

• SET OR EX. 5/8" REBAR

NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORD DRAWINGS PROVIDED TO THE SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO SUBSTANTIATE BURIED UTILITIES AND STRUCTURES. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH THEY DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. BEFORE EXCAVATIONS ARE BEGUN, THE APPROPRIATE AGENCIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

NOTE: UNDERGROUND LOCATION OF UTILITIES ARE APPROXIMATE.

CONTACT "ONE CALL" AT 1-800-962-7962 PRIOR TO ANY UNDERGROUND EXCAVATION.

THE FOLLOWING COMPANIES RESPONDED TO UFPO DESIGN TICKET No. 06293-000-654

CHARTER COM NORTHEAST WESTERN NY	(317) 575-7800 x2	NO CONFLICT
ERIE COUNTY DIVISION OF SEWER MANAGEMENT	(716) 858-8760	NO CONFLICT
ERIE COUNTY WATER AUTHORITY	(716) 685-8207	UTILITIES AS SHOWN
KIANTONE PIPELINE CORPORATION	(716) 675-2767	NO CONFLICT
MO	(716) 845-9256	NO RESPONSE
NATIONAL FUEL GAS BUFFALO - NFG101	(716) 857-7431	NO RESPONSE
NATIONAL GRID / WEST / ELECTRIC	(680) 244-2062	UTILITIES AS SHOWN
NYSEG LANCASTER ELECTRIC	(585) 484-5115	UTILITIES AS SHOWN
TOWN OF WEST SENECA HIGHWAY	(716) 674-5600 x261	NO CONFLICT
VERIZON BUFFALO	(315) 937-2515	UTILITIES AS SHOWN

Schedule B Exceptions

- Encroachments as shown hereon.
- Utility Right of Way recorded in Liber 1259, Page 574, Unable to plot
- Utility Easement recorded in Liber 7411, Page 149, As shown hereon
- Utility Easement recorded in Liber 7441, Page 410, Unable to plot
- Easement Agreement recorded in Book 11428, Page 2496, Unable to plot
- Rights of utility companies to maintain their poles and wires along the abutting streets together with the right to trim trees along said route as necessary to keep wires clear, unable to plot.

I hereby certify to:

Quattro West Seneca, LLC, a New York Limited Liability Company
LNNAC1 S1-B, LLC a Delaware Limited Liability Company,
Its successors and/or assigns, as their respective interests may appear,
Kensington Vanguard National Land Services of NY, LLC
Stewart Title Insurance Company,

