

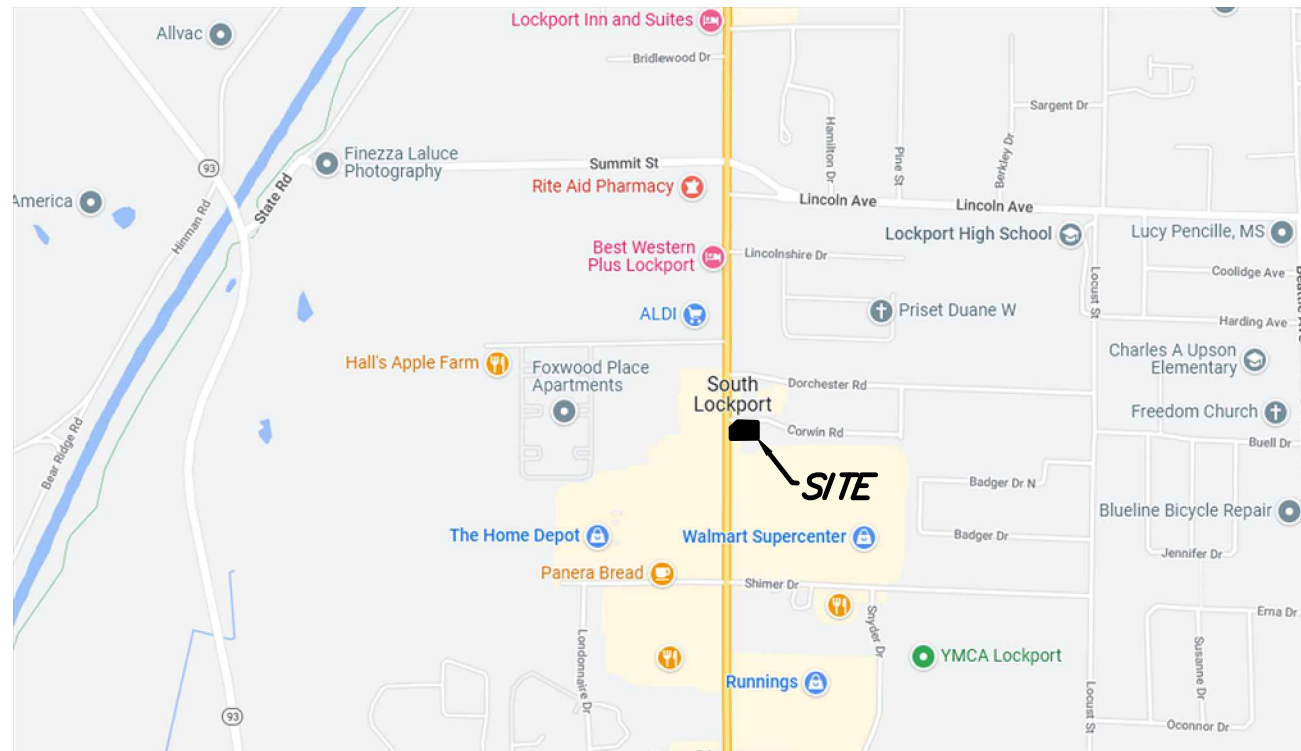


BEARINGS ON THIS MAP ARE BASED ON GPS
NAD 83 STATE PLANE, ZONE 3103 (N.Y. WEST)
(TRUE NORTH AT 78°35' MERIDIAN OF WEST LONGITUDE)



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)	—C—	CABLE LINES
⊕	CABLE MARKER	D.	DEED
⊕	GAS LINE VALVE	M.	MEASURED
⊕	LIGHT STANDARD	L.	LIBER
⊕	SIGN	P.	PAGE
⊕	H.C. HANDICAP		
⊕	CLEANOUT		
⊕	BOLLARD		



VICINITY MAP

LEGAL DESCRIPTION

PER SCHEDULE A, WESTCOR LAND TITLE INSURANCE COMPANY,
COMMITMENT No. 5123192-W-NY-CP-MK, EFFECTIVE DATE JULY 12, 2022

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Lockport, County of Niagara and State of New York, being part of Lot 12, Section 13, Township 14, Range 6 of the Holland Land Company's Survey and being part of Lots 9 and 10 on the East side of Transit Road and Lots 77 and 78 on the South side of Corwin Road as shown on a Map made by Julius F. Trense and Howard C. Young and filed in Niagara County Clerk's Office on July 5, 1928 in Book 20 of Microfilmed Maps at pages 1992 and 1993 and more particularly bounded and described as follows:

BEGINNING at a point on the south line of Corwin Road, said point being the northeast corner of said Lot 78;

THENCE South along the east line of Lot 78, a distance of 104.68 feet to a point;

THENCE West through Lots 78, 77 and 10, a distance of 215.80 feet to a point on the East line of Transit Road as laid out upon a certain land appropriation by the State of New York for highway purposes, recorded in the Niagara County Clerk's Office in Liber 1478 of Deeds page 891;

THENCE North along the east line of Transit Road, a distance of 72.94 feet to a point;

THENCE North 47 degrees 16 minutes 20 seconds East a distance of 40.9 feet to a point on the South line of Corwin Road;

THENCE East along the South line of Corwin Road, a distance of 189.75 feet to the point or place of beginning.

EXCEPTIONS

PER SCHEDULE B, WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT No. 5123192-W-NY-CP-MK, EFFECTIVE DATE JULY 12, 2022

6. UTILITY EASEMENT TO TOWN OF LOCKPORT WATER DISTRICT #3 BY LIBER 1364 DEEDS P.425
(WATER MAIN NOW EXISTS WITHIN HIGHWAY APPROPRIATION AS SHOWN HEREON)

7. UTILITY EASEMENT TO NEW YORK STATE ELECTRIC AND GAS CORPORATION BY LIBER 1436 DEEDS P.267 DOES NOT AFFECT THE PREMISES.

8. UTILITY EASEMENT TO NEW YORK STATE ELECTRIC & GAS CORPORATION BY LIBER 1567 DEEDS P.372
(AFFECTS PROPERTY AND IS PLOTTED HEREON)

NOTES

ENTIRE PREMISES LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN)
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY FOOD INSURANCE RATE MAP 360630239E, EFFECTIVE DATE 9/17/2010

THERE EXISTS 30 REGULAR PARKING SPACES AND 2 HANDICAP PARKING SPACES, FOR A TOTAL OF 32.

THERE IS 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.

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

THERE ARE NO CEMETERIES OR BURIAL GROUNDS ON SUBJECT PREMISES AS OF THE DATE OF THIS SURVEY.

THE SURVEYOR CERTIFIES THAT SUBJECT PREMISES HAS DIRECT ACCESS TO TRANSIT ROAD, A DEDICATED PUBLIC RIGHT-OF-WAY.

ENCROACHMENTS

- 1 BLACKTOP PARKING ENCROACHES UP TO 0.6 FEET ONTO PREMISES TO THE SOUTH.
- 2 CONCRETE ENCROACHES UP TO 0.5 FEET ONTO PREMISES TO THE EAST.
- 3 BLACKTOP ENCROACHES UP TO 12.1 FEET ONTO RIGHT-OF-WAY TO THE NORTHWEST.

