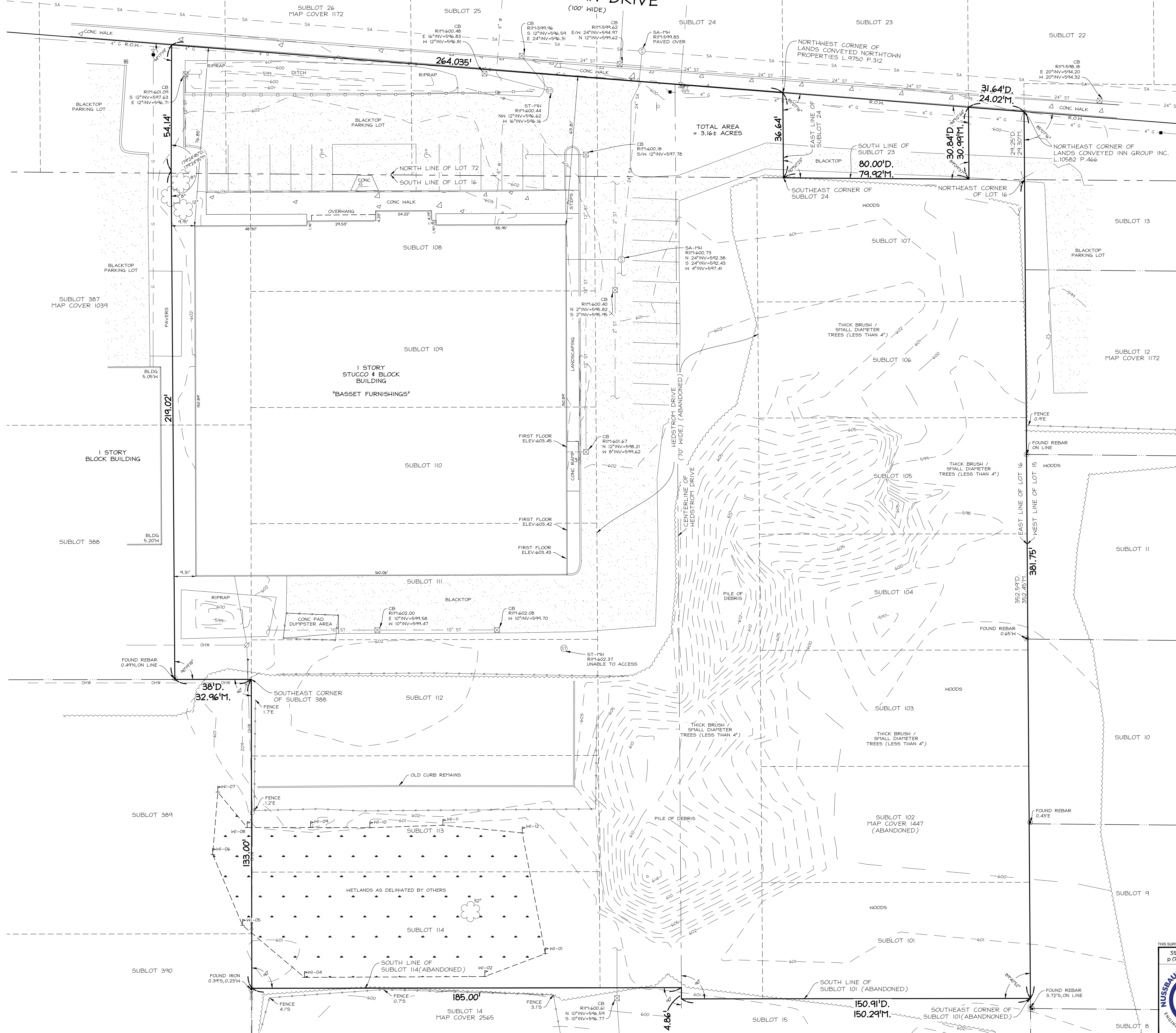


# SHERIDAN DRIVE (100' WIDE)



TOTAL AREA = 3.16± ACRES

### LEGEND

- HYDRANT
- WATER VALVE
- WATER SERVICE VALVE
- SANITARY MANHOLE
- CATCH BASIN
- STORM MANHOLE
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- SIGN
- GAS VALVE
- GAS MARKER
- UNDERGROUND WATER
- UNDERGROUND SANITARY SEWER
- UNDERGROUND STORM SEWER
- UNDERGROUND GAS LINE
- OVERHEAD WIRES
- UNDERGROUND ELECTRIC WIRES
- TREE LINE

