POWER AUTHORITY OF THE STATE OF NEW YORK
NIAGARA POWER PROJECT

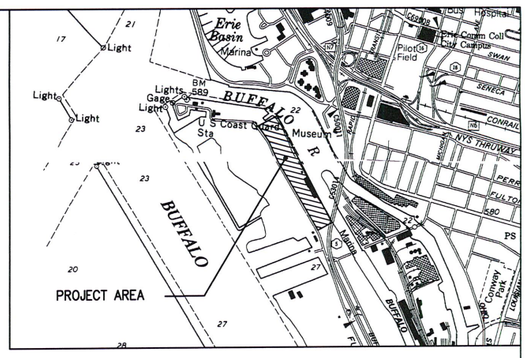
SHEET 1 OF 4 SHEETS

COUNTY OF ERIE
CITY OF BUFFALO
MAP No. 340C
PARCEL No. 3292

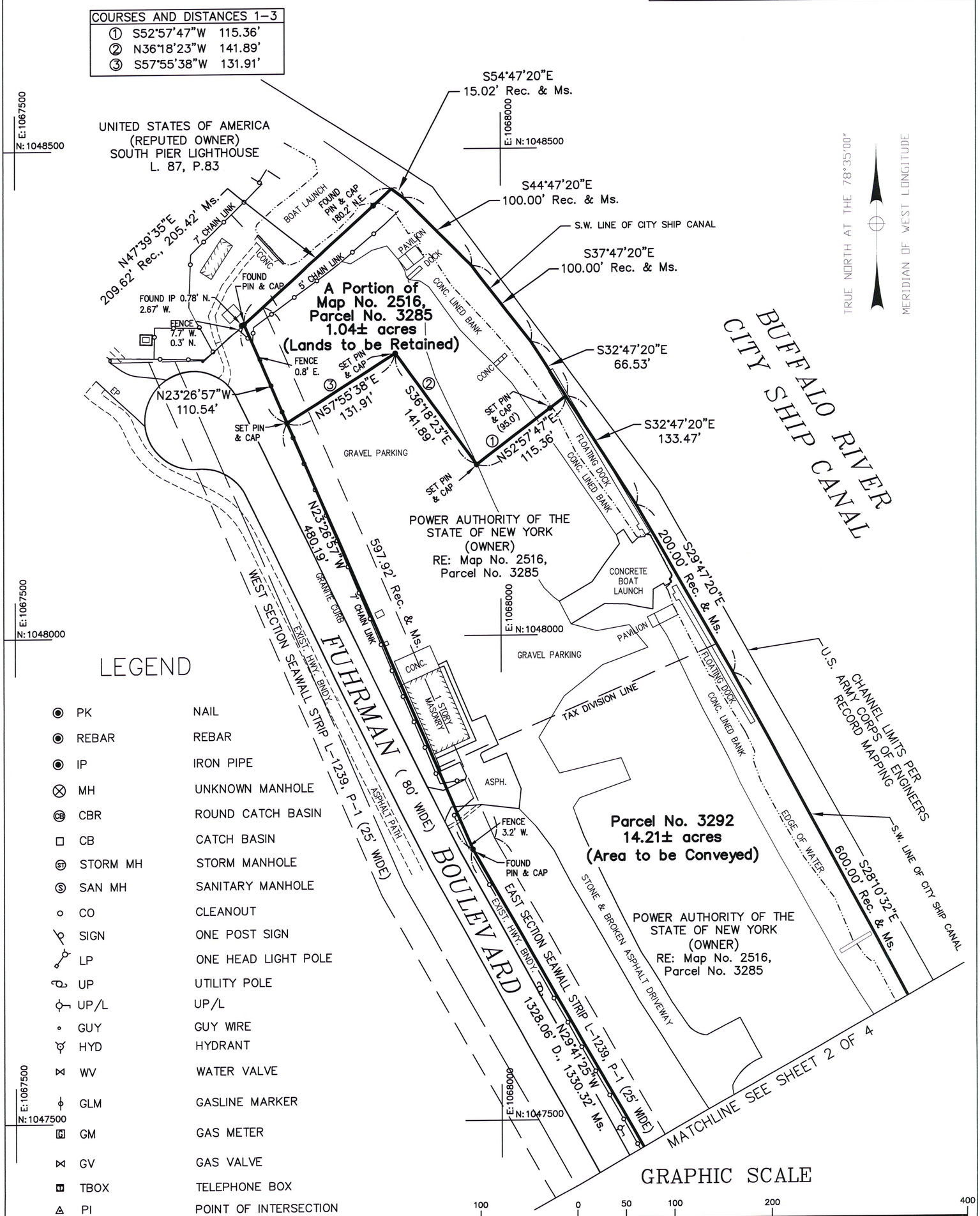
SURVEY AND DESCRIPTION PREPARED UNDER DIRECTION OF THE POWER AUTHORITY OF THE STATE OF NEW YORK.

