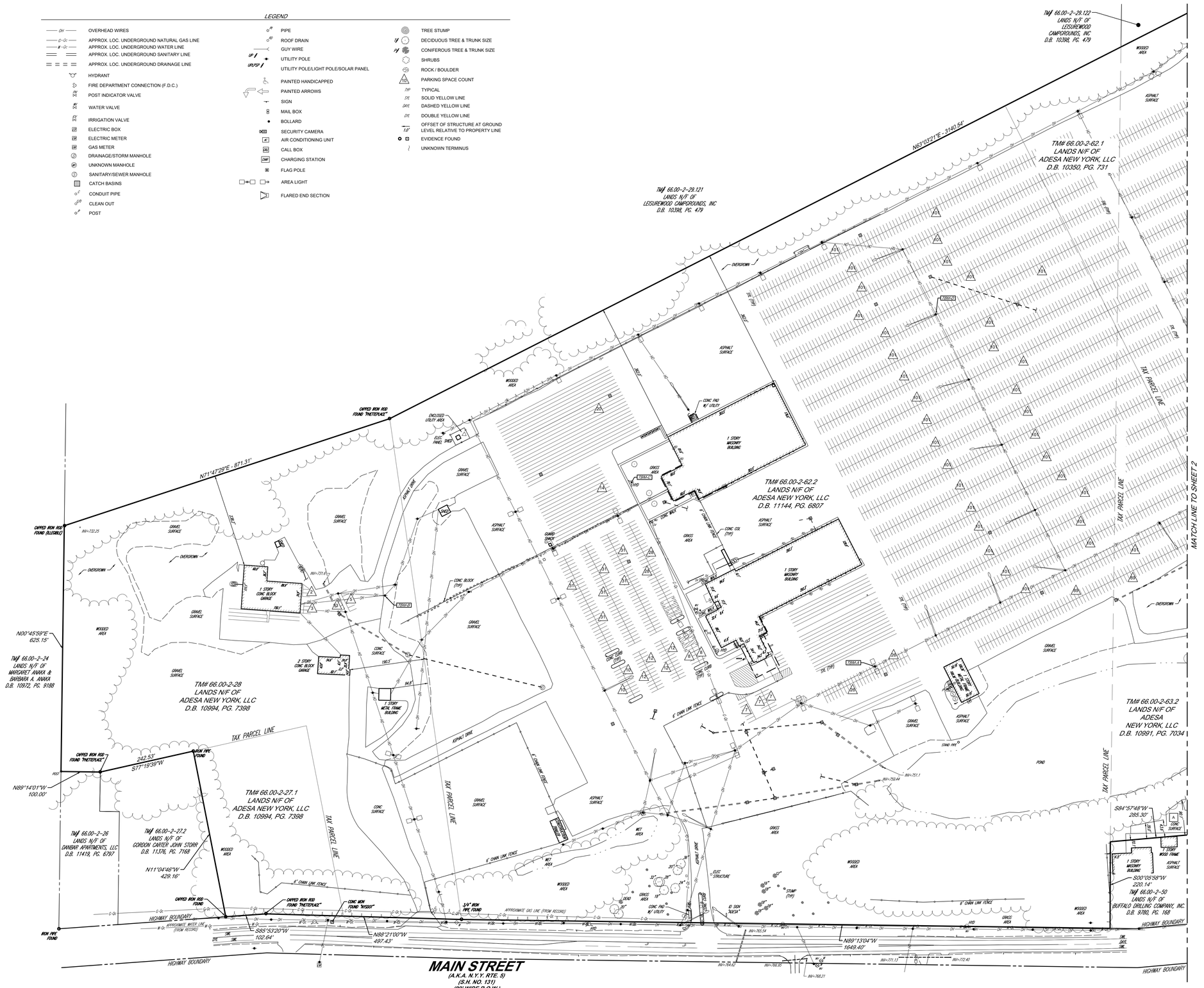
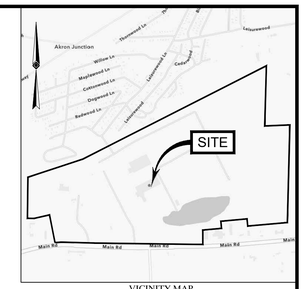
NAD83 (2011) N.Y.S.P.C.S., WEST ZONE

