

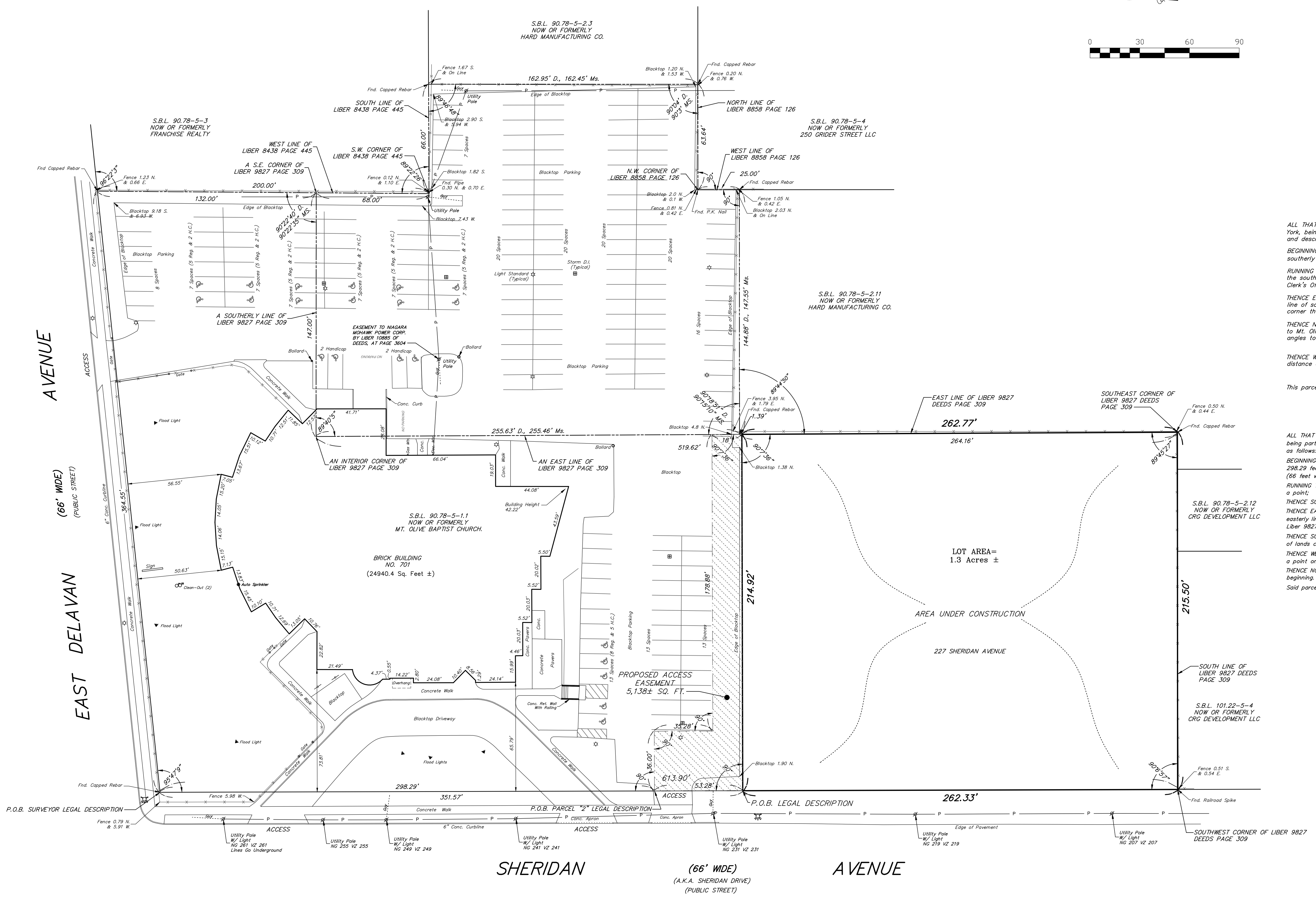
VICINITY MAP
Not To Scale

SURVEYOR LEGAL DESCRIPTION
PER DEED FILED IN LIBER 1141B DEEDS PAGE 9791

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Lot 11, Township 11 and Range 8 of the Holland Land Company's Survey, bounded and described as follows:
 BEGINNING at a point on the easterly line of Sheridan Avenue (66 feet wide), distant 351.57 feet southerly from its intersection with the southerly line of East Delavan Avenue (66 feet wide);
 RUNNING THENCE SOUTHERLY along said easterly line of Sheridan Avenue, a distance of 262.33 feet to the southwest corner of lands conveyed to Mt. Olive Baptist Church by deed recorded in the Erie County Clerk's Office in Liber 9827 of Deeds at page 309;
 THENCE EASTERLY at an interior angle of 90°06'57" with the last mentioned line and along the southerly line of said lands conveyed to Mt. Olive Baptist Church, a distance of 215.50 feet to the southeast corner thereof;
 THENCE NORTHERLY at an interior angle of 89°45'27" and along the easterly line of said lands conveyed to Mt. Olive Baptist Church, a distance of 262.77 feet to its intersection with a line drawn at right angles to said easterly line of Sheridan Avenue from the point of beginning;
 THENCE WESTERLY along said line drawn at right angles to the easterly line of Sheridan Avenue, a distance of 214.92 feet to the point of beginning.
 This parcel containing 1.3 acres of land more or less.

PROPOSED ACCESS EASEMENT

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Lot 11, Township 11 and Range 8 of the Holland Land Company's Survey, bounded and described as follows:
 BEGINNING at a point on the easterly line of Sheridan Avenue (66 feet wide), distant 298.29 feet southerly from its intersection with the southerly line of East Delavan Avenue (66 feet wide);
 RUNNING THENCE EASTERLY at right angles to the easterly line of Sheridan Avenue, a distance of 36.00 feet to a point;
 THENCE SOUTHERLY at right angles to the last mentioned line, a distance of 35.28 feet to a point;
