

4/23/2021 Narrative: Myself and two siblings inherited this property from our recently deceased father and we want to sell lots #1 (vacant), #2 (with house) and #3 (vacant) this spring. We are seeking confirmation from the town that the parcels are buildable. Note: Subdivision was approved and recorded with the town around 2004. Owner is in good standing with property taxes.

A: Relief Sought: Owner requests a variance of 1.03 acres for lot #3. The lot is 1.97 acres (without the flag).

B: Relief Sought: Owner requests a variance from the front yard setback for Lot #3 of 125' to allow for construction of a singly family residence, as shown on the site plan. If granted, this relief would allow for more equal spacing between the two existing houses, meeting the general intent of the zoning criteria.

C: Based on recent discussions with the Town of Aurora and the County, the Owner understands that the best way forward to make lot #1 buildable is to do a property line adjustment as shown. Please advise accordingly. See also letter from Town of Aurora to Jerry Morrow dated November 09, 2004.

Miscellaneous Notes

- MN1 Some features shown on this plat may be shown out of scale for clarity.
- MN2 Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only. Monuments were found at points where indicated.
- MN3 Unauthorized Alteration or Addition to this Survey Map is a Violation of Section 7209 Provision 2 of the New York State Education Law.
- MN4 This Survey was prepared without the benefit of an up-to-date abstract of title and is subject to any state of facts that may be revealed by an examination of such.
- MN5 This Survey CANNOT be duplicated or copied without the Landowners Permission.
- MNE THIS MAP IS NOT VALID WITH AFFIDAVIT OF NO CHANGE

Legend of Symbols & Abbreviations

● Set ReRod	N. North	Enc. Encroachment
⊙ Power Pole	S. South	R/W Right-of-way
⊕ Light Pole	E. East	CL Centerline
⊗ Traffic Signal Box	W. West	∩ Indicates Mutual Owner
⊘ Gas Valve	D. Degrees	N/F Now or Formerly
⊙ Storm Inlet	ft. or Min.	
⊙ Fire Hydrant	in. or Sec.	
⊙ Water Valve	Rec. Record	One Chain = 66.0 Ft.
⊙ Sanitary Manhole	Meas. Measured	One Meter = 3.2808333 Ft.
⊙ Valve	L. Liber	One Acre = 43,560.0 Sq.Ft.
⊙ Sign	Pg. Page	
	Ex. Existing	

—	Property Boundary
---	Line of Record
---	Edge of R.O.W.
---	Holland Land Co. Lot Line
---	Road Centerline
x x x x	Fence Along Line

Survey

PREPARED FOR

Jerry Morrow

1045 Willardshire Road
Town of Aurora, New York

Being Part of
HLCO Lot 64 Twp 9 Rge 6
Holland Land Company Survey
Town of Aurora
Erie County, New York

Surveyor's Certification

I hereby certify

that this survey was prepared in accordance with the current Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors and as amended by the Niagara Frontier Land Surveyors Association.

This certification does not extend to subsequent owners, mortgages, or insurers unless this survey has been re-surveyed for this purpose by the surveyors. This certification is void unless embossed with the undersigned New York State Licensed Land Surveyors seal. This certification is null and void if the fee for said certification is not paid.