ALTERATION OR ADDITION TO A SURVEY MAP BEARING THE SEAL OF A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7290, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

CC–D L. 11190 P. 1395
NIAGARA POWER PROJECT MAP No. 2516, PARCEL No. 3285



COURSES AND DISTANCES 1–3		
①	S52°57'47"W	115.36'
②	N36°18'23"W	141.89'
③	S57°55'38"W	131.91'



LEGEND

PK	NAIL
REBAR	REBAR
IP	IRON PIPE
MH	UNKNOWN MANHOLE
CBR	ROUND CATCH BASIN
CB	CATCH BASIN
STORM MH	STORM MANHOLE
SAN MH	SANITARY MANHOLE
CO	CLEANOUT
SIGN	ONE POST SIGN
LP	ONE HEAD LIGHT POLE
UP	UTILITY POLE
UP/L	UP/L
GUY	GUY WIRE
HYD	HYDRANT
WV	WATER VALVE
GLM	GASLINE MARKER
GM	GAS METER
GV	GAS VALVE
TBOX	TELEPHONE BOX
PI	POINT OF INTERSECTION
PIN & CAP	PIN & CAP

SURVEY AND DESCRIPTION PREPARED
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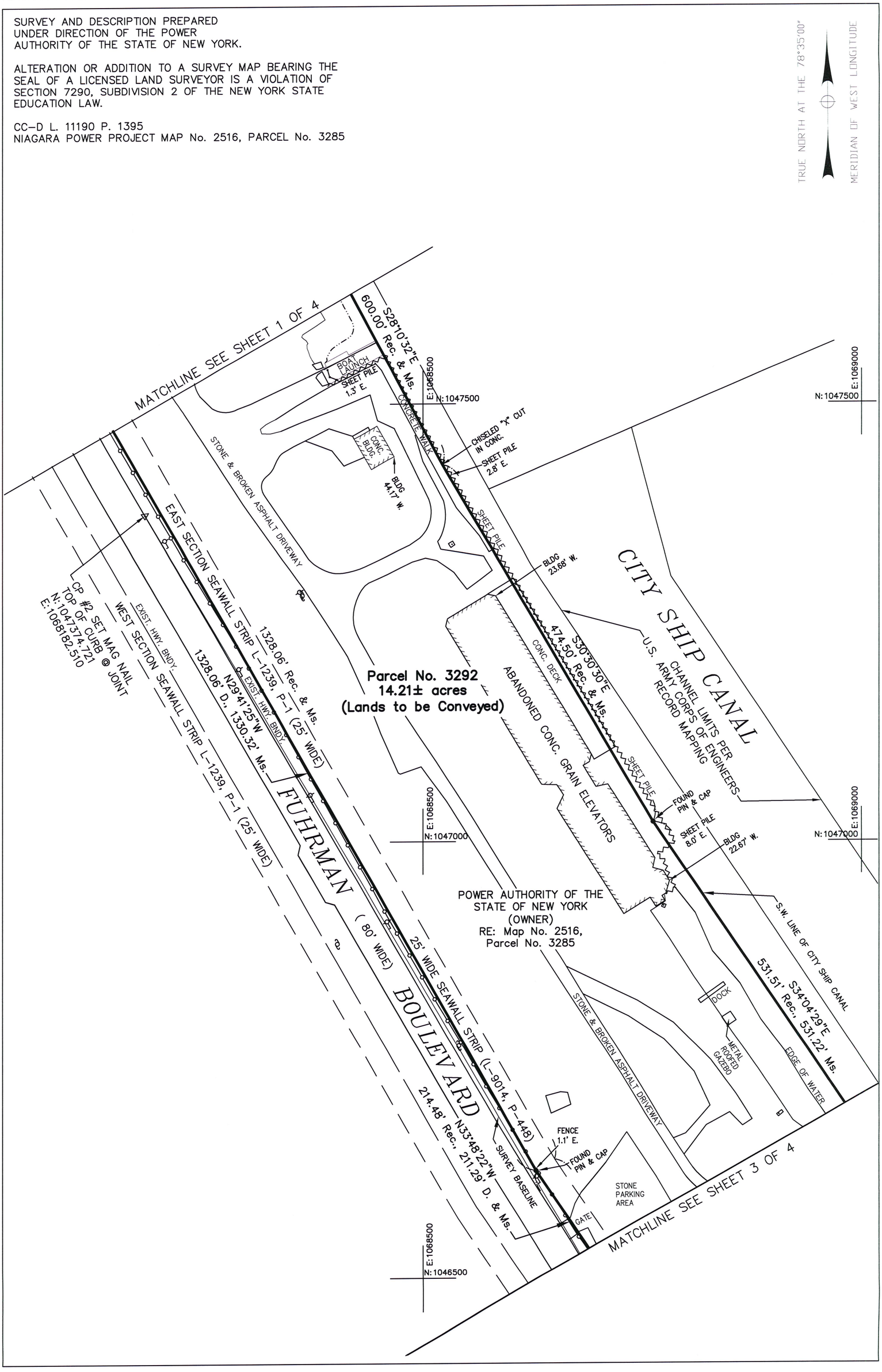
NIAGARA POWER PROJECT MAP No. 2516, PARCEL No. 3285