 THENCE EASTERLY at right angles to the last mentioned line, a distance of 178.88 feet to a point on the easterly line of lands conveyed to Mt. Olive Baptist Church by deed recorded in the Erie County Clerk's Office in Liber 9827 of Deeds at page 309;
 THENCE SOUTHERLY at an interior angle of 90°07'36" with the last mentioned line and along said easterly line of lands conveyed to Mt. Olive Baptist Church, a distance of 18.00 feet to a point;
 THENCE WESTERLY at an exterior angle of 90°07'36" with the last mentioned line, a distance of 214.92 feet to a point on said easterly line of Sheridan Avenue;
 THENCE NORTHERLY along said easterly line of Sheridan Avenue, a distance of 53.28 feet to the point of beginning.
 Said parcel containing an area of 5,138 square feet (0.12 acre), more or less.



THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW. THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN THE SITE MANAGEMENT PLAN (SMP). A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP CAN BE OBTAINED FROM NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, N.Y. 12233 OR AT derweb@gw.de.state.ny.us

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)	—G— GAS LINE
⊕ MANHOLE (ELECTRIC)	—W— WATER LINE
⊕ MANHOLE (TRAFFIC)	—T— TELEPHONE LINE
⊕ MANHOLE (SANITARY)	—E— ELECTRIC LINE
⊕ MANHOLE (TELEPHONE)	—P— UTILITY LINES
⊕ GASLINE MARKER	—C— CABLE LINES
⊕ GAS LINE VALVE	D. DEED
⊕ LIGHT STANDARD	M. MEASURED
⊕ SIGN	L. LIBER
H.C. HANDICAP	P. PAGE

INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: LIBER 10370 PAGE 688 & LIBER 9827 PAGE 309 & HEAD OF SEARCH
 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.
 NOTE: PROPERTY CORNER MOVEMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

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AMEND: 12-22-23
 SURVEY DATE: 11-6-23
 DRAWING DATE: 11-7-23
 SCALE: 1" = 30'
 "ALL RIGHTS RESERVED"

THIS MAP VOID UNLESS EMBOSSED 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.

PART OF LOT 11 SECTION 11 RANGE 8 OF THE
 Holland Land Company's SURVEY - Erie COUNTY, N.Y.
 SURVEY OF: 227 Sheridan Avenue, City of Buffalo
 SBL No. 90.78-5-1.12