LEGEND

OH — OVERHEAD WIRES	PIPE	TREE STUMP
G — G — APPROX. LOC. UNDERGROUND NATURAL GAS LINE	ROOF DRAIN	DECIDUOUS TREE & TRUNK SIZE
W — W — APPROX. LOC. UNDERGROUND WATER LINE	GUY WIRE	CONIFEROUS TREE & TRUNK SIZE
APPROX. LOC. UNDERGROUND SANITARY LINE	UTILITY POLE	SHRUBS
APPROX. LOC. UNDERGROUND DRAINAGE LINE	UTILITY POLE/LIGHT POLE/SOLAR PANEL	ROCK / BOULDER
HYDRANT	PAINTED HANDICAPPED	PARKING SPACE COUNT
FIRE DEPARTMENT CONNECTION (F.D.C.)	PAINTED ARROWS	TYPICAL
POST INDICATOR VALVE	SIGN	SOLID YELLOW LINE
WATER VALVE	MAIL BOX	DASHED YELLOW LINE
IRRIGATION VALVE	BOLLARD	DOUBLE YELLOW LINE
ELECTRIC BOX	SECURITY CAMERA	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
ELECTRIC METER	AIR CONDITIONING UNIT	EVIDENCE FOUND
GAS METER	CALL BOX	UNKNOWN TERMINUS
DRAINAGE/STORM MANHOLE	CHARGING STATION	
UNKNOWN MANHOLE	FLAG POLE	
SANITARY/SEWER MANHOLE	AREA LIGHT	
CATCH BASINS	FLARED END SECTION	
CONDUIT PIPE		
CLEAN OUT		
POST		





VICINITY MAP
© 2022 ESRI WORLD LIGHT GRAY CANVAS
(NOT TO SCALE)

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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JANUARY 15, 2026
DATE

JODY J. LOUNSBURY
NEW YORK PROFESSIONAL LAND SURVEYOR #050715

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NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

FIELD DATE	11-17-2025
FIELD BOOK NO.	R25-02
FIELD BOOK PG.	28
FIELD CREW	A.J.M.
DRAWN	B.E.C.
REVIEWED	D.J.D.
APPROVED	J.J.L.
DATE	1-15-2026
SCALE	1"=100'
FILE NO.	09-250388
SHEET	1 OF 2

BOUNDARY & LOCATION SURVEY
12200 MAIN STREET
TM# 60.00-2-28, 27.1, 62.1, 62.2, 63.1, & 63.2
VILLAGE OF AKRON ,TOWN OF NEWSTEAD
ERIE COUNTY, STATE OF NEW YORK

CONTROL POINT ASSOCIATES INC PC
500 CANAL VIEW BLVD, SUITE 700
ROCHESTER, NY 14623
585.250.1764
WWW.CPASURVEY.COM

WARREN, NJ 908.668.0099
CHESTER, NJ 908.879.2262
MT. LAUREL, NJ 609.857.2899
MANHATTAN, NY 646.780.0651
WESTCHESTER, NY 914.495.5100
SOUTHBOROUGH, MA 508.948.3666
ALBANY, NY 518.217.5010
PHILADELPHIA, PA 267.394.0356
HUDSON VALLEY, NY 845.401.7199
FT. LAUDERDALE, FL 954.763.7611