ZONING AND SETBACK

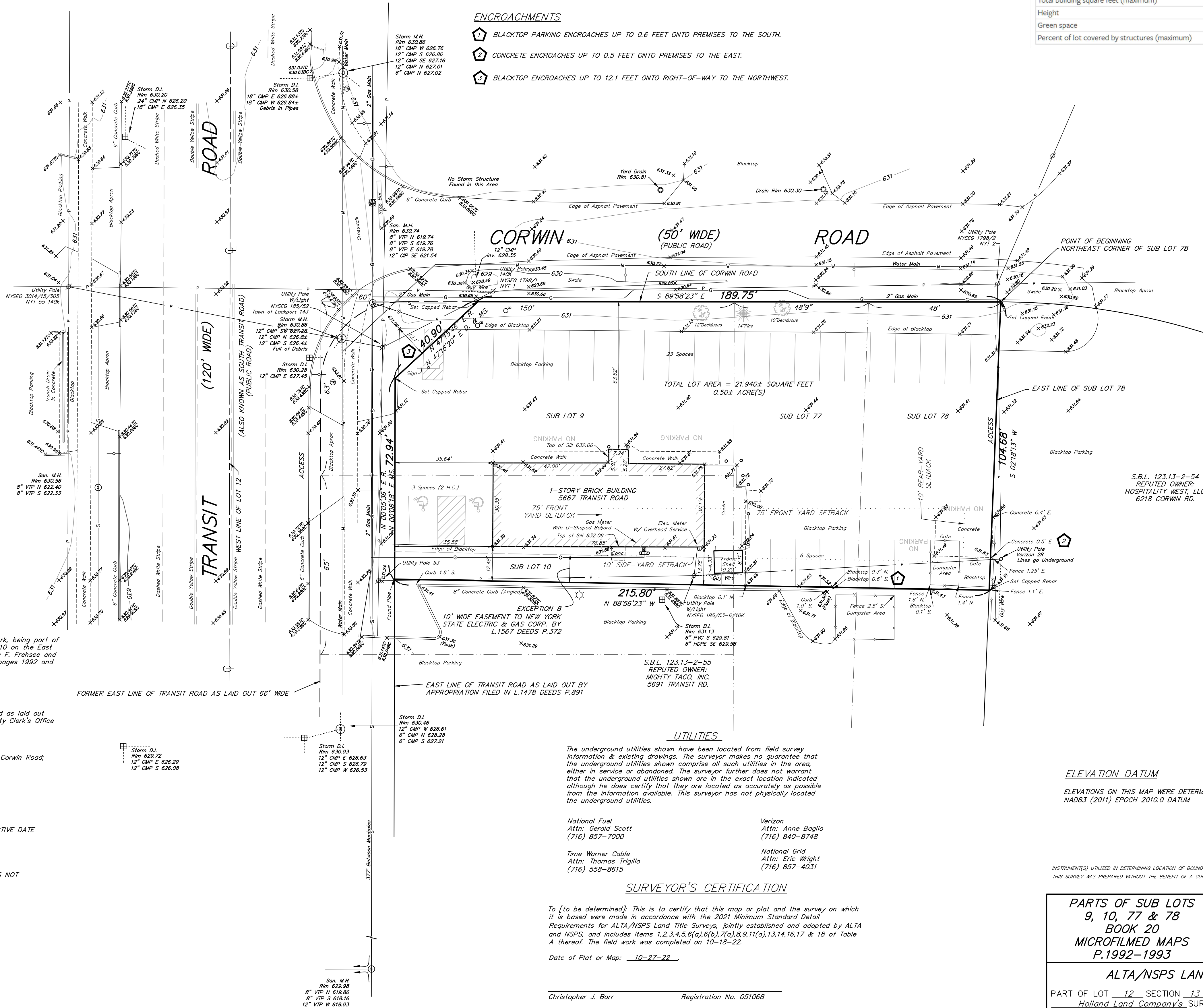
PREMISES IS ZONED "B-1" (BUSINESS)

§ 200-66 Dimensional requirements.

[Amended 1-9-2019 by L.L. No. 1-2019]

Dimensional requirements are established as follows:

Dimension	Requirement
Lot area	25,000 feet
Lot width	125 feet
Lot depth	200 feet
Front setback (minimum)	75 feet
Front setback (maximum for at least one principal use)	100 feet
Corner lots from each street	75 feet
Side yard setback	10 feet
Side yard setback adjacent to AR, MHP, R-1, ADR or R-2 District	100 feet
Rear setback	10 feet
Rear setback adjacent to AR, MHP, R-1, ADR or R-2 District	100 feet
Total building square feet (maximum)	15,000 square feet
Height	35 feet
Green space	25% of lot
Percent of lot covered by structures (maximum)	30%



UTILITIES

The underground utilities shown have been located from field survey information & existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.

National Fuel
Attn: Gerald Scott
(716) 857-7000

Time Warner Cable
Attn: Thomas Triglio
(716) 558-8615

Verizon
Attn: Anne Baglio
(716) 840-8748

National Grid
Attn: Eric Wright
(716) 857-4031

SURVEYOR'S CERTIFICATION

To [to be determined]: This is to certify that this map or plot 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 10-18-22.

Date of Plot or Map: 10-27-22

Christopher J. Barr

Registration No. 051068

ELEVATION DATUM

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

INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: Instrument #2010-01429

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.

PARTS OF SUB LOTS 9, 10, 77 & 78 BOOK 20 MICROFILMED MAPS P.1992-1993	©COPYRIGHT 2022 BY: TRUE NORTH LAND SURVEYING, PLLC 150 AERO DRIVE BUFFALO, NEW YORK 14225 (716)631-5140 ~ Truenorthpllc@aol.com	AMEND: 10-23-23 SURVEY DATE: 10-18-22 DRAWING DATE: 10-20-22 SCALE: 1" = 20' "ALL RIGHTS RESERVED"
ALTA/NSPS LAND TITLE SURVEY		
PART OF LOT 12 SECTION 13 TOWNSHIP 14 RANGE 6 OF THE: Holland Land Company's SURVEY - Niagara COUNTY, N.Y.		
SURVEY OF: 5687 Transit Road, Town of Lockport		
SBL No. 123.13-2-56		