



ERIE ROAD
(100' WIDE)
(LAKE SHORE CUT OFF)

MANGUSO LAND SURVEYING, P.C.
 FREDERICK M. MANGUSO, 049775-1
 TRACY A. SPADA, 050806
 572 TUSCARORA RD.
 ANGOLA, NY 14006
 PHONE & FAX 716 549 4717
 EMAIL OFFICE@MangusoLandSurveying.com
 SUCCESSOR TO THE RECORDS OF
 WILLIAM C. BUCKLAND L.S.
 NORMAN B. JOHNSON L.S.
 WILSON M. HUNTER L.S.

LEGEND

These standard symbols will be found in the drawing.

- EXISTING IRON PIPE
- SET IRON PIPE
- UTILITY POLE
- BOUNDARY
- CENTERLINE OF ROAD
- X-X- FENCE
- ||||| DRIVE
- E- OVERHEAD UTILITY LINE



SURVEY CERTIFIED 08/05/2022



SURVEY NOTES

1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
2. REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND/OR COPYRIGHT HOLDER IS OBTAINED.
3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
4. A COPY OF THIS DOCUMENT WITHOUT A PROPER APPLICATION OF THE SURVEYOR'S EMBOSSED SEAL SHOULD BE ASSUMED TO BE AN UNAUTHORIZED COPY.
5. ONLY TITLE SURVEYS BEARING THE MAKERS EMBOSSED SEAL SHOULD BE RELIED UPON SINCE OTHER THAN EMBOSSED SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.
6. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
7. SURVEY PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY FACTS THAT MAY ARISE THEREFROM.
8. NO STAKES SET AS PER CONTRACT.
9. THIS SURVEY NOT VALID WITH AFFIDAVIT OF NO CHANGE.
10. THIS SURVEY NOT VALID FOR SUBSEQUENT OWNERS, MORTGAGES OR TITLE INSURERS UNLESS THIS SURVEY HAS BEEN RESURVEYED BY THIS SURVEYOR.

CERTIFICATION:

I HEREBY CERTIFY TO THE FOLLOWING, THAT IN MY PROFESSIONAL OPINION, THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CURRENT CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, AS AMENDED BY THE NIAGARA FRONTIER LAND SURVEYOR'S ASSOCIATION.

WESSEROW DEVELOPMENT LLC
 CHICAGO TITLE INSURANCE COMPANY
 M&T BANK
 NYBDC LOCAL DEVELOPMENT CORPORATION
 EMPIRE STATE CERTIFIED DEVELOPMENT CORPORATION
 U.S. SMALL BUSINESS ADMINISTRATION

THIS CERTIFICATION DOES NOT EXTEND TO SUBSEQUENT OWNERS, MORTGAGES OR TITLE INSURERS UNLESS THIS SURVEY HAS BEEN RESURVEYED FOR THIS PURPOSE BY THE SURVEYOR.
 CERTIFICATION DATE: 08/05/2022

6865 ERIE ROAD

DRAWN BAB	DATE 07/28/22	PART OF LOT 51, T-9, R-9 TOWN OF EVANS COUNTY OF ERIE STATE OF NEW YORK
APPROVED TAS	DATE 07/28/22	
SCALE 1" = 30'	SHEET	PROJECT NO. 20220587