NAD83 (2011) N.Y.S.P.C.S. WEST ZONE

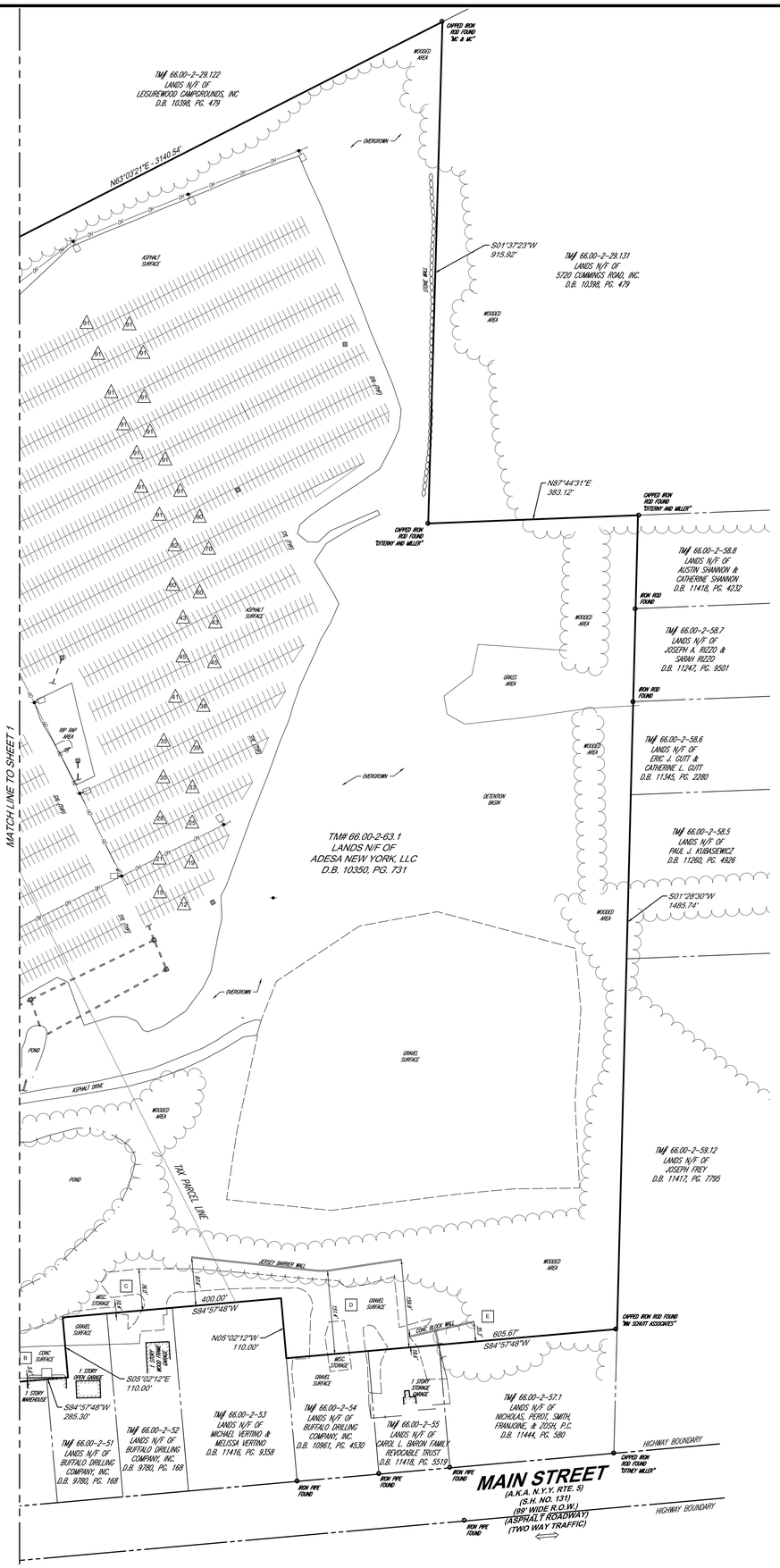

TABLE OF SIGNIFICANT OBSERVATIONS

A	CONC PARKING AREA EXTENDING ONTO SURVEYED PROPERTY FROM PROPERTY ADJACENT TO THE SOUTH.
B	WAREHOUSE BUILDING EXTENDING ONTO SURVEYED PROPERTY FROM PROPERTY ADJACENT TO THE SOUTH.
C	GRAVEL PARKING & STORAGE AREA EXTENDING ONTO SURVEYED PROPERTY FROM PROPERTY ADJACENT TO THE SOUTH.
D	CONC BLOCK WALL EXTENDING ONTO SURVEYED PROPERTY FROM PROPERTY ADJACENT TO THE SOUTH.
E	CONC PARKING AREA EXTENDING ONTO SURVEYED PROPERTY FROM PROPERTY ADJACENT TO THE SOUTH.