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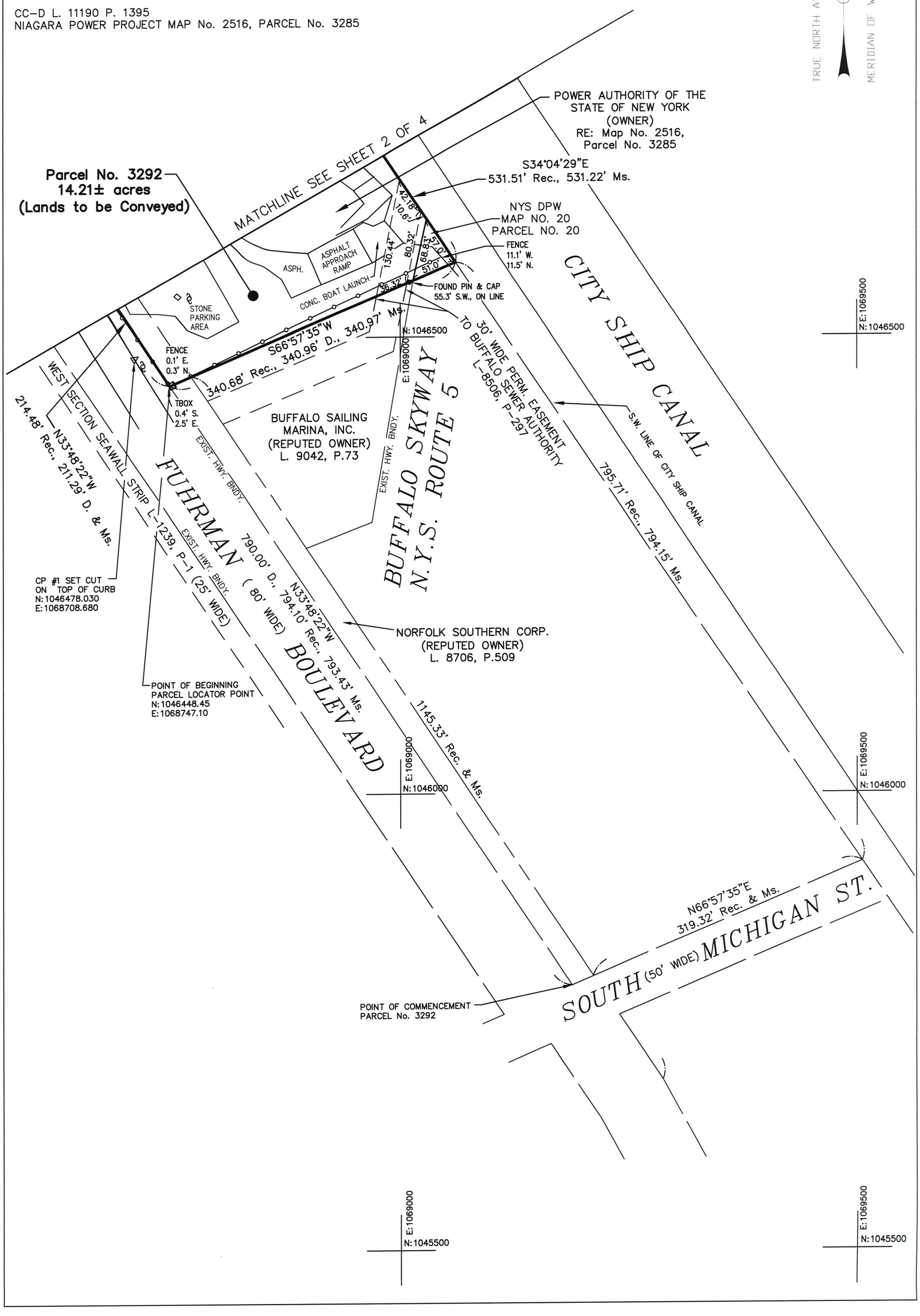

SURVEY AND DESCRIPTION PREPARED
UNDER DIRECTION OF THE POWER
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CC–D L. 11190 P. 1395
NIAGARA POWER PROJECT MAP No. 2516, PARCEL No. 3285

Parcel No. 3292 (Lands to be Conveyed) 14.21± Acres

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Buffalo, County of Erie and State of New York, being part of Outer Lots Nos. 36 through 41 inclusive, being a portion of the lands acquired in L. 11190, P. 1395 as shown on Power Authority of the State of New York, Niagara Power Project Map No. 2516, Parcel No. 3285, bounded and described as follows:

Commencing at a point in the existing northeasterly highway boundary line of Fuhrman Boulevard (80'wide) at its intersection with the existing northwesterly street line of South Michigan Avenue (50' wide), thence North 33°48'22" West a distance of 793.43 feet to the Point of Beginning; thence

1) Northwesterly along the existing northeasterly highway boundary line of Fuhrman Boulevard (80' wide) the following (3) three courses and distances: (1) North 33°48'22" West, a distance of 211.29 feet to a pin and cap; thence (2) North 29°41'25" West, a distance of 1,330.32 feet to a pin and cap; thence (3) North 23°26'57" West, a distance of 480.19 feet to a pin and cap; thence

2) Through the lands of the Power Authority of the State of New York the following (3) three courses and distances: (1) North 57°55'38" East, a distance of 131.91 feet to a pin and cap; thence (2) South 36°18'23" East, a distance of 141.89 feet to a pin and cap; thence (3) North 52°57'47" East, through a pin and cap at a distance of 95.0 feet, a total distance of 115.36 feet to a point on the southwesterly line of the City Ship Canal; thence

3) Southeasterly along the southwesterly line of the City Ship Canal the following (5) five courses and distances: (1) South 32°47'20" East, a distance of 133.47 feet to a point; thence (2) South 29°47'20" East, a distance of 200.00 feet to a point; thence (3) South 28°10'32" East, a distance of 600.00 feet to a chiseled "x" cut in concrete; thence (4) South 30°30'30" East, a distance of 474.50 feet to a pin and cap; thence (5) South 34°04'29" East, a distance of 531.22 feet to a point; thence

4) South 66°57'35" West, through a pin and cap at a distance of 55.3 feet, a total distance of 340.97 feet to the Point of Beginning.