David S. Freeman

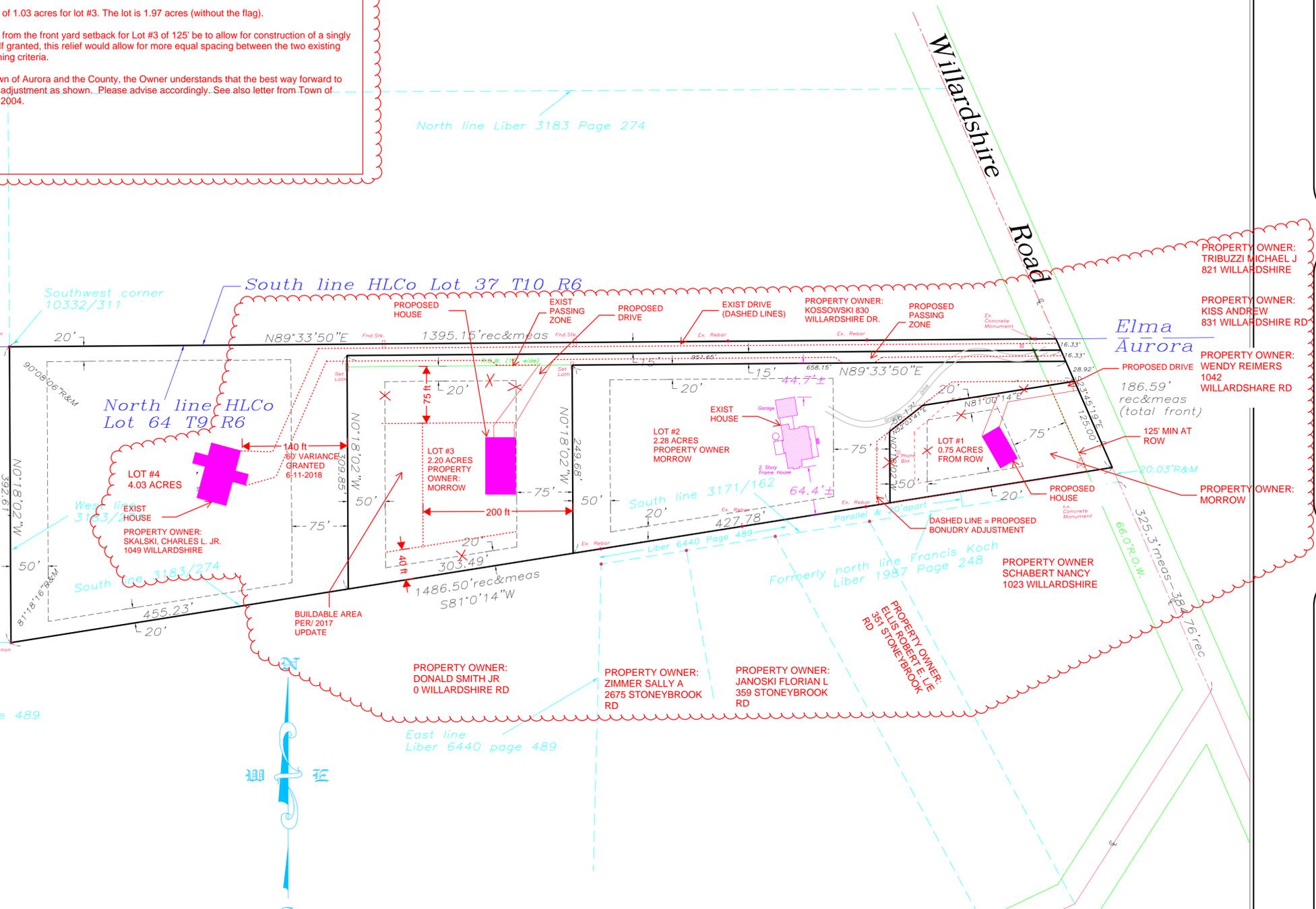
Survey Prepared By:
Licensed Surveyor: David S. Freeman
Licensed Land Surveyor No. : 43342
In the State of: New York
Date of Survey : December 7, 2000
Date of Last Revision: December 16, 2004
Drawing Scale: 1" = 75'±
Freeman & Freeman Job No. 6108

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Freeman and Freeman Land Surveyors
 Resurveying the Holland Land Company for the 21st Century
 10432 Crump Road - Glenwood, N.Y. 14068
 Phone: (716) 592-7740. Email: Survey@FreemanSurveyors.com



MARKUP'S LAST ADDED BY ERIC MORROW ON 4/28/2021



Utility Notes

- UN1 Certain easements and/or utility lines, may or may not be shown hereon, however this shall not imply that all easements or utilities affecting premises are shown.
- UN2 No investigation has been made for subsurface utility lines, sewers, drains, conduits etc. Information shown is based upon surface indications of utilities specifically requested by client.
- UN3 Before digging in this area, call Under Ground Services for field locations (request for ground markings) of underground utility lines.

Copyright Information

1 This Survey is Published in many different colors. Any Black and White reproduction is not a valid map from Freeman and Freeman Land Surveyors.

Reference Data

- RD1 Maps and notes from the Holland Land Company Survey.
- RD2 Liber 10766 Page 788, Liber 3183 Page 274, Liber 6440 Page 489

