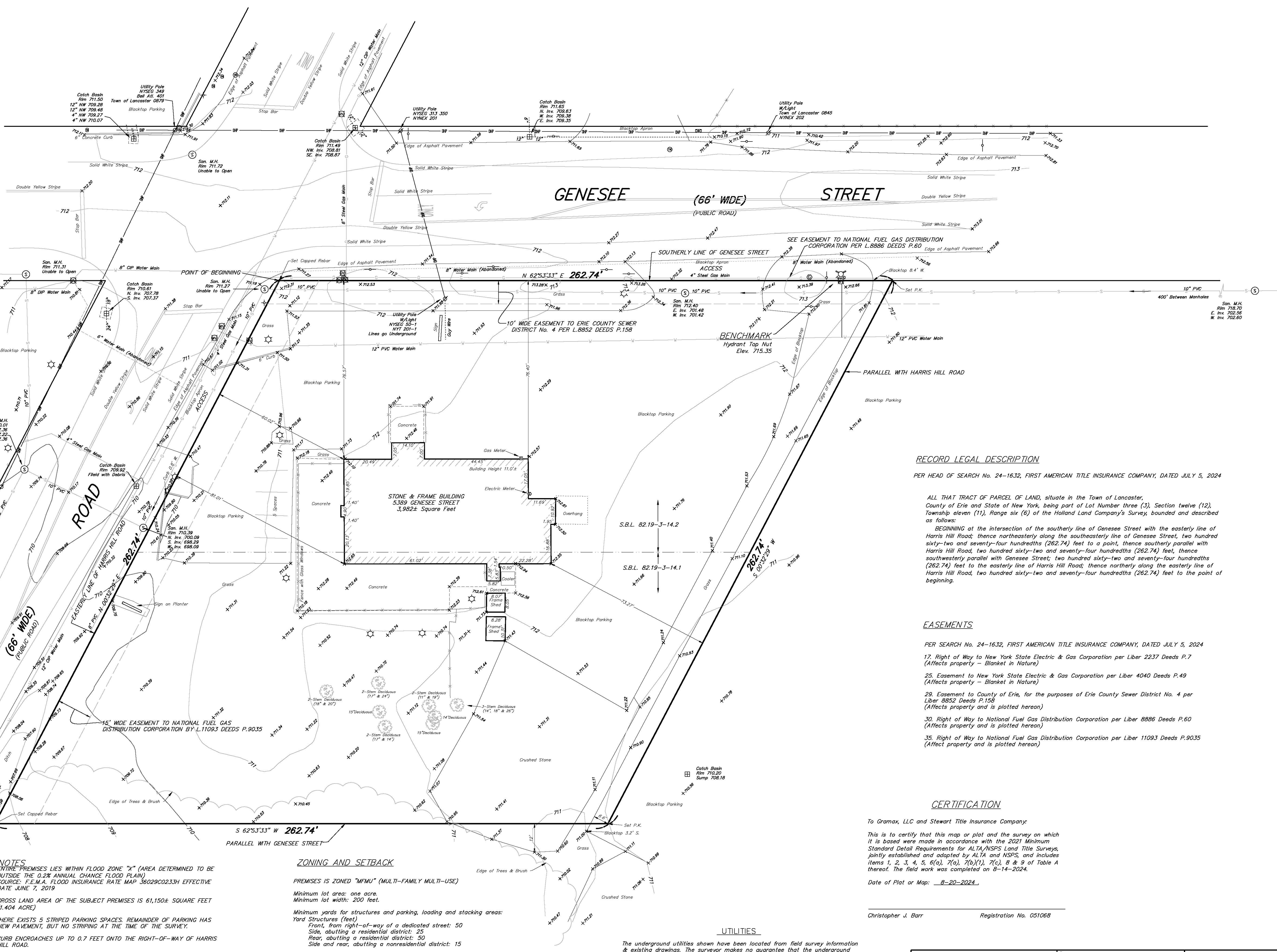


- LEGEND**
- | | | | |
|---|---------------------------|--------|----------------|
| ○ | UTILITY / SERVICE POLE | R.O.W. | RIGHT OF WAY |
| ○ | WATER LINE VALVE | CONC. | CONCRETE |
| ○ | FIRE HYDRANT | INV. | INVERT |
| ○ | D.I. (DROP INLET - STORM) | M.H. | MANHOLE |
| ○ | MANHOLE (STORM) | — | GAS 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 |
| + | MAILBOX | | |
| + | SIGNAL POLE | | |
| ○ | UNKNOWN MANHOLE | | |
| ○ | GAS LINE MARKER | | |
| ○ | TRAFFIC HANDHOLE | | |

ELEVATION DATUM
 ELEVATIONS ON THIS MAP WERE DETERMINED UTILIZING GPS DATUM:
 NAD83 (2011) EPOCH 2010.0 DATUM
 STONEX 5900 GPS UNIT (CONUS 12B GEOID)
 NAVD83 VERTICAL DATUM



RECORD LEGAL DESCRIPTION
 PER HEAD OF SEARCH No. 24-1632, FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 5, 2024

ALL THAT TRACT OF PARCEL OF LAND, situate in the Town of Lancaster, County of Erie and State of New York, being part of Lot Number three (3), Section twelve (12), Township eleven (11), Range six (6) of the Holland Land Company's Survey, bounded and described as follows:
 BEGINNING at the intersection of the southerly line of Genesee Street with the easterly line of Harris Hill Road; thence northeasterly along the southeasterly line of Genesee Street, two hundred sixty-two and seventy-four hundredths (262.74) feet to a point, thence southerly parallel with Harris Hill Road, two hundred sixty-two and seventy-four hundredths (262.74) feet, thence southwesterly parallel with Genesee Street; two hundred sixty-two and seventy-four hundredths (262.74) feet to the easterly line of Harris Hill Road; thence northerly along the easterly line of Harris Hill Road, two hundred sixty-two and seventy-four hundredths (262.74) feet to the point of beginning.

