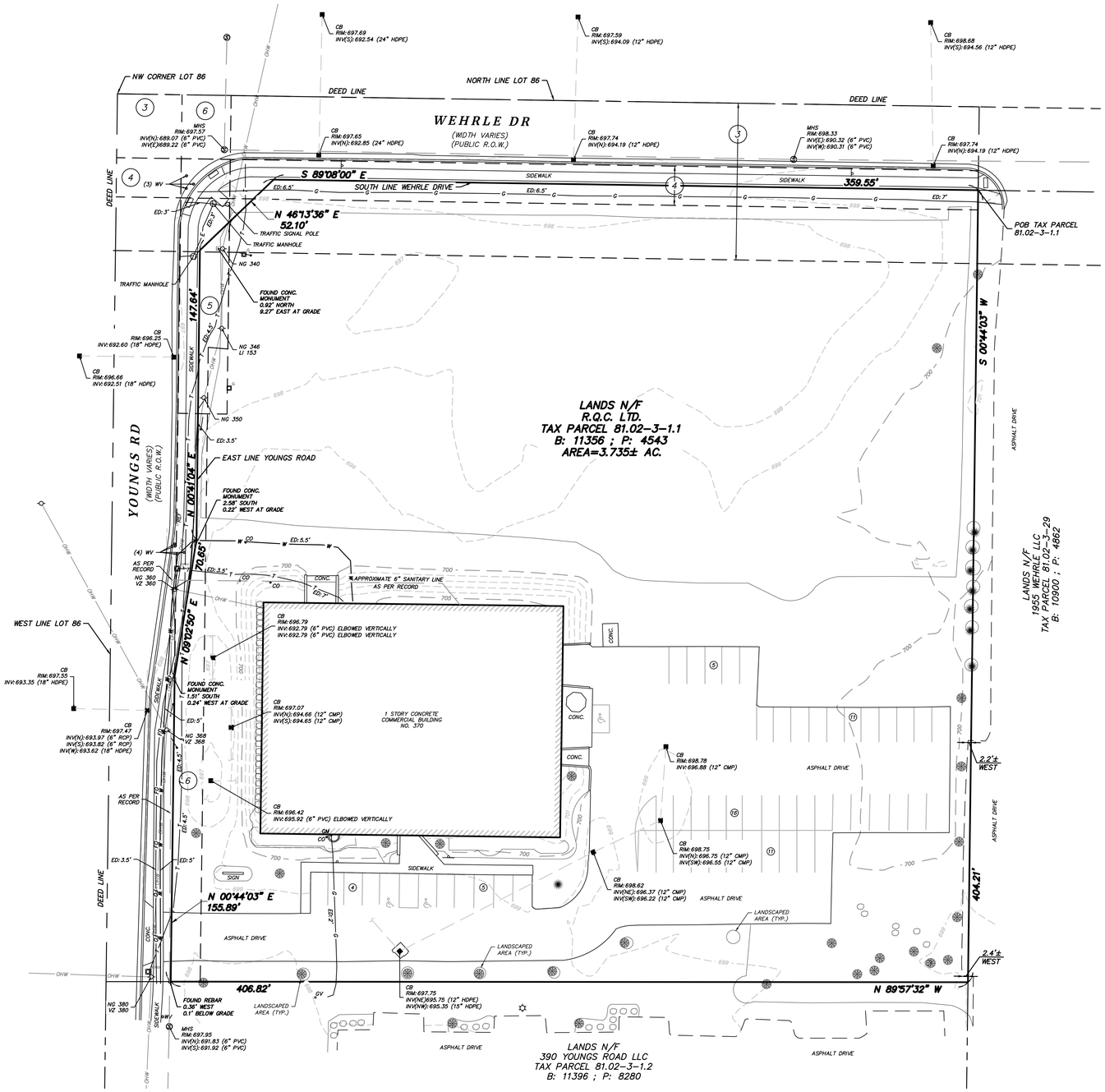

GENERAL NOTES:

1. UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.
2. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC PURPOSE AND USE; THEREFORE, THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENTS.
3. EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY.
4. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
5. REFERENCE IS MADE TO STEWART TITLE GUARANTY COMPANY, TITLE NUMBER HR096216.00133, EFFECTIVE DATE JANUARY 15, 2026.
6. BASIS OF BEARING IS NEW YORK STATE PLANE COORDINATE SYSTEM WEST ZONE. CONTROL WAS ESTABLISHED USING STATIC GNSS OBSERVATIONS. THE HORIZONTAL DATUM IS RELATIVE TO NAD83.
7. THE VERTICAL DATUM IS RELATIVE TO NAVD 1988.
8. PROPERTY ADDRESS IS: 370 YOUNGS RD, AMHERST, NEW YORK.
9. NO EVIDENCE OF RECENT EARTH MOVING WORK BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
10. SURVEYOR WAS NOT NOTIFIED OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
11. THE SUBJECT PROPERTY HAS ACCESS TO PUBLIC UTILITIES FROM THE PUBLIC STREETS ADJACENT TO THE SUBJECT PROPERTY.
12. THE SUBJECT PROPERTY ABUTS, WITHOUT GAPS GORES OR STRIPS, AND HAS VEHICULAR AND PEDESTRIAN INGRESS TO AND EGRESS FROM YOUNGS RD AND WEHRLE DR, WHICH ARE COMPLETED, DEDICATED AND ACCEPTED PUBLIC RIGHT OF WAYS.
13. THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
14. THERE ARE 55 PARKING SPACES ON THE SUBJECT PROPERTY 3 OF WHICH ARE HADICAPPED.
15. UNDERGROUND UTILITY INVESTIGATIONS COMPLETED BY COLLIERS ENGINEERING & DESIGN JULY 21, 2026.
16. SANITARY LINES SHOWN HEREON ARE APPROXIMATE, AS PER RECORD MAPPING ENTITLED "TOA SANITARY SEWERS - 370 S YOUNGS ROAD" PROVIDED BY TOWN OF AMHERST ENGINEERING DEPARTMENT SEWER MAINTENANCE DIVISION.

SCHEDULE BII EXCEPTIONS:

1. RIGHTS OF TENANTS.
2. RIGHTS OF PARTIES IN POSSESSION.
3. RIGHT OF WAY GRANTED TO IROQUOIS GAS CORPORATION, DATED JULY 28, 1965 AND RECORDED NOVEMBER 4, 1965 IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 7173 OF DEEDS, AT PAGE 139.

   MODIFIED BY PARTIAL RELEASE OF RIGHT OF WAY, DATED APRIL 15, 1968 AND RECORDED APRIL 15, 1968 IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 7459 OF DEEDS, AT PAGE 62 AND ASSIGNMENT OF INTEREST IN LIBER 8189 OF DEEDS, AT PAGE 13. - PLOTTED - AFFECTS SUBJECT PARCEL
4. WATER LINE EASEMENT GRANTED TO TOWN OF AMHERST, DATED MARCH 6, 1974 AND RECORDED JUNE 4, 1974 IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 8172 OF DEEDS, AT PAGE 333. - PLOTTED - AFFECTS SUBJECT PARCEL
5. TERMS AND CONDITIONS OF EASEMENT GRANTED TO TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY, DATED FEBRUARY 19, 1995 AND RECORDED APRIL 19, 1995 IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 10885 OF DEEDS, AT PAGE 1625. - PLOTTED - AFFECTS SUBJECT PARCEL
6. TERMS AND CONDITIONS OF EASEMENT GRANTED TO TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY, DATED MAY 2, 1995 AND RECORDED JUNE 22, 1995 IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 10887 OF DEEDS, AT PAGE 5309. - PLOTTED - AFFECTS SUBJECT PARCEL
7. SUBJECT TO ANY STATE OF FACTS AN ACCURATE SURVEY WOULD SHOW.
8. EXACT ACREAGE NOT INSURED.
9. NO TITLE OR INTEREST IS INSURED TO ANY LAND WITHIN THE LINES OF ANY PUBLIC HIGHWAY OR ROAD ENTERING INTO, RUNNING

