



LEGEND

⊗	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)	—	GAS LINE
⊗	MANHOLE (ELECTRIC)	—	WATER LINE
⊗	MANHOLE (TRAFFIC)	—	TELEPHONE LINE
⊗	MANHOLE (SANITARY)	—	ELECTRIC LINE
⊗	MANHOLE (TELEPHONE)	—	UTILITY LINES
⊗	GASLINE MARKER	—	CABLE LINES
⊗	GAS LINE VALVE	D.	DEED
⊗	LIGHT STANDARD	M.	MEASURED
⊗	SIGN	L.	LIBER
H.C.	HANDICAP	P.	PAGE

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.

Note: Underground Utility information has been ordered from the respective utility companies. As the information is received, this map will be amended to reflect said information.

National Fuel Attn: Ed Kuipa (716) 857-7967	Time Warner Cable Attn: Chris Smith (800) 262-8600	Verizon Attn: Mark Granschow (716) 840-8656
Erie County Water Dept. Attn: Steve Denzler (716) 685-8289	N.Y.S. Electric & Gas Attn: Sam Cappaglia (716) 631-5236	National Grid Attn: Roy Schultz (315) 428-6319

ELEVATION DATUM

ELEVATIONS ON THIS MAP WERE DETERMINED
UTILIZING GPS DATUM:
NAD83 (2011) STONEX S900 GPS UNIT (CONUS 12B
GEOD) NAVD 88 VERTICAL DATUM

FLOOD ZONE BOUNDARIES SHOWN HEREON ARE GRAPHICALLY PLOTTED FROM
F.E.M.A. FLOOD INSURANCE RATE MAP 36029C0086 H, LAST REVISED 6-7-2019

ZONE "AE": SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE
1% ANNUAL CHANCE FLOOD (BASE ELEVATIONS DETERMINED)
BASE FLOOD ELEVATION AT PROPERTY: 580.7±

ZONE "SHADED X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL
CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE
AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM
1% ANNUAL CHANCE FLOOD.

ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

AMEND 8-27-25: ADDED FLOOD ZONE INFORMATION & UNDERGROUND UTILITIES

INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: Liber 9216 Deeds Page 690, Liber 9221 Deeds Page 358
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.

THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR LAND SURVEYS ADOPTED BY THE NYSPLS No. 08/088 <i>Christopher J. Barr</i> CHRISTOPHER J. BARR	©COPYRIGHT 2025 BY: TRUE NORTH LAND SURVEYING, PLLC 150 AERO DRIVE BUFFALO, NEW YORK 14225 (716) 631-5140 ~ Truenorthpllc@aol.com	AMEND: SURVEY DATE: 7-18-25 DRAWING DATE: 7-23-25 SCALE: 1" = 20' "ALL RIGHTS RESERVED"
BOUNDARY & TOPOGRAPHIC SURVEY PART OF LOT 52 SECTION 12 TOWNSHIP 7 OF THE: Holland Land Company's SURVEY - Erie COUNTY, N.Y. SURVEY OF: 2345 North French Road, Town of Amherst		THIS MAP VOID UNLESS EMBOSSSED 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. SBL No. 28.18-2-1.1