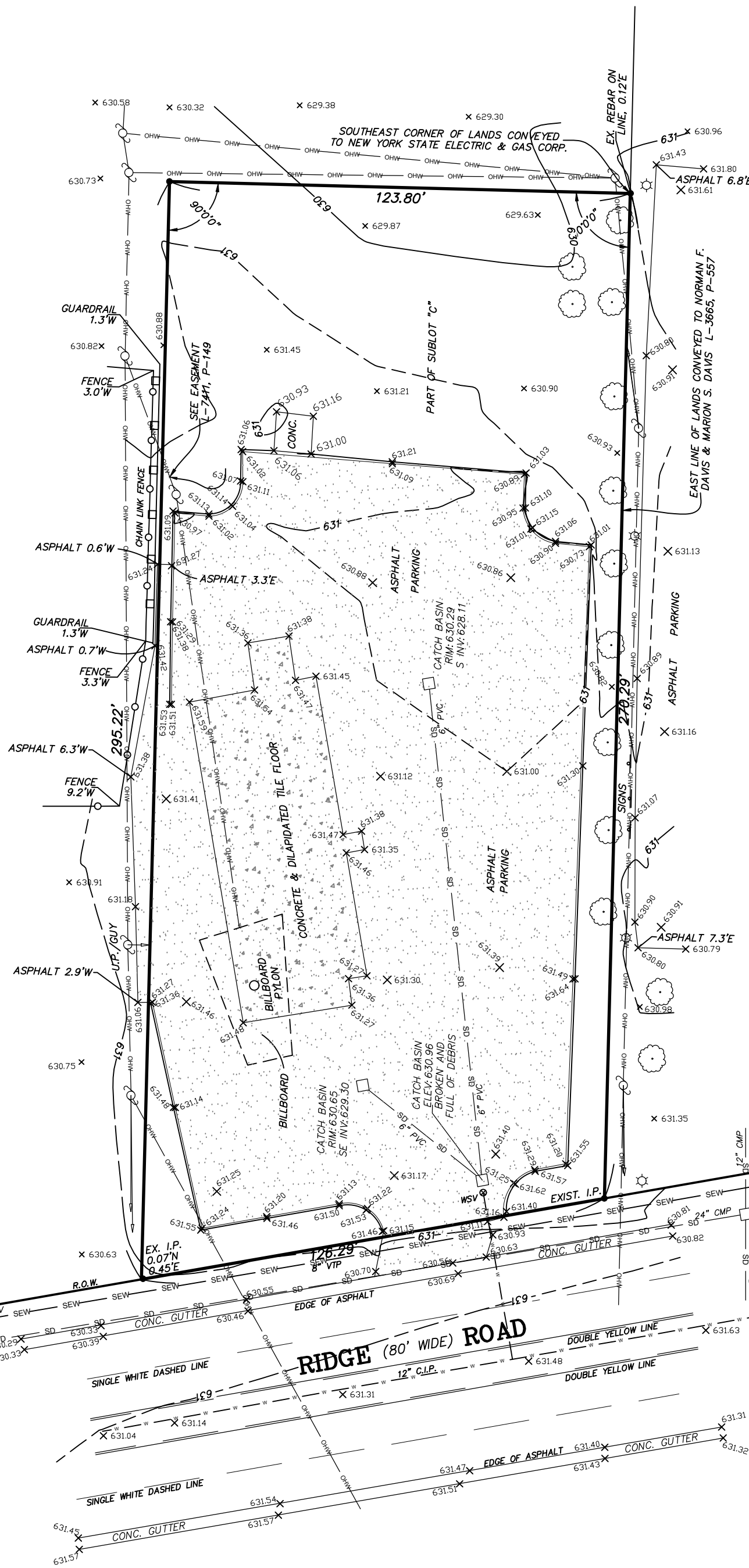
That the survey prepared by me entitled "ALTA/NSPS Land Title Survey - Part of Sublot "C", Map Cover 611" was actually made upon the ground and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that except as shown, the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property; that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said building and improvements; that there are no easements, encroachments or use affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that all utility services required for the operations of the premises either enter the premises through adjoining public streets, or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land; that the survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage; that any discharge into streams, rivers or other conveyance system is shown on the survey; and that the parcels described hereon do not lie within flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration - Special Flood Hazard Area Maps". This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1999 for Class A Urban Survey and includes items 1-9, 11, 13, 14 and 16-18 of Table A. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM. The field work was completed on June 14, 2023

MARK J. ANDREWS
PROFESSIONAL LAND SURVEYOR No. 50455

MAY 2, 2024

STEWART TITLE INSURANCE COMPANY COMMITMENT No.
5189206-S-NY-CR-MK DATED MARCH 22, 2024 PROVIDED

DATE	REVISION/TYPE
5/2/24	NEW TITLE UPDATE



Schedule A Description

ALL that tract or parcel of land situate in the Town of West Seneca, County of Erie and State of New York, being part of Lot No. 296, Township 10, Range 7 of the Buffalo Creek Reservation and according to map filed in Erie County Clerk's Office under Cover No. 611, is known as part of Subdivision Lot Number "C" described as follows:

BEGINNING at a point where the easterly line of premises owned by Norman F. Davis and Marion S. Davis his wife conveyed to them by deed recorded in the Erie County Clerk's Office in Liber 3665 of Deeds Page 557 on February 19, 1945, intersects the North line of Ridge Road (as a highway 80.00 feet wide);

RUNNING THENCE North, 270.29 feet to the southeast corner of lands conveyed by the Red Barn System Inc. to New York State Electric and Gas Corporation;