Excepting that part of the above described parcel appropriated by the State of New York as Map No. 20, Parcel No. 20 of Proceedings No. 636 AH 12, recorded in the Erie County Clerk's Office in Liber 4930 of Deeds at page 105 on May 29, 1951.

Containing 14.21 acres of land, more or less.

Subject to an easement granted to the City of Buffalo for the benefit of the Buffalo Sewer Authority for a 48" Sanitary Sewer Line recorded in the Erie County Clerk's Office in Liber 8506 of Deeds at page 297.

All bearings and coordinates shown hereon are referenced to the New York State Plane Coordinate System, West Zone, North American datum of 1983 as re–adjusted in 1996 to reflect the New York High Accuracy Reference Network.

All distances are grid distances; to compute ground distances, multiply the distances shown by the combined scale factor of 1.000077406

A PORTION OF MAP No. 2516, Parcel No. 3285 (Lands to be Retained) 1.04± Acres

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Buffalo, County of Erie and State of New York, being part of Outer Lot No. 36, being a portion of the lands acquired in L. 11190, P. 1395 as shown on Power Authority of the State of New York, Niagara Power Project Map No. 2516, Parcel No. 3285, bounded and described as follows:

Commencing at a point in the existing northeasterly highway boundary line of Fuhrman Boulevard (80'wide) at its intersection with the existing northwesterly street line of South Michigan Avenue (50' wide), thence northwesterly along the existing northeasterly highway boundary of Fuhrman Boulevard (80'wide) the following (4) four courses and distances: (1) North 33°48'22" West, a distance of 793.43 feet to a pin and cap; thence (2) North 33°48'22" West, a distance of 211.29 feet to a pin and cap; thence (3) North 29°41'25" West, a distance of 1,330.32 feet to a pin and cap; thence (4) North 23°26'57" West, a distance of 480.19 feet to a pin and cap and the Point of Beginning; thence

1) Northwesterly continuing along the existing northeasterly highway boundary line of Fuhrman Boulevard (80' wide) North 23°26'57" West, a distance of 110.54 feet to a pin and cap; thence

2) North 47°39'35" West, through a pin and cap at a distance of 180.2 feet, a total distance of 205.42 feet to a point on the southwesterly line of the City Ship Canal; thence

3) Southeasterly along the southwesterly line of the City Ship Canal the following (4) four courses and distances: (1) South 54°47'20" East, a distance of 15.02 feet to a point; thence (2) South 44°47'20" East, a distance of 100.00 feet to a point; thence (3) South 37°47'20" East, a distance of 100.00 feet to a point; thence (4) South 32°47'20" East, a distance of 66.53 feet to a pin and cap; thence

4) Through the lands of the Power Authority of the State of New York the following (3) three courses and distances: (1) South 52°57'47" West, through a pin and cap a distance of 20.4 feet, a total distance of 115.36 feet to a pin and cap; thence (2) North 36°18'23" West, a distance of 141.89 feet to a pin and cap; thence (3) South 57°55'38" West, a distance of 131.91 feet to the Point of Beginning.

Containing 1.04 acres of land, more or less.

All bearings and coordinates shown hereon are referenced to the New York State Plane Coordinate System, West Zone, North American datum of 1983 as re–adjusted in 1996 to reflect the New York High Accuracy Reference Network.

All distances are grid distances; to compute ground distances, multiply the distances shown by the combined scale factor of 1.000077406

STATE OF NEW YORK
SCOTT V. SMITH
050561
LICENSED LAND SURVEYOR

DATE: April 23, 2015

SCOTT V. SMITH
N.Y.S.P.L.S. NO. 050561