AS SURVEYED DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF AMHERST, COUNTY OF ERIE, AND STATE OF NEW YORK, BEING PART OF LOT NO. 86, TOWNSHIP 11, RANGE 7 OF THE HOLLAND LAND COMPANY'S SURVEY, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF WEHRLE DRIVE, AT THE NORTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF 1955 WEHRLE LLC; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF THE LANDS OF 1955 WEHRLE LLC SOUTH 00° 44' 03" WEST A DISTANCE OF 404.21 FEET TO THE NORTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF 390 YOUNGS ROAD LLC;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF THE LANDS OF 390 YOUNGS ROAD LLC NORTH 89° 57' 32" WEST A DISTANCE OF 406.82 FEET TO THE EASTERLY LINE OF YOUNGS ROAD; SAID POINT BEING 0.36 FEET EAST OF A REBAR;

THENCE ALONG THE EASTERLY LINE OF YOUNGS ROAD THE FOLLOWING FOUR (4) COURSES:
1. NORTH 00° 44' 03" EAST A DISTANCE OF 155.89 FEET TO A POINT 1.53 FEET NORTH OF AN ERIE COUNTY MONUMENT;
2. NORTH 09° 02' 50" EAST A DISTANCE OF 70.65 FEET TO A POINT 2.59 FEET NORTH OF AN ERIE COUNTY MONUMENT;
3. NORTH 00° 41' 04" EAST A DISTANCE OF 147.64 FEET TO A POINT;
4. NORTH 46° 13' 36" EAST A DISTANCE OF 52.10 FEET TO A POINT ON THE SOUTHERLY LINE OF WEHRLE DRIVE;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF WEHRLE DRIVE SOUTH 89° 08' 00" EAST A DISTANCE OF 359.55 FEET TO THE POINT OF BEGINNING; CONTAINING 3.735 ACRES OF LAND, MORE OR LESS.

VICINITY MAP
SCALE: NTS

N
W E
S
NORTH

30 0 30 60
SCALE : 1" = 30'
SELECT LINEAR UNIT OF MEASURE

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 36029C0228H WHICH BEARS AN EFFECTIVE DATE OF JUNE 07, 2019. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ALTA CERTIFICATION

CERTIFICATION: CARSON POWER LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-4, 6(a)(b), 7(a)(b1), 8, 11, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 08, 2026.

THE SURVEY WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARD REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF NEW YORK AND MEETS ALL REQUIREMENTS WITH REGARDS TO MINIMUM ANGLE, DISTANCE AND CLOSURE FOR THIS CLASS OF SURVEY.

DATE OF PLAT OR MAP: 07/27/2026

JOSEPH HOWARD MANDELL
NEW YORK STATE PROFESSIONAL LAND SURVEYOR
LICENSE NO. 051147

RECORD DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF AMHERST, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PART OF LOT NO. 86, TOWNSHIP 11, RANGE 7 OF THE HOLLAND LAND COMPANY'S SURVEY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT NO. 86; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT NO. 86, 453.73 FEET TO A POINT; THENCE EASTERLY AT AN INTERIOR ANGLE OF 89° 18' 25", 439.82 FEET TO A POINT ON THE WEST LINE OF LANDS CONVEYED TO AMERICAN HOSPITAL SUPPLY CORPORATION BY DEED RECORDED IN LIBER 8299 OF DEEDS, AT PAGE 597; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID LOT NO. 86 AND ALONG THE WEST LINE OF LANDS CONVEYED TO SAID AMERICAN HOSPITAL SUPPLY CORPORATION, 446.78 FEET TO A POINT ON THE NORTH LINE OF SAID LOT NO. 86; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT NO. 86, 439.85 FEET TO THE POINT OR PLACE OF BEGINNING.

