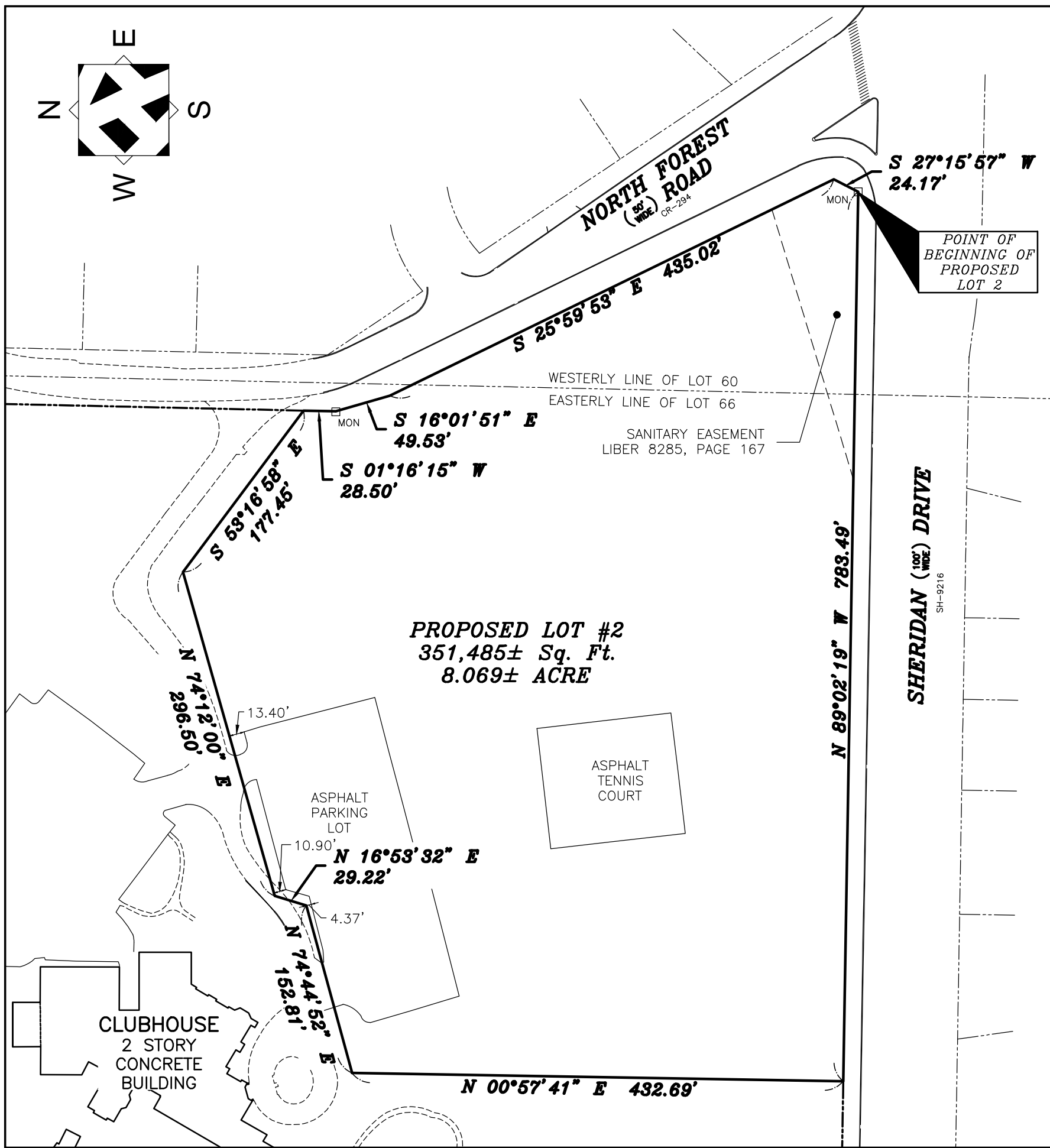


Copyright © 2018 Pico-Nebel Associates, all rights reserved. No portion of this drawing may be reproduced, stored, or transmitted by any means without prior written permission of the architect. Alterations to this document are design except when made in accordance with the New York State Education Law, Section 2008, Subchapter 2. FILE NAME: U:\2021\121105-06 Amherst Central Park Survey Drawing\Amherst Central Park Survey Drawing\Amherst Central Park Subdivision.dwg PLOT DATE: 4/20/2024 1:59:48 PM



