUCTION**

REVISIONS
NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION

PROJECT NO: XXXX
DATE: 08.18.2021
DESIGNED BY: NA
DRAWN BY: PDS
CHECKED BY: NA
VERIFY ALL LINES, ANGLES AND DIMENSIONS BY FIELD SURVEY AND MEASUREMENT.

JAMES ALLEN RUMSEY
ARCHITECT
5729 EAST RIVER ROAD
GRAND ISLAND, NY 14072

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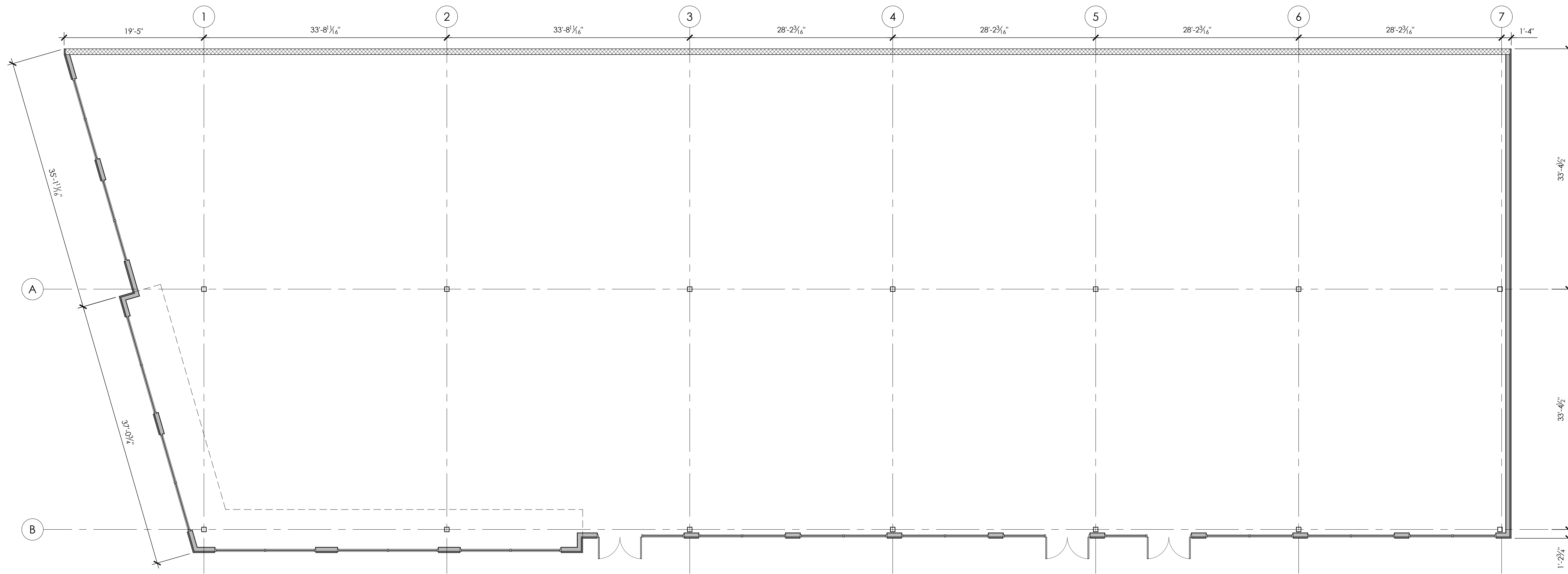
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SITE PLAN
MULTI-RETAIL BUILDING
881 BROADWAY
BUFFALO, NEW YORK 14212

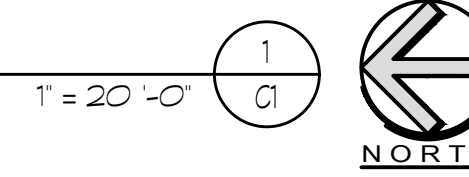
DATE
8/18/2021

DRAWING NO.
C1

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SITE PLAN
SCALE:



NO.	DATE	DESCRIPTION

PROJECT NO: XXXX
 DATE: 08.18.2021
 DESIGNED BY: NA
 DRAWN BY: PDS
 CHECKED BY: NA
 VERIFY ALL LINES, ANGLES AND DIMENSIONS BY FIELD SURVEY AND MEASUREMENT.

