



**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.

**SURVEYOR LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Batavia, County of Genesee and State of New York, being part of Lot No. 5, Section 3, Township 12 and Range 2 of the Holland Land Company's Survey, bounded and described as follows:

COMMENCING at a point on the southerly boundary of West Main Street (N.Y.S. Route 5) as originally laid out 99 feet wide, distant 104.25 feet westerly from its intersection with the division line between the City of Batavia on the east and the Town of Batavia on the west as extended northerly, said point of commencement being the northeast corner of land set off to Frank Arena by Court Order recorded in Liber 25 of Judgments at page 266;

RUNNING THENCE S 14°11'38" W along the easterly line of said Arena's lands, a distance of 68.70 feet to the TRUE POINT OF BEGINNING;

CONTINUING THENCE S 14°11'38" W along the easterly line of said Arena's lands and along a southerly extension thereof, a distance of 164.23 feet to a point;

THENCE N 59°17'09" W, a distance of 162.93 feet to a point;

THENCE N 46°48'29" E, a distance of 18.26 feet to a point;

THENCE N 55°11'24" E, a distance of 38.63 feet to a point;

THENCE N 56°29'47" E, a distance of 84.52 feet to a point;

THENCE N 45°06'38" E, a distance of 48.06 feet to a point;

THENCE S 38°11'37" E, a distance of 49.79 feet to the TRUE POINT OF BEGINNING.

Said parcel containing an area of 17,166 square feet (0.39 acres), more or less.

**EXCEPTIONS**

PER SCHEDULE B, FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE No. 5134114-F-NY-CF-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)

**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		MAXIMUM COVERAGE (%)	MAXIMUM HEIGHT (feet)	MINIMUM YARDS (feet)			
		Lot Area (square feet)	Frontage (feet)			Frnt	Min	Tot.	Rear
C-2	General commercial High rise apartments <sup>5</sup>	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

**SURVEYOR'S CERTIFICATION**

To [to be determined] This is to certify that this map and 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: 4-3-23

**PRELIMINARY**

Christopher J. Barr Registration No. 051068

INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: PL L.533 Dwnb 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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 TRUE NORTH  
 LAND SURVEYING, PLLC  
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AMEND:  
 SURVEY DATE: 12-16-22  
 DRAWING DATE: 4-3-23  
 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 2, OF THE NEW YORK  
 STATE EDUCATION LAW.

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