



LEGEND

Ø	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
○	CLEANOUT		
⊗	GAS METER		
⊗	ELECTRIC METER		
○	BOLLARD		

NOTES:

FOR OVERALL BOUNDARY SURVEY, SEE JOB No. 26944_Outbounds, PERFORMED BY TRUE NORTH SURVEYING, PLLC DATED MARCH 10, 2023.

SURVEYED PREMISES LIES WITH FLOOD ZONE "C" (AREAS OF MINIMAL FLOODING). SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 360279 0001 B, EFFECTIVE DATE SEPTEMBER 16, 1982

THERE EXISTS A TOTAL OF 11 PARKING SPACES (11 REGULAR, 0 HANDICAP)

AS OF THE DATE OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

AS OF THE DATE OF THIS SURVEY THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.

AS OF THE DATE OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

AS OF THE DATE OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE PREMISES.

SURVEYED PREMISES HAS INDIRECT ACCESS TO WEST MAIN STREET, A DEDICATED PUBLIC RIGHT-OF-WAY, THROUGH PREMISES TO THE NORTHWEST. (SUBJECT TO CHANGE UPON RECEIPT OF TITLE INFORMATION)

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

EXCEPTIONS

PER SCHEDULE B, FIRST AMERICAN TITLE INSURANCE COMPANY. TITLE No. 5134114—F—NY—CP—MK, EFFECTIVE DATE DECEMBER 21, 2022

THE FOLLOWING AFFECT THE SURVEYED PREMISES:

5. EASEMENT TO THE NEW YORK TELEPHONE COMPANY AND NIAGARA MOHAWK POWER CORPORATION BY LIBER 422 DEEDS P.751 (BLANKET IN NATURE)

9. EASEMENT TO NEW YORK TELEPHONE COMPANY BY L.755 DEEDS P.7 (PLOTTED HEREON)

SURVEYOR'S CERTIFICATION

To [to be determined] 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),6(b),7(a),8,9,11(a),13,14,16,17 & 18 of Table A thereof. The field work was completed on 12-16-22.

Date of Plat or Map: 1-2-23

PRELIMINARY
 Christopher J. Barr Registration No. 051068

ZONING AND SETBACK
 PREMISES LIES WITHIN ZONE "C-2" (GENERAL COMMERCIAL)

D I S T	PRINCIPAL Uses not listed: use first line for each district	MINIMUM ¹		MAXIMUM COVERAGE (%)	MAXIMUM ² HEIGHT (feet)	MINIMUM YARDS (feet)			
		Lot Area (square feet)	Frontage (feet)			Frnt	Min	Tot.	Rear
C-2	General commercial High rise apartments ³	5,000 1 d.u. per 650 sq. ft. lot area	40 100	40 40	40	20 35	12 35	25 35	35 35
	Automobile service stations	15,000	125	20	18	25	25	50	35
	Drive-in restaurants	15,000	125	20	18	25	25	50	35
	Cleaning establishments	5,000	40	40	40	20	12	25	35

INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: PL L.533 Deeds P.290

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 MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY. NOTE: THIS SURVEY WAS PERFORMED UNDER SEVERE SNOW AND ICE CONDITIONS.

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AMEND:
 SURVEY DATE: 12-16-22
 DRAWING DATE: 3-17-23
 SCALE: 1" = 20'
 "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 5, OF THE NEW YORK
 STATE EDUCATION LAW.

ALTA/NSPS LAND TITLE SURVEY
 PART OF LOT 5 SECTION 3 TOWNSHIP 12 RANGE 2 OF THE
 Holland Land Company's SURVEY - Genesee COUNTY, N.Y.
 SURVEY OF: 425 West Main Street, City of Batavia

SBL No. 84.05-2-1/2