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 ARCHITECT
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XXXX

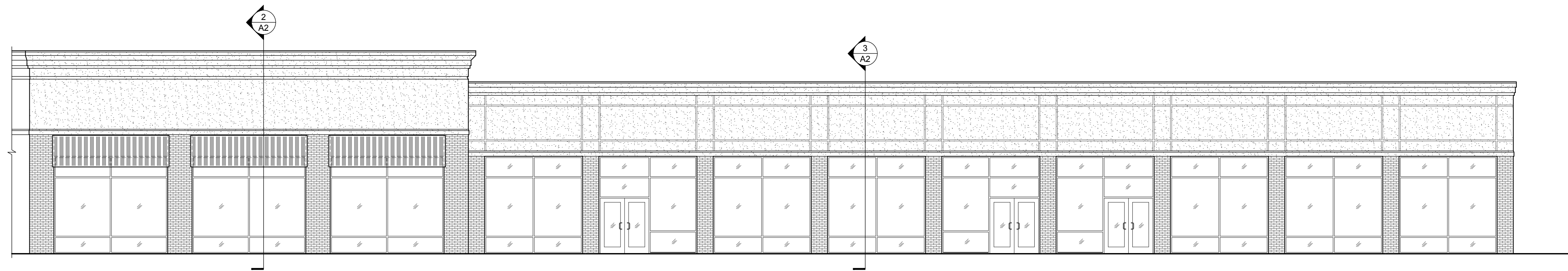
FLOOR PLAN
MULTI-RETAIL BUILDING
 881 BROADWAY
 BUFFALO, NEW YORK 14212

DATE
 8/18/2021

DRAWING NO.
A1

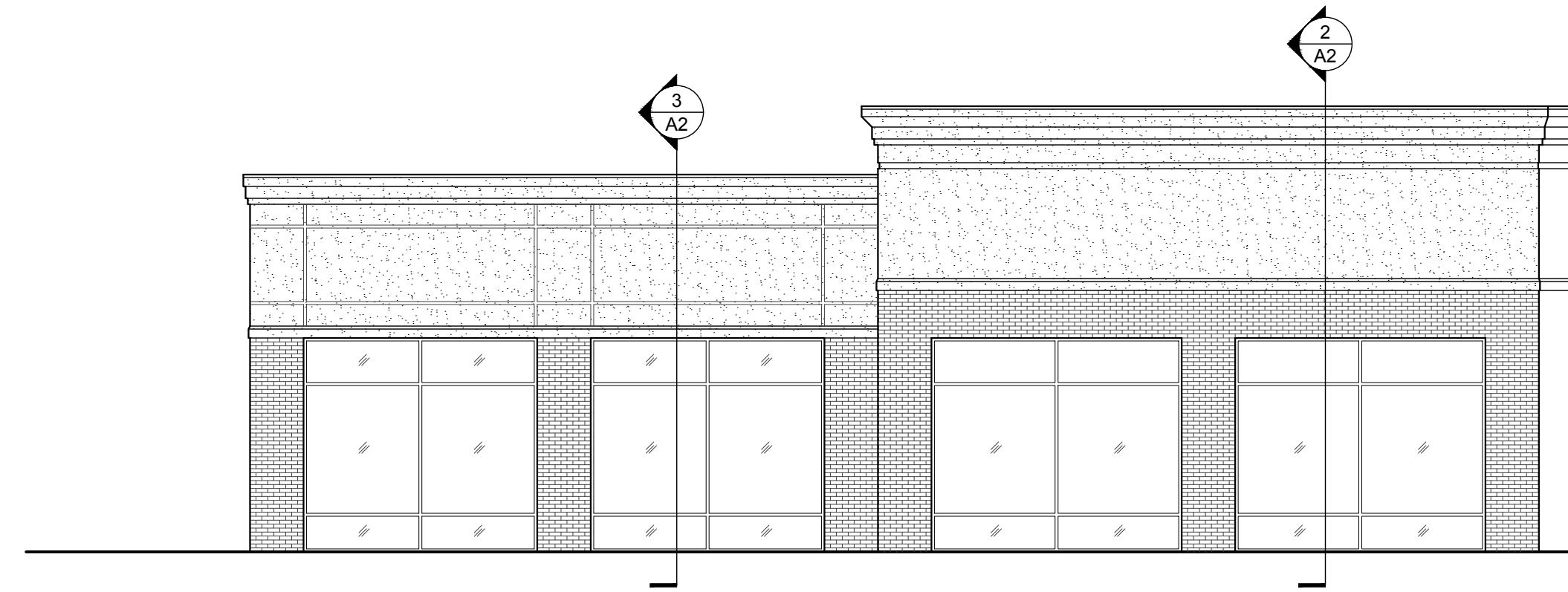
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EXTERIOR ELEVATION
SCALE:

1/8" = 1'-0" (1/A2)



EXTERIOR ELEVATION
SCALE:

1/8" = 1'-0" (1/A2)

NO.	DATE	DESCRIPTION

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PROJECT NO: XXXX
 DATE: 08.18.2021
 DESIGNED BY: NA
 DRAWN BY: PDS
 CHECKED BY: NA
 VERIFY ALL LINES, ANGLES AND DIMENSIONS BY FIELD SURVEY AND MEASUREMENT.

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 ARCHITECT
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XXXX

MULTI-RETAIL BUILDING
 881 BROADWAY
 BUFFALO, NEW YORK 14212

DATE
 8/18/2021

DRAWING NO.

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