

North is based on State Plane Coordinate System
NAD 83 New York West Zone



North 1st Street

60' Right of Way

125.27' m. 125d. from the
NW corner of Block 30

Now or formerly lands of
Roger Holes
Liber 997, Page 681



Now or formerly lands of
W. & S. Fox Family, LP
Liber 1031, Page 392

Now or formerly lands of
Anthony Fratercangelo
Liber 965, Page 816

157.54' to the north
east corner of Block 30

References:

- 1.) Title Search No. 40764
Dated: October 6, 2020
Cattaraugus Abstract Corp.
 - 2.) Title Search No. 44035
Dated: October 6, 2020
Cattaraugus Abstract Corp.
 - 3.) Map & Survey of Premises
By D. Michael Canada, LS.
Job No. 2886
Dated: March 5, 1990
 - 4.) Title Search No. 23231A
Dated: July 8, 2021
Cattaraugus Abstract Corp.
 - 5.) Title Search No. 23230A
Dated: July 7, 2021
Cattaraugus Abstract Corp.
 - 6.) Title Search No. 20626A
Dated: July 22, 2021
Cattaraugus Abstract Corp.
 - 7.) Title Search No. 48804
Dated: August 2, 2021
Cattaraugus Abstract Corp.
- Tax Map Nos. 94.057-2-20, 20./2&59

Lands to be Conveyed by

**Park Centre
Development, Inc.**

Map & Survey of Lands at

**440
North 1st Street**
and
**461 & 465
North Union Street**

Part of Block 30 according to a map
of the Village (now City) of Olean
by T.J. Gosseline, Esq., City of Olean
Cattaraugus County, New York
Fieldwork Date: October 27, 2020
Date: January 6, 2021

~~Revised:~~ June 23, 2021 to add tax
ID No. for Dollar General
Revised: August 11, 2021 to show
references 4-7
Revised: September 29, 2021
Scale: 1" = 30'

Copies Invalid Unless Embossed
Certificate of No Change Voids Survey

**Canada
Land Surveying**

483 North Union Street
Olean, New York 14760
(716) 379-7918
NYS License No. 050600
PA License No. SU 075200



Job Number: **10630**

Notes/

- 1) It is a violation of the NYS Education Law Article 145, Section 7209, Subdivision 1 to alter a survey map without authorization.
- 2) Only visible encumbrances are shown.
- 3) Adjoiner information obtained from County GIS website

Southern parcel is subject to:

- 1.) Easement to NY Telephone
Liber 915, Page 81

LEGEND

- iron pin set
- iron pin found
- pipe found
- power pole
- measured distance
- distance per deed
- light pole
- tree

Now or formerly lands of
County of Cattaraugus
Instrument No. 2020-05768

Now or formerly lands of
FX Net Lease Holding, LLC
Instrument No. 252812-001

10' ROW to Passerino, et al
Liber 801, Page 1180

N 00°25'53" W 158.18'

N 00°09'32" W 51.77'm. (52.50'd.)

N 89°33'32" E 100.00'

440 North 1st Street

Middaugh to Park Centre Development, Inc.
Instrument No. 289902-001
see reference no. 1

S (N) 89°08'48" W (E) 154.00'

Forney to Park Centre Development, Inc.
Liber 877, Page 1078
see reference no. 2

Walters to Park Centre Development, Inc.
Liber 889, Page 649
see reference no. 7

Gayton to Park Centre Development, Inc.
Liber 906, Page 699
see reference no. 6

McBride to Park Centre Development, Inc.
Liber 899, Page 773
see reference no. 5

S 89°43'00" W 178.11'

overhead utility line

blacktop

chain link fence

S 00°22'07" E
35.00'

N 00°25'53" W
1.53'

N 89°13'58" E 53.79'

17.50'

N 89°08'48" E 154.25'

Salvatori to Park Centre Development, Inc.
Liber 802, Page 439 see reference no. 2

VA Building

Veno to Park Centre Development, Inc.
Liber 871, Page 1010 see reference no. 2

Simon to Park Centre Development, Inc.
Liber 867, Page 534 see reference no. 2

blacktop

Eastside Neighborhood to Park Centre Development, Inc.
Liber 899, Page 228
see reference no. 2

154.78' m. 154.25'd.

Family Dollar

Passerino to Park Center Development, Inc.
Liber 898, Page 951
see Reference No. 4

S 89°09'59" W

130.24'

S 00°27'52" E
5.00'