### NOTES

1. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2. HORIZONTAL DATUM REFERENCES THE NORTH AMERICAN DATUM 1983 (NAD 83) - NEW YORK STATE PLANE WEST ZONE.
3. THE LOCATION OF ANY UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY CONSTRUCTION ACTIVITIES, ALL UTILITY COMPANIES SHOULD BE NOTIFIED IN ORDER TO VERIFY OR AMEND THEIR LOCATIONS AND/OR EXISTENCE. FOR ASSISTANCE CALL UFPO AT 1-800-962-7462.
4. UDGNY.ORG DESIGN TICKET NO. 10165-000-360 WAS SUBMITTED TO REQUEST UTILITY RECORDS.
  - ERIE COUNTY WATER AUTHORITY: HAS RESPONDED, DRAWN HERON.
  - NATIONAL FUEL GAS / MFG-113: HAS RESPONDED, DRAWN HERON.
  - NATIONAL GRID: HAS RESPONDED, NO UNDERGROUND LINES, OVERHEAD DRAWN HERON.
  - TOWN OF APIHERST FIBER/ SANITARY: HAS NOT RESPONDED.
  - VERIZON / BUFFALO: HAS RESPONDED, DESIGN CONFLICT, PLEASE SHARE DESIGN DRAWINGS WITH THEIR ENGINEERING DEPT. DRAWN HERON.
5. LARGE PILES OF CONCRETE & DEBRIS IN WOODS.

THIS SURVEY IS NOT VALID WITH AN AFFIDAVIT OF NO CHANGE  
 3556 Lake Shore Road, Suite 500, Buffalo, NY 14219  
 p (716) 827-8000 f (716) 270-6091 www.nusslarke.com



**TOPOGRAPHIC SURVEY**  
**3755 & 3765 Sheridan Drive**  
 Part of Lot 16 & 72, Township 12, Range 7  
 Holland Land Company's Survey  
 Town of Amherst  
 County of Erie, State of New York  
 Date of Survey: 11/06/2025 Scale: 1" = 20' Project No.: 2532-1604



SHERIDAN (100' WIDE) DRIVE

CENTERLINE

50.0'

146.49

R.O.W.

257.46

379.69

EAST LINE LOT 16

190.00

PARCEL "B" 1.81± ACRES

133.00'

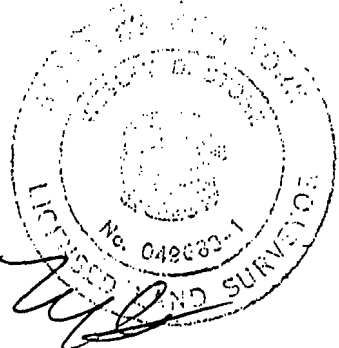
90°

185.00

4.86

150.91

90°



REFERENCE BOUNDARY SURVEY BY BSA, JOB NO. 48379 (F-2185)

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PART 2 OF THE NEW YORK STATE EDUCATION LAW.

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

**BISSELL, STONE ASSOCIATES**



**BISSELL, STONE ASSOCIATES ENGINEERING AND LAND SURVEYING, P.C.**  
 CIVIL ENGINEERING: LAND SURVEYING:  
 SITE PLANNING: CONSULTING  
 TELEPHONE: (716) 632-7000, FAX 632-7004.

DATE: JAN. 19, 2001	JOB NO: 51866	FIELD BOOK: DC 4-21-63	SCALE 1"= 40'
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SURVEY OF PART OF LOT 16 AND 72 SECT. \_\_\_\_\_ TWP. 12 RANGE 7  
 TOWN OF AMHERST - ERIE CO., NY - HOLLAND LAND COMPANY