- EASEMENTS**
- PER SEARCH No. 24-1632, FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 5, 2024
 - 17. Right of Way to New York State Electric & Gas Corporation per Liber 2237 Deeds P.7 (Affects property - Blanket in Nature)
 - 25. Easement to New York State Electric & Gas Corporation per Liber 4040 Deeds P.49 (Affects property - Blanket in Nature)
 - 29. Easement to County of Erie, for the purposes of Erie County Sewer District No. 4 per Liber 8852 Deeds P.158 (Affects property and is plotted hereon)
 - 30. Right of Way to National Fuel Gas Distribution Corporation per Liber 8886 Deeds P.60 (Affects property and is plotted hereon)
 - 35. Right of Way to National Fuel Gas Distribution Corporation per Liber 11093 Deeds P.9035 (Affect property and is plotted hereon)

CERTIFICATION
 To Gramax, LLC and Stewart Title Insurance 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, 6(a), 7(a), 7(b)(1), 7(c), 8 & 9 of Table A thereof. The field work was completed on 8-14-2024.
 Date of Plat or Map: 8-20-2024
 Christopher J. Barr Registration No. 051068

NOTES
 ENTIRE PREMISES LIES WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN)
 SOURCE: F.E.M.A. FLOOD INSURANCE RATE MAP 36029C0233H EFFECTIVE DATE JUNE 7, 2019
 GROSS LAND AREA OF THE SUBJECT PREMISES IS 61,150± SQUARE FEET (1.404 ACRE)
 THERE EXISTS 5 STRIPED PARKING SPACES. REMAINDER OF PARKING HAS NEW PAVEMENT, BUT NO STRIPING AT THE TIME OF THE SURVEY.
 CURB ENCROACHES UP TO 0.7 FEET ONTO THE RIGHT-OF-WAY OF HARRIS HILL ROAD.
 BLACKTOP ENCROACHES UP TO 8.4 FEET ONTO SUBJECT PREMISES FROM PREMISES NEXT EASTERLY.
 CRUSHED STONE ENCROACHES UP TO 12 FEET ONTO PREMISES NEXT SOUTHERLY.
 THE SURVEYOR CERTIFIES THAT SUBJECT PREMISES HAS DIRECT ACCESS TO GENESSEE STREET AND HARRIS HILL ROAD, BOTH BEING DEDICATED PUBLIC RIGHTS-OF-WAY.
 THE SURVEYOR CERTIFIES THAT THE PROPERTY SHOWN ON THE SURVEY IS THE SAME PROPERTY IDENTIFIED IN FIRST AMERICAN TITLE INSURANCE COMPANY SEARCH No. 24-1632.
 THERE WAS NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS AS OF THE DATE OF THIS SURVEY.

ZONING AND SETBACK
 PREMISES IS ZONED "MFMU" (MULTI-FAMILY MULTI-USE)
 Minimum lot area: one acre.
 Minimum lot width: 200 feet.
 Minimum yards for structures and parking, loading and stacking areas:
 Yard Structures (feet)
 Front, from right-of-way of a dedicated street: 50
 Side, abutting a residential district: 25
 Rear, abutting a residential district: 50
 Side and rear, abutting a nonresidential district: 15
 Parking, Loading and Stacking Areas (feet)
 Front, from right-of-way of a dedicated street: 15*
 Side, abutting a residential district: 25*
 Rear, abutting a residential district: 25*
 Side and rear, abutting a nonresidential district: 1
 *The entire area must be landscaped.
 Maximum lot coverage by structure: 25%
 Maximum structure height (excluding bell spire): 35 feet.
 Boundary treatment. Fences, walls, plantings, or other screening materials must be provided for visual screening between adjacent structures and uses and parking or other areas or uses on the parcel.

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) 857-7887	Time Warner Cable Attn: Chris Smith (800) 262-8600	Verizon Attn: Mark Granschow (716) 845-8658
Erie County Water Dept. Attn: Steve Denster (716) 685-8288	N.Y.S. Electric & Gas Attn: Roy Cappaglia (716) 651-5256	National Grid Attn: Roy Schultz (315) 426-6319

COPYRIGHT 2024 BY: TRUE NORTH LAND SURVEYING, PLLC 150 AERO DRIVE BUFFALO, NEW YORK 14225 (716) 631-5140 ~ Truenorthpllc@aol.com		AMEND: SURVEY DATE: DRAWING DATE: SCALE: 1" = 20' "ALL RIGHTS RESERVED"
ALTS/NSPS LAND TITLE SURVEY		
PART OF LOT _____ SECTION _____ TOWNSHIP _____ RANGE _____ OF THE: Holland Land Company's SURVEY - Erie COUNTY, N.Y.		
SURVEY OF:		SBL No.