PROPOSED LOT #2
1" = 100'

PROPOSED LOT #2:

ALL OF 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. 60 & 66, Township 12, range 7 of Holland Land Company's Survey and more particularly described as follows:

BEGINNING at a concrete monument at the point of intersection of the northerly right of way of the Sheridan Drive, S.H. No. 9216, with the southwesterly right of way of the North Forest Road, C.R. No. 294, thence westerly along said northerly right of way of Sheridan Drive N 89°02'19" W, a distance of 783.49 feet to a point; thence N 00°57'41" E, a distance of 432.69 feet to a point; thence N 74°44'52" E, a distance of 152.81 feet to a point; thence N 16°53'32" E, a distance of 29.22 feet to a point; thence N 74°12'00" E, a distance of 296.50 feet to a point; thence S 53°16'58" E, a distance of 177.45 feet to a point on said westerly boundary of North Forest Road; thence along said right of way S 01°16'15" W, a distance of 28.50 feet to a point; Thence S 16°01'51" E, a distance of 49.53 to a point; thence S 25°59'53" E, a distance of 435.02 feet to a point; thence S 27°15'57" W, a distance of 24.17 feet to the point and place of BEGINNING.

NOTES:

THIS MAP IS BASED ON A FIELD SURVEY COMPLETED ON 10/6/2025.

COORDINATES ARE REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD 83.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPREHENSIVE ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY, DRAWING, DESIGN, SPECIFICATION, PLAN OR REPORT IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

REFERENCES:

MAP ENTITLED "BOUNDARY SURVEY FOR WESTWOOD COUNTRY CLUB" PREPARED BY NUSSBAUMER & CLARK INC., LAST DATED 2/7/2006.

ABSTRACT OF TITLE, SEARCH #2313-05565CH, PREPARED BY CHICAGO TITLE, DATED FEBRUARY 8, 2023.

SURVEY LINE TYPES:

- EASEMENT LINE
- EDGE OF PAVEMENT
- PROPOSED PROPERTY BOUNDARY
- PROPERTY LOT LINE
- RIGHT-OF-WAY LINE

PROPOSED LOT #1:

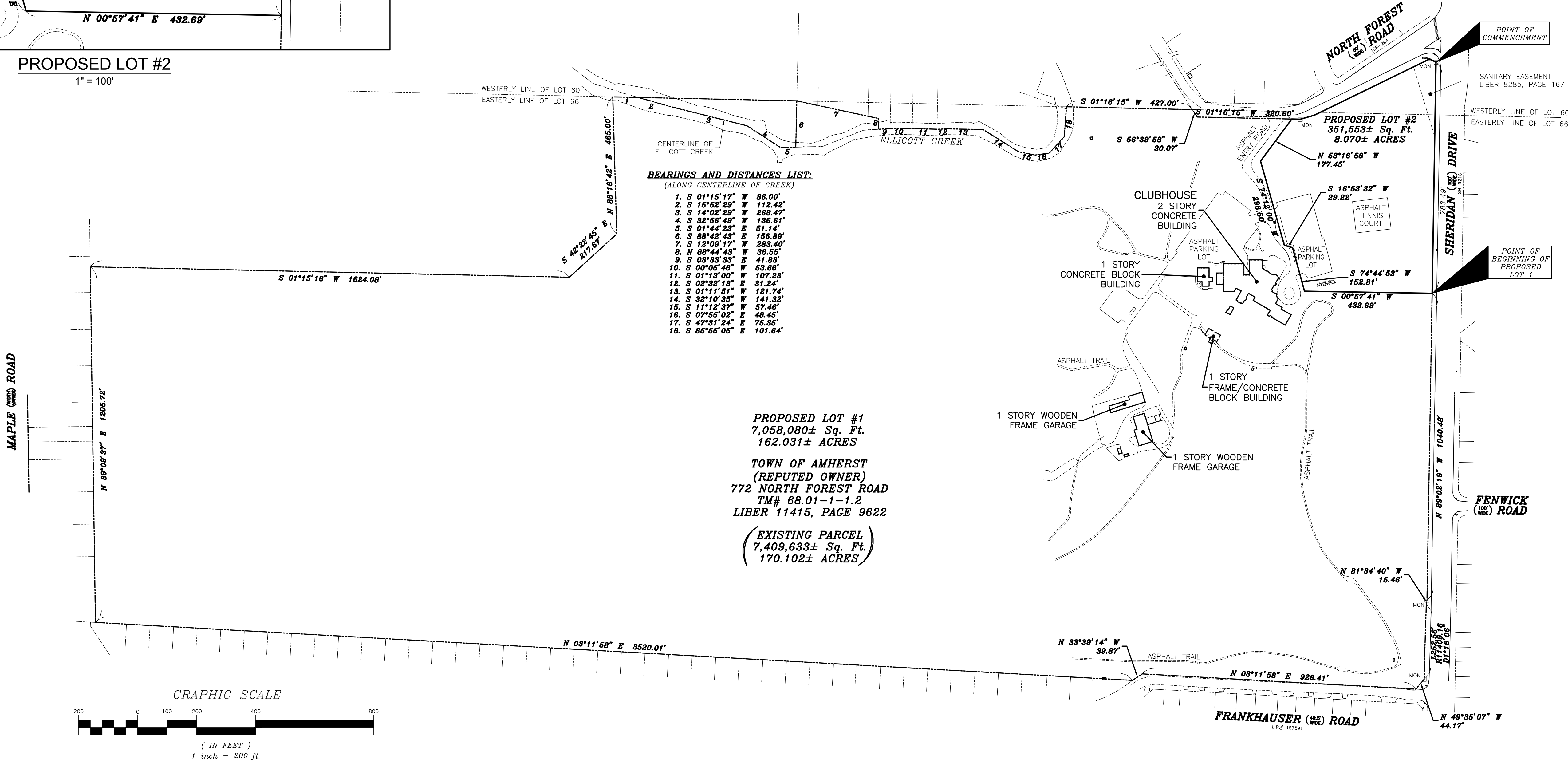
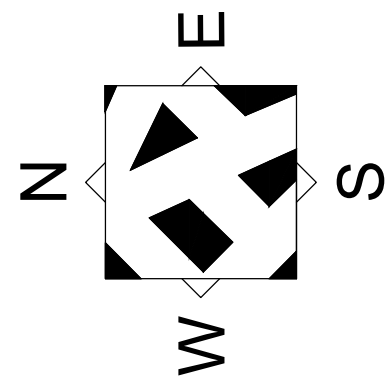
ALL OF THAT TRACT OR PARCEL OF LAND situate in the Town of Amherst, County of Erie and State of New York being part of Lot No. 66, Township 12, range 7 of Holland Land Company's Survey and more particularly described as follows:

COMMENCING at a concrete monument at the point of intersection of the northerly boundary of Sheridan Drive, S.H. No. 9216, with the southwesterly boundary of North Forest Road, C.R. No. 294, thence westerly along said northerly boundary of Sheridan Drive N 89°02'19" W, a distance of 783.49 feet to the TRUE POINT AND PLACE OF BEGINNING; thence continuing along said northerly line N 89°02'19" W, a distance of 1040.48 feet to a found concrete monument; thence N 31°34'40" W a distance of 15.46 feet to a point of curvature; thence along a curve to the left with a radius of 11,409.16, a delta angle of 116°06' and a length of curve of 252.56 feet to a concrete monument; thence N 49°35'07" W, a distance of 44.17 feet to a point; thence along the easterly boundary of Frankhauser Road, L.R. No. 157591; N 03°11'58" E, a distance of 928.41 feet to a point; thence N 33°39'14" W, a distance of 39.87 feet; thence N 03°11'58" E, a distance of 3520.01 feet to a point; thence N 89°09'37" E, a distance of 1205.72 feet to a point; thence S 01°15'16" W, a distance of 1624.08 feet to a point; thence S 42°22'45" W, a distance of 217.67 feet to a point; thence N 88°18'42" E, a distance of 465.00 feet to a point on the easterly line of lot 66; thence along said easterly line S 01°15'17" W, a distance of 86.00 feet to a point on the centerline of Ellicott Creek; thence along said centerline of creek the following courses and distances:

