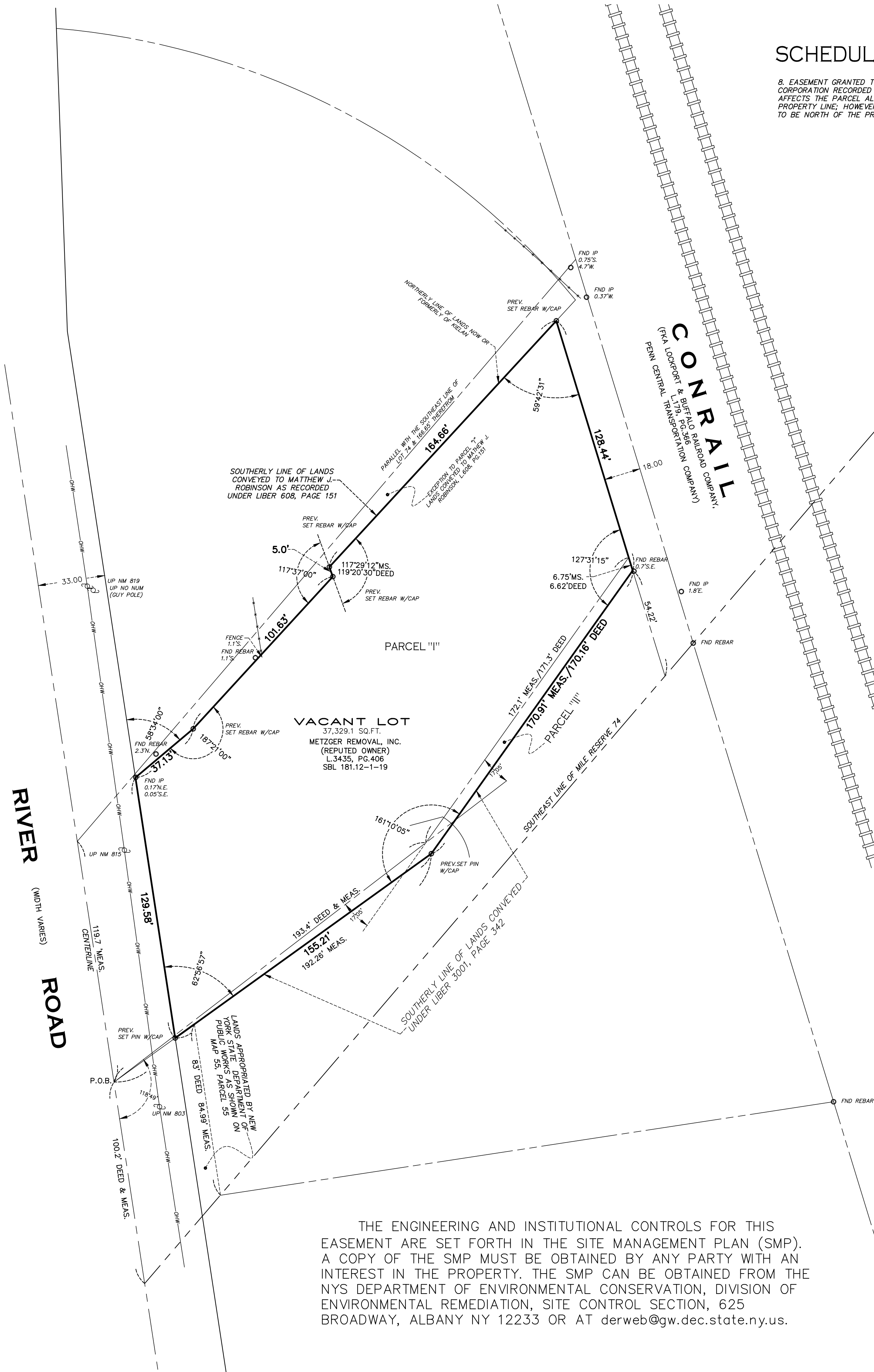




MEMBER OF
NEW YORK STATE ASSOCIATION OF
PROFESSIONAL LAND SURVEYORS



MEMBER OF
NIAGARA FRONTIER LAND
SURVEYORS ASSOCIATION, INC.