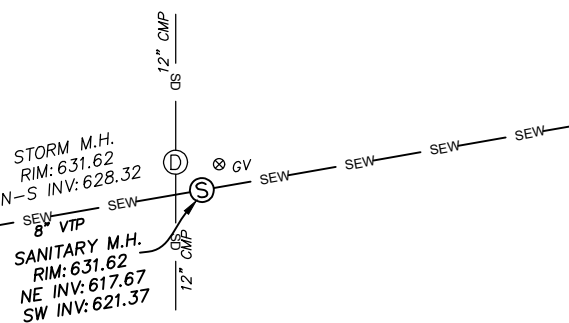
THENCE RUNNING West at right angles to the last mentioned line, a distance of 123.80 feet to a point;

THENCE RUNNING at right angles southerly, a distance of 295.22 feet to a point in the North line of said Ridge Road which point is 126.29 feet westerly from the place of BEGINNING;

RUNNING THENCE easterly along the northerly line of said Ridge Road, a distance of 126.29 feet to the Place of BEGINNING.

NOTES: ALTA/ACSM TABLE "A"

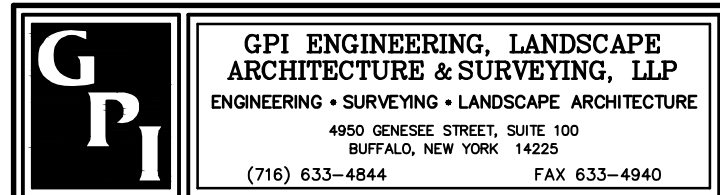
- ALL PROPERTY CORNERS FOUND OR SET.
- PROPERTY ADDRESS 1940 RIDGE ROAD
- PROPERTY IS LOCATED ON FIRM PANEL 36029C0334H Dated 6/7/2019 - AREA IN ZONE X
- GROSS LAND AREA, 0.806± ACRE.
- VERTICAL RELIEF - AS SHOWN HEREON BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
- NO ZONING REPORT PROVIDED
- SETBACK REQUIREMENTS, NONE PROVIDED
- EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL, NO BUILDINGS ON PARCEL
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY, AS NOTED
- NUMBER PARKING SPACES - NONE OBSERVED
- LOCATION OF UTILITIES, EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.iv.
- NAMES OF ADJOINING OWNERS ACCORDING TO TAX RECORDS, AS NOTED.
- DISTANCE TO NEAREST INTERSECTING STREET, AS NOTED
- THERE WERE NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NONE OBSERVED
- PLOTTABLE EASEMENTS, AS SHOWN HEREON OR AS NOTED



LEGEND

- | | | | |
|-----|-------------------|---|------------------------|
| CB | CATCH BASIN | ☆ | LIGHT POLE |
| ⊙ | DECIDUOUS TREE | ⊙ | SANITARY SEWER MANHOLE |
| GLM | GAS LINE MARKER | ⊙ | SIGN (SINGLE POLE) |
| GSV | GAS SERVICE VALVE | ⊙ | STORM SEWER MANHOLE |
| GV | GAS VALVE | ⊙ | UTILITY POLE |
| — | GUY WIRE | ⊙ | WATER SERVICE VALVE |
| | | ⊙ | WATER VALVE |

ALTA/NSPS LAND TITLE SURVEY
PART OF SUBLT "C", MAP COVER 611
PART OF LOT 296, TOWNSHIP 10, RANGE 7
BUFFALO CREEK RESERVATION
TOWN OF WEST SENECA, ERIE COUNTY, NEW YORK



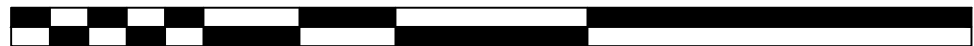
Job No. 17-067-GPI

Date: JUNE 16, 2023

Scale: 1" = 30'

TAX No. 143.06-4-22

30 0 15 30 60 120



GRAPHIC SCALE
1 INCH = 30 FEET