NOTE: THESE ARE THE SIGNIFICANT OBSERVATIONS NOTED DURING THE PROCESS OF CONDUCTING THE FIELD WORK. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.

CALL811.COM
1 (800) 962-7962
STOP! CALL BEFORE YOU DIG!

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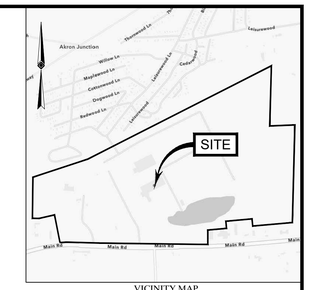
LEGEND

- OVERHEAD WIRES
- APPROX. LOC. UNDERGROUND NATURAL GAS LINE
- APPROX. LOC. UNDERGROUND WATER LINE
- APPROX. LOC. UNDERGROUND SANITARY LINE
- APPROX. LOC. UNDERGROUND DRAINAGE LINE
- HYDRANT
- FIRE DEPARTMENT CONNECTION (F.D.C.)
- POST INDICATOR VALVE
- WATER VALVE
- IRRIGATION VALVE
- ELECTRIC BOX
- ELECTRIC METER
- GAS METER
- DRAINAGE/STORM MANHOLE
- UNKNOWN MANHOLE
- SANITARY/SEWER MANHOLE
- CATCH BASINS
- CONDUIT PIPE
- CLEAN OUT
- POST
- PIPE
- ROOF DRAIN
- GUY WIRE
- UTILITY POLE
- UTILITY POLE/LIGHT POLE/SOLAR PANEL
- PAINTED HANDICAPPED
- PAINTED ARROWS
- SIGN
- MAIL BOX
- BOLLARD
- SECURITY CAMERA
- AIR CONDITIONING UNIT
- CALL BOX
- CHARGING STATION
- FLAG POLE
- AREA LIGHT
- FLARED END SECTION
- TREE STUMP
- DECIDUOUS TREE & TRUNK SIZE
- CONIFEROUS TREE & TRUNK SIZE
- SHRUBS
- ROCK / BOULDER
- PARKING SPACE COUNT
- TYPICAL
- SOLID YELLOW LINE
- DASHED YELLOW LINE
- DOUBLE YELLOW LINE
- OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
- EVIDENCE FOUND
- UNKNOWN TERMINUS



VICINITY MAP
© 2022 ESRI WORLD LIGHT GRAY CANVAS
(NOT TO SCALE)

NOTES:

1. PROPERTY KNOWN AS LOTS 27.1, 28, 62.1, 62.2, 63.1, & 63.1, BLOCK 2, MAP NUMBER 60.00, VILLAGE OF AKRON, TOWN OF NEWSTEAD, ERIE COUNTY, STATE OF NEW YORK.
2. TOTAL AREA = 6,583,631 SQUARE FEET OR 151.139 ACRES.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ANY OR ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.

   A QUALITY LEVEL SYSTEM IS UTILIZED TO IDENTIFY THE SOURCE OF THE UNDERGROUND UTILITY INFORMATION. THE METHOD OF DETERMINATION IS BASED ON CONTRACTUAL AGREEMENT WITH THE CLIENT AND IS DEPICTED ON THE SURVEY BY THE LINE TYPES SHOWN IN THE DRAWING LEGEND. FOR REFERENCE, THE QUALITY LEVELS ARE AS FOLLOWS:

   QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.

   QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.

   QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.

   QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.

   ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.
4. THIS PLAN IS BASED ON A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. (THE SURVEYOR). INFORMATION PROVIDED BY THE CLIENT AND OTHER REFERENCE MATERIAL AS LISTED HEREON. CHANGES TO THE PROPERTY AFTER THE FIELD DATE ARE NOT THE RESPONSIBILITY OF THE SURVEYOR.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS IMPORTANT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO CONVEYANCE AND THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY. BOUNDARY AND EASEMENT LINES ARE BASED UPON AVAILABLE DOCUMENTATION AT THE TIME OF SURVEY AND ARE SUBJECT TO SAID TITLE REPORT.
6. EXISTING FIRM: BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) PER MAP REF #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. SURVEY DOES NOT ADDRESS ENVIRONMENTAL CONDITIONS OR LAND SUITABILITY.
8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) GEOID 18, BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF SURVEY.
   TEMPORARY BENCHMARKS SET:
   TBM-A: BOX CUT SET ON LIGHT POLE BASE, ELEVATION= 757.40'
   TBM-B: DOCK SPIKE SET IN UTILITY POLE BASE, ELEVATION= 738.73'
   TBM-C: BONNET BOLT @ HEAD OF ARROW ON HYDRANT, ELEVATION= 764.41'
   TBM-D: BENCH TIE SET IN UTILITY POLE NM 16 BASE, ELEVATION= 763.45'

   SEVEN (7) DAYS PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SURVEY HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION. SURVEYOR IS NOT RESPONSIBLE FOR CONTRACTOR'S FAILURE TO COMPLY.
9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
10. ANY DISCREPANCIES FOUND ON THE SURVEY SHOULD BE REPORTED TO THE SURVEYOR IMMEDIATELY.
11. THIS SURVEY WAS PREPARED FOR THE CLIENT, KIMLEY-HORN & ASSOCIATES, INC., AND INTENDED ONLY FOR THE USE BY THE CLIENT AS CONTRACTED FOR THE PROJECT AND THE PURPOSE ORIGINALLY INTENDED. NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED HEREON SHALL RELY ON IT FOR ANY PURPOSE.

REFERENCES:

1. THE OFFICIAL TAX ASSESSOR'S MAP OF THE VILLAGE OF AKRON, TOWN OF NEWSTEAD, ERIE COUNTY, STATE OF NEW YORK, MAP NUMBER 60.00.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, ERIE COUNTY, NEW YORK, (ALL JURISDICTIONS), PANEL NOT PRINTED", MAP NUMBERS 36029C0118H, 36029C0119H, 36029C0226H, 36029C0257H, PRELIMINARY DATE: JUNE 06, 2019.
3. MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY 12200 MAIN STREET AKRON, NEW YORK", AS PREPARED BY INFINIGY ENGINEERING, DATED 08 / 2007; AND LAST REVISED 12/11/2007.
4. MAP ENTITLED "ALTA / NSPS LAND TITLE SURVEY" AS PREPARED BY AMERICAN NATIONAL, DATED 02/24/2022; AND LAST REVISED 3/2/2022.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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NEW YORK PROFESSIONAL LAND SURVEYOR #050715

FIELD DATE	11-17-2025
FIELD BOOK NO.	R25-02
FIELD BOOK PG.	28
FIELD CREW	A.J.M.
DRAWN:	B.E.C.
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APPROVED:	J.J.L.
DATE	1-15-2026
SCALE	1"=100'
FILE NO.	09-250388
SHEET	2 OF 2

BOUNDARY & TOPOGRAPHIC SURVEY
12200 MAIN STREET
TM# 60.00-2-28, 27.1, 62.1, 62.2, 63.1, & 63.2
VILLAGE OF AKRON ,TOWN OF NEWSTEAD
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CONTROL POINT ASSOCIATES INC PC
500 CANAL VIEW BLVD, SUITE 700
ROCHESTER, NY 14623
585.250.1764
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MANHATTAN, NY 646.780.0652
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HUDSON VALLEY, NY 845.401.7509
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