SCHEDULE B

8. EASEMENT GRANTED TO NIAGARA MOHAWK POWER CORPORATION RECORDED IN LIBER 1536 AT PAGE 648, AFFECTS THE PARCEL ALONG THE NORTHERLY PROPERTY LINE; HOWEVER THE POLE LINE APPEARS TO BE NORTH OF THE PROPERTY LINE.

ENVIRONMENTAL EASEMENT DESCRIPTION SITE NO. B00178-9

PARCEL "I"
ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF NORTH TONAWANDA, COUNTY OF NIAGARA AND STATE OF NEW YORK, BEING PART OF LOT 74 OF THE MILE RESERVE, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE CENTER LINE OF RIVER ROAD DISTANT 100.2 FEET NORTH OF ITS INTERSECTION WITH THE SOUTHEAST LINE OF LOT 74; THENCE NORTHEASTERLY AT AN EXTERIOR ANGLE OF 118°49', A DISTANCE OF 193.4 FEET TO AN IRON STAKE; THENCE CONTINUING NORTHEASTERLY TURNING A DEFLECTION ANGLE OF 17°05' TO THE NORTH, A DISTANCE OF 171.3 FEET TO THE WEST LINE OF LAND CONVEYED TO THE LOCKPORT AND BUFFALO RAILWAY COMPANY BY DEED RECORDED IN LIBER 179 OF DEEDS, AT PAGE 366 ON NOVEMBER 22, 1887, NOW OWNED BY PENN CENTRAL TRANSPORTATION COMPANY; THENCE NORTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID RAILROAD'S LAND TO A POINT ON A LINE DRAWN PARALLEL WITH THE SOUTHEAST LINE OF LOT 74 AND DISTANT THEREFROM 166.65 FEET MEASURED AT RIGHT ANGLES; THENCE SOUTHWESTERLY ALONG SAID LAST DESCRIBED LINE TO THE CENTER LINE OF RIVER ROAD; THENCE SOUTHERLY ALONG THE CENTER LINE OF RIVER ROAD TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM THAT PORTION CONVEYED TO MATHEW J. ROBINSON BY DEED RECORDED IN LIBER 608 OF DEEDS, AT PAGE 151 ON NOVEMBER 23, 1934.

PARCEL "II"
ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF NORTH TONAWANDA, COUNTY OF NIAGARA AND STATE OF NEW YORK, BEING PART OF LOT 74 OF THE MILE RESERVE, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE CENTER LINE OF RIVER ROAD DISTANT 100.2 FEET NORTH OF ITS INTERSECTION WITH THE SOUTHEAST LINE OF LOT 74; THENCE NORTHEASTERLY AT AN EXTERIOR ANGLE OF 118°49', A DISTANCE OF 193.4 FEET TO AN IRON STAKE; THENCE CONTINUING NORTHEASTERLY TURNING A DEFLECTION ANGLE OF 17°05' TO THE NORTH, A DISTANCE OF 171.3 FEET TO THE WEST LINE OF LAND CONVEYED TO THE LOCKPORT AND BUFFALO RAILWAY COMPANY BY DEED RECORDED IN LIBER 179 OF DEEDS, AT PAGE 366 ON NOVEMBER 22, 1887, NOW OWNED BY PENN CENTRAL TRANSPORTATION COMPANY; THENCE SOUTHEASTERLY ALONG THE SOUTHWEST LINE OF SAID RAILROAD'S LAND, A DISTANCE OF 6.62 FEET; THENCE SOUTHWESTERLY ON A LINE PARALLEL WITH THE 2ND LAST DESCRIBED LINE, A DISTANCE OF 170.16 FEET; THENCE CONTINUING SOUTHWESTERLY ON A STRAIGHT LINE TO A POINT IN THE EAST LINE OF RIVER ROAD WHERE THE FIRST DESCRIBED LINE INTERSECTS THE SAME.