S 15°52'29" W, a distance of 112.42 feet to a point;
S 14°02'29" W, a distance of 268.47 feet to a point;
S 32°56'49" W, a distance of 136.61 feet to a point;
S 01°44'23" E, a distance of 51.14 feet to a point;
thence leaving said centerline of creek S 88°42'43" E, a distance of 156.89 feet to a point; thence
S 12°09'17" W, a distance of 283.40 feet to a point; thence N 88°44'43" W, a distance of 36.55 feet to a point at the centerline of Ellicott Creek; thence along said centerline of creek the following courses and distances:
S 03°33'33" E, a distance of 41.83 feet to a point;
S 00°05'46" W, a distance of 53.66 feet to a point;
S 01°13'00" W, a distance of 107.23 feet to a point;
S 02°32'13" E, a distance of 31.24 feet to a point;
S 01°11'51" W, a distance of 121.74 feet to a point;
S 32°10'35" W, a distance of 141.32 feet to a point;
S 11°12'37" W, a distance of 57.46 feet to a point;
S 07°55'02" E, a distance of 48.45 feet to a point;
S 47°31'24" E, a distance of 75.35 feet to a point;
S 85°55'05" E, a distance of 101.64 feet to a point on the easterly line of lot 66; thence leaving said creek centerline and along said lot line S 01°16'15" W, a distance of 427.00 feet to a point on said westerly boundary of North Forest Road; thence along said westerly boundary S 56°39'58" W, a distance of 30.07 feet to a point; thence S 01°16'15" W, a distance of 320.60 feet to a point; thence N 53°16'58" W, a distance of 177.45 feet to a point; thence S 16°53'32" W, a distance of 29.22 feet to a point; thence S 74°44'52" W, a distance of 152.81 feet to a point; thence S 00°57'41" W, a distance of 432.69 feet to a point on said northerly boundary of the existing Sheridan Drive and the point and place of BEGINNING.



VICINITY MAP
NOT TO SCALE



BEARINGS AND DISTANCES LIST. (ALONG CENTERLINE OF CREEK)

1. S 01°15'17" W 86.00'
2. S 16°52'29" W 112.42'
3. S 14°02'29" W 268.47'
4. S 32°56'49" W 136.61'
5. S 01°44'23" E 51.14'
6. S 88°42'43" E 156.89'
7. S 12°09'17" W 283.40'
8. N 88°44'43" W 36.55'
9. S 03°33'33" E 41.83'
10. S 00°05'46" W 53.66'
11. S 01°13'00" W 107.23'
12. S 02°32'13" E 31.24'
13. S 01°11'51" W 121.74'
14. S 32°10'35" W 141.32'
15. S 11°12'37" W 57.46'
16. S 07°55'02" E 48.45'
17. S 47°31'24" E 75.35'
18. S 85°55'05" E 101.64'

PROPOSED LOT #1
7,058,080± Sq. Ft.
162.031± ACRES

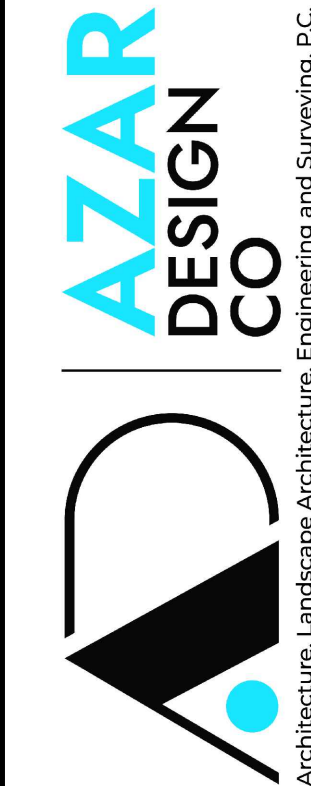
TOWN OF AMHERST
(REPUTED OWNER)
772 NORTH FOREST ROAD
TM# 68.01-1-1.2
LIBR 11415, PAGE 9622

(EXISTING PARCEL)
7,409,633± Sq. Ft.
170.102± ACRES

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



PROPOSED SUBDIVISION SURVEY
AMHERST CENTRAL PARK SUBDIVISION
SHERIDAN DRIVE
TOWN OF AMHERST
COUNTY OF ERIE
STATE OF NEW YORK



Revision Number	Revision Date

Date	3/18/2026	Project Manager	R. GARFINKEL
Drawn By	S. SHEPHERD	Checked By	R. GARFINKEL
Project	211005.06		

Sheet: 1 of 1

V-101