MAP REFERENCE:

MAP ENTITLED "ERIE COUNTY DEPARTMENT OF PUBLIC WORKS DIVISION OF HIGHWAYS DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY - MAP NO. SK 374-49, PARCEL NO. 50", PREPARED FOR ERIE COUNTY DEPARTMENT OF PUBLIC WORKS DIVISION OF HIGHWAYS BY STANTEC CONSULTING GROUP INC.; DATED JUNE 18, 2004

LEGEND

12+00 TL Δ PI 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE	T	TELEPHONE MANHOLE	E	U/G ELECTRIC LINE		TRAFFIC SIGNAL POLE		STORM INLET TYPE "A"
	RIGHT OF WAY LINE		UNMARKED MANHOLE	OHW	OVERHEAD WIRE		POLE MOUNTED LIGHT		STORM INLET TYPE "B"
	PROPERTY LINE	S	SANITARY MANHOLE	W	WATER MAIN		UTILITY POLE		STM. DBL. INLET TYPE "B"
FACE	EDGE OF PAVEMENT	D	DRAINAGE MANHOLE	G	GAS MAIN		GUY WIRE		STORM INLET TYPE "E"
D.C. BACK	CURB LINE	75	MAJOR CONTOUR	S	SAN. SEWER LATERAL		TRANSFORMER		STM. DBL. INLET TYPE "E"
	DEPRESSED CURB	74	MINOR CONTOUR		SAN. SEWER MAIN	FDC	FIRE DEPT. CONNECTION		FLARED END SECTION
X X	CHAIN FENCE	× G 29.0	SPOT ELEVATION		STORM PIPE		FIRE HYDRANT		HEADWALL
	WETLAND LINE	× TC 29.0	TOP OF CURB ELEV.	W-1	WETLAND MARKER	WV	WATER VALVE		
	MUNICIPAL BOUNDARY	× BC 29.0	BOTTOM OF CURB ELEV.		TREE	GV	GAS VALVE		
	TREELINE	CATV	U/G CABLE TV LINE		ROADWAY SIGNS	CO	SANITARY CLEANOUT		
E	ELECTRICAL MANHOLE	FO	U/G FIBER OPTIC LINE		TRAFFIC FLOW		CONCRETE MONUMENT		
W	WATER MANHOLE	T	U/G TELEPHONE LINE		MAILBOX		CAPPED REBAR/IRON PIPE		

ABBREVIATIONS

D.C. = DEPRESSED CURB	BOL = BOLLARD	FF = FINISH FLOOR	DEP. = DEPRESSED	MHWL = MEAN HIGH WATERLINE	BW = BOTTOM WALL
BC = BOTTOM OF CURB	GRT = GRATE	U/V = UNKNOWN VALVE	CL = CENTERLINE	MLWL = MEAN LOW WATERLINE	
TC = TOP OF CURB	MB = MAILBOX	MH = MANHOLE	PM = PARKING METER	TW = TOP OF WALL	

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REV	DATE	DESCRIPTION

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CARSON POWER LLC

ALTA/NSPS
LAND TITLE SURVEY

SECTION 81.02
BLOCK 3
LOT 1.1

TOWN OF AMHERST
COUNTY OF ERIE
STATE OF NEW YORK

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

STATE OF NEW YORK · JOSEPH HOWARD MANDELL · 051147 · LICENSED LAND SURVEYOR

Joseph Howard Mandell
NEW YORK LICENSED LAND SURVEYOR
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SCALE: AS SHOWN	DRAWN BY: OJM, KRA
DESIGNED BY:	REVIEWED BY: DAL
DATE ISSUED: 07/27/2026	PROJECT NUMBER: 26007177A

SHEET NAME:
ALTA/NSPS LAND TITLE SURVEY

DRAWING NUMBER:
1 of 1

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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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