



LOCATION MAP ~ NOT TO SCALE

Suggested Legal Description

ALL THAT PART OR PARTS OF LAND situate in the Town of Cheekowaga, County of Erie, State of New York, being a portion of Lot 24, Township 15, Range 7 of the Walden Land Company's survey described as follows:

Beginning at a point in the westerly line of Bolden Avenue (formerly Bolden Avenue Extension) at a point 382.05 feet east of the west line of land conveyed to Chenoweth by a deed recorded in the County Clerk's Office in Liber 5817 of date of page 139 which is also the west line of land conveyed to Fink by a deed recorded in the said Clerk's Office in Liber 125 of date of page 281; thence southerly at an interior angle of 83.70379° a distance of 257.49 feet to a set marker with iron, thence northerly at a right angle to said last mentioned line 257.49 feet to the westerly line of Bolden Avenue; thence westerly along the said westerly line of Bolden Avenue a distance of 230.80 feet to the point of beginning.

TABLE A
OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

NOTE: The items of Table A must be regulated between the surveyor and client. It may be necessary for the surveyor to qualify or expand the scope of the survey. The surveyor shall be responsible for the accuracy of the survey. The surveyor shall be responsible for the accuracy of the survey. The surveyor shall be responsible for the accuracy of the survey. The surveyor shall be responsible for the accuracy of the survey.

1. Measurement (based) for a reference monument or witness to the corner at all major corners of the boundary of the property, unless already monumented or otherwise shown by an existing record or otherwise shown by the corner.
2. Vicinity map showing the property surveyed in reference to nearby highway(s) or major street intersection(s).
3. Flood zone designation with proper annotation based on Federal Flood Insurance Rate Maps or the state or local equivalent, by scaled map location and graphic plotting only.
4. Gross land area (and other areas if specified by the client).
5. Contours and the datum of the elevations.
6. Lot setbacks, height, and floor space area restrictions (described by applicable zoning or building codes (beyond those required under paragraph 5) if these standards) if none, so state. The source of such information must be disclosed. See Note: above.
7. (a) Exterior dimensions of all buildings at ground level
(b) Square footage of
(1) exterior footprint of all buildings at ground level
(2) gross floor area of all buildings; or
(3) other areas to be defined by the client.
8. Substantial visible improvements (in addition to buildings) such as sidewalks, signs, parking structures, swimming pools, etc.
9. Paving areas and, if stated, the striping and the type (e.g. handicapped, motorcycle, regular, etc.) and number of parking spaces.
10. Indication of access to a building on land such as curb cuts and driveways, and to and from waters adjoining the surveyed tract, such as boat slips, swales, ponds and ditches.
11. Location of utilities (representative examples of which are shown below) existing on or serving the surveyed property as determined by:
(a) Observed evidence together with evidence from plans obtained from utility companies or provided by client, and marking by utility companies and other appropriate sources (with reference as to the source of information)
(b) Utility company records on the survey premises;
(c) Utility company standards on the survey premises; and
(d) Governmental Agency survey-related requirements as specified by the client.
12. Names of adjoining owners of adjacent lands.
13. The distance to the nearest intersecting street as designated by the client.
14. Aerial photographs, photogrammetric mappings, laser scanning and other similar products, tools or technologies may be utilized as the basis for the location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features. The use of such products, tools or technologies shall not constitute a warranty of the accuracy of the survey. The surveyor shall be responsible for the accuracy of the survey and shall place a note on the face of the survey explaining the source, date, relative accuracy and other relevant qualifications of any such data.
15. Observable evidence of earth moving work, building construction or building additions within recent months.
16. Any changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs.
17. Observable evidence of site use as a solid waste dump, dump or sanitary landfill.



General Notes

Legend:

- ▲ Corner Point
- Marked
- Existing Area
- Concrete Pad
- Asphalt
- Paved
- Tree
- ▲ Access

Notes:

This survey was prepared for Client's Development. The map of survey area is shown in red. The survey was completed on July 2, 2009. This survey was prepared for the parties and purpose indicated herein. Any extension of the use beyond the purpose specified is at the client's risk.

It is a condition of New York State Education Law for any person who is acting under the direction of licensed surveyor to adhere to the provisions of the Education Law and to the provisions of the original agreement and any original addendum or not set out in the product of the land survey. This plan NOT valid with an Affidavit of No Change.

Links on this survey are based on the references as follows: "The Walden Land Company Ass'n No. 50070258 dated June 4, 2008. Distances shown are checked and measured, unless otherwise shown. Only visible utility services and/or encroachments are shown and should be field verified prior to any digging or drilling."

Extensions shown reference: "N41D28 datum"

Remove and the marked landmark, which they follow here on: "From 22-28"

Control to be that nearest to the neighbor's landmark. And the project shall say them. "Dated January 27, 2009"

Survey by William J. Tucker, II P.E. S-50289
Clear Creek Land Surveying, L.L.C.
P.O. Box 435, Springville, NY 14141
Phone: 716-592-5800 Fax: 716-592-5356
December 22, 2009 - Survey revised to show new property division.

Surveyor's Certificate:

The undersigned being a registered surveyor in the State of New York under the provisions of the Education Law, Chapter 550, Section 22-28, of the Education Law, and the Code of Regulations, Part 22-28, of the Code of Regulations, do hereby certify that I am a duly licensed and qualified surveyor in the State of New York and that I am duly qualified to perform the survey herein shown and that I am duly qualified to perform the survey herein shown and that I am duly qualified to perform the survey herein shown.

1. The map and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" published and adopted by ALTA and ACSM in 2004 and meet the accuracy requirements for 2. The survey was made on the ground on July 2, 2009 by me and other persons named on the ground and the final map of the subject property, the location and type of all buildings, structures and other improvements, including sidewalks, curbs, parking areas and easements, are shown on the subject property, and any other 3. Except as shown on the survey there are no visible easements or rights of way of which the undersigned has been advised. 4. Except as shown on the survey there are no party walls and no encroachments, adverse ground encroachments, (a) by the improvements on the subject property, or (b) by the improvements on any adjoining properties, streets or alleys upon the subject property. 5. The location of each easement and other utility affecting the property and listed in the Title Survey No. 5007-0026 dated June 4, 2008 is shown on the survey. 6. The location of all improvements on the subject property is in accordance with the minimum setbacks, side yard and rear yard lines in effect on the date of the survey. 7. Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, structural support or other purposes. 8. The subject property is not a residential lot as defined in the current zoning ordinance of the Town of Cheekowaga & CNY General Commercial District. The subject property meets the current zoning ordinance requirements. 9. The subject property is not a residential lot as defined in the current zoning ordinance of the Town of Cheekowaga & CNY General Commercial District. The subject property meets the current zoning ordinance requirements. 10. My opinion of the property shown on the survey is based on a Special Hazard Area as shown on the Flood Insurance Rate Map for Community No. 500223 on March 10, 2008. The parties listed above and their successors and assigns are entitled to rely on the survey and this certificate as being true and accurate.

William J. Tucker, II P.E. S-50289
Dated July 6, 2009

Clear Creek Land Surveying, LLC
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Springville, NY 14141
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fax: 716-592-5356

Survey of
1717 Wolden Avenue
Part of Lot 24 717 RP HLC
Town of Cheekowaga
Erie County, New York

Project: 609-099-01
Date: July 6, 2009
Scale: 1" = 30'