37,329.1 SQ. FT.
815 RIVER ROAD, NORTH TONAWANDA NEW YORK

LEGEND

- | | | |
|------------------------|--|---------------------|
| ANTENNA/DISH | HYDRANT | WATER MANHOLE |
| BENCHMARK | PROPERTY MONUMENT (AS DESCRIBED) | WATER METER |
| BOLLARD | LIGHT POLE | WATER SERVICE VALVE |
| CATCH BASIN | MAILBOX | WATER VALVE |
| CLEANOUT | MONUMENT AS DESCRIBED | WELL |
| COMMUNICATIONS BOX | OIL LINE MARKER | WELL |
| COMMUNICATIONS MANHOLE | PHONE BOOTH | YARD DRAIN |
| COMMUNICATIONS MARKER | PIPE OUTLET | |
| COMMUNICATIONS VAULT | POST | |
| CONIFEROUS SHRUB | POWER VAULT | |
| CONIFEROUS TREE | RAILROAD CONTROL BOX | |
| CUT | SANITARY SEWER MANHOLE | |
| DECIDUOUS SHRUB | SCUPPER | |
| DECIDUOUS TREE | SIGN (SINGLE POLE) | |
| DRILL/AUGER HOLE | SIGN (DOUBLE POLE) | |
| ELECTRIC MANHOLE | SIGN (TRIPLE POLE) | |
| ELECTRIC METER | SIGNAL POLE | |
| END SECTION | SIGNAL POLE (WITH TRAFFIC UTILITY BOX) | |
| FILLER CAPS | STORM SEWER MANHOLE | |
| FLAG POLE | TRAFFIC CONTROL BOX | |
| FLOOD LIGHT | TRAFFIC PULLBOX | |
| GAS LINE MARKER | UNKNOWN MANHOLE | |
| GAS MANHOLE | UTILITY BOX | |
| GAS METER | UTILITY POLE | |
| GAS SERVICE VALVE | UTILITY POLE WITH LIGHT | |
| GAS VALVE | | |
| GUY WIRE | | |
| HANDICAP PARKING | | |

CERTIFICATION

I HEREBY CERTIFY TO: THE PEOPLE OF THE STATE OF NEW YORK ACTING THROUGH ITS COMMISSIONER OF THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND STEWART TITLE INSURANCE COMPANY;

THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CURRENT CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS AND AS AMENDED BY THE NIAGARA FRONTIER LAND SURVEYORS ASSOCIATION. THIS CERTIFICATION DOES NOT EXTEND TO SUBSEQUENT OWNERS, MORTGAGES, OR TITLE INSURERS, UNLESS THIS SURVEY HAS BEEN RESURVEYED FOR THIS PURPOSE BY THE SURVEYOR.

GREGG C. WITLUFF, PLS.
REGISTRATION NO. 050193

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A STEWART TITLE INSURANCE COMMITMENT FOR TITLE INSURANCE, FILE NO. N12-4828T, EFFECTIVE DATE: JANUARY 9, 2012 AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

0 30 45 60 90 120
SCALE: 1"=30'
GRAPHIC SCALE IN FEET

CITY OF NORTH TONAWANDA
COUNTY OF NIAGARA, STATE OF NEW YORK

PART OF LOT 74
STATE RESERVATION

815 RIVER ROAD

NYSDEC ENVIRONMENTAL EASEMENT MAP

BS-1

DRAWING SCALE: 1"=30'

SURVEY FILE: D07065 NYSDEC
WSA PROJECT NO. 07065

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DRAWING REVISIONS

ITEM	DATE	DESCRIPTION
1	12/14/2012	ADDED NYSDEC ENVR. EASMT.

DESIGNED BY:

ERB

DRAWN BY:

LPK & GCW (DEC EASMT)

CHECKED BY:

03/26/1987

DATE:

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