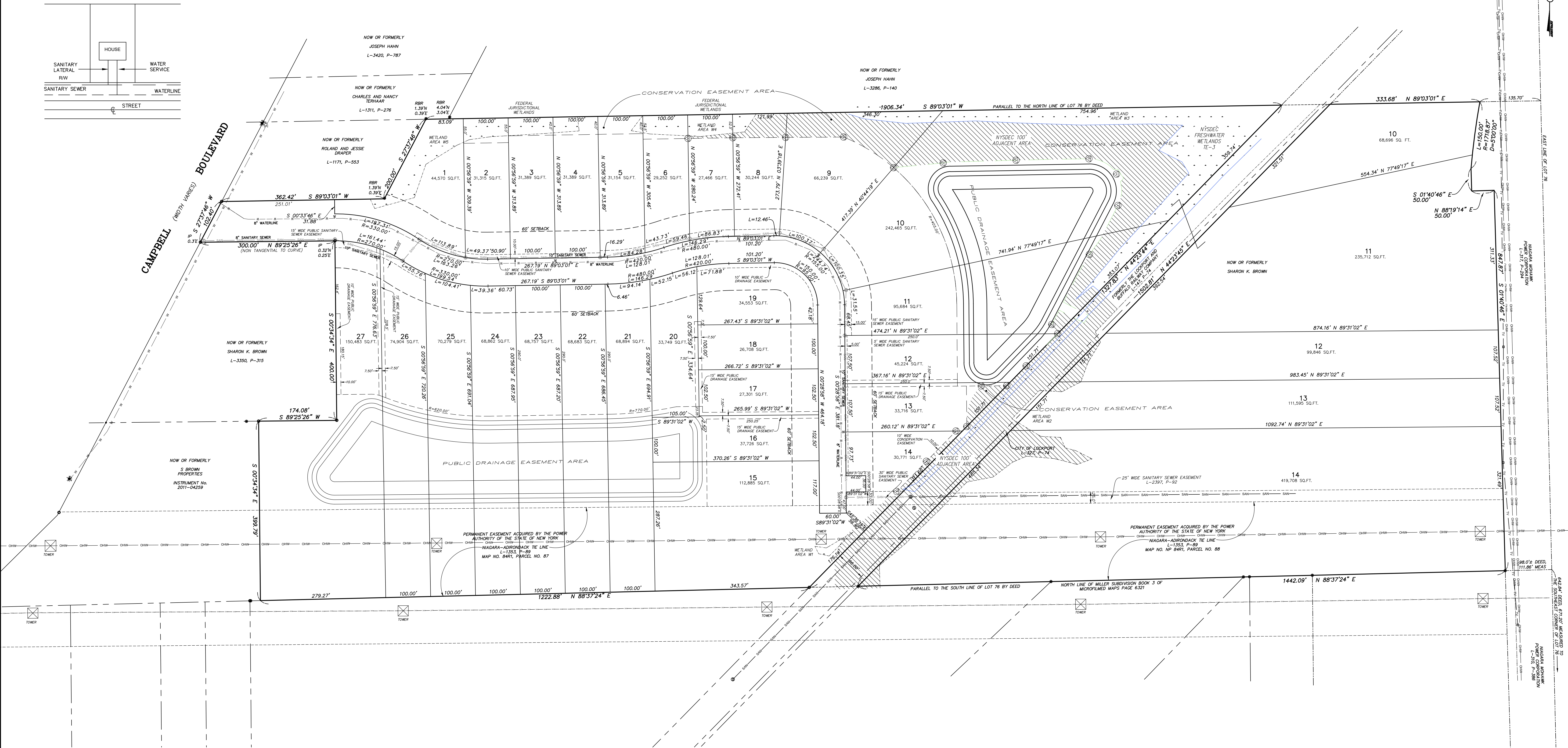


NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

SANITARY SEWER FACILITIES, EXISTING AND PROPOSED, AND WATER SUPPLY FACILITIES, EXISTING AND PROPOSED, SHOWN ON THIS SUBDIVISION MAP ARE FOR THE PURPOSE OF COMPLIANCE WITH NEW YORK STATE REALTY SUBDIVISION LAW. G.P.I. ENGINEERING, LANDSCAPE ARCHITECTURE AND SURVEYING, L.L.P. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SANITARY SEWER AND WATER FACILITIES SHOWN ON THIS MAP OR FOR THE APPROVAL, CONSTRUCTION OR ACCEPTANCE BY APPROPRIATE GOVERNMENT AGENCIES OF SAID FACILITIES.

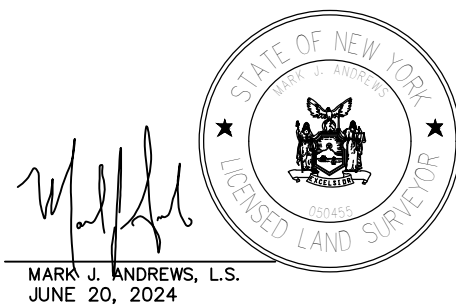
NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 1209, PARAGRAPH 2 OF THE NEW YORK STATE EDUCATION LAW.



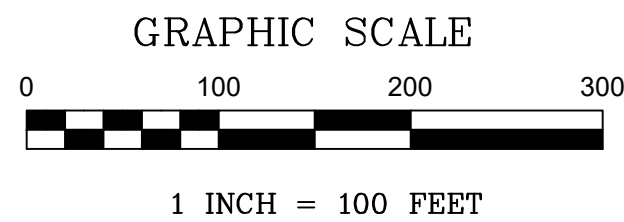
WEST SUBDIVISION AREA: 39.971 ± Acres
EAST SUBDIVISION AREA: 21.477 ± Acres
TOTAL SUBDIVISION AREA: 61.448 ± Acres

NOTE:

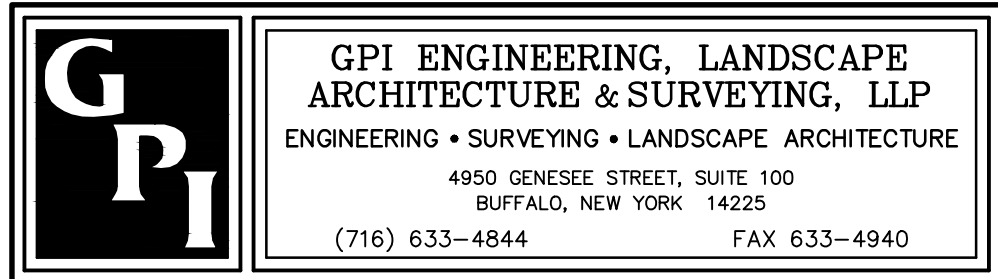
ALL IMPROVEMENTS WILL BE INSTALLED UNDER TOWN PERMITS WITH ALL PLANS CONSISTENT WITH PRELIMINARY PLAN.
THE PUBLIC DRAINAGE EASEMENTS SHOWN ON THIS SUBDIVISION MAP SHALL BE GRANTED TO THE TOWN OF PENDLETON. THE RESPONSIBILITY OF THE TOWN OF PENDLETON SHALL BE LIMITED TO STORM PURPOSES ONLY AND SHALL NOT INCLUDE BANK STABILIZATION, AESTHETIC CONSIDERATIONS OR EROSION OR SILTING ELIMINATION AT DETENTION FACILITIES.
SANITARY SEWER EASEMENTS SHOWN ON THIS SUBDIVISION MAP ARE TO BE GRANTED TO THE TOWN OF PENDLETON.
DRIVEWAYS FOR LOTS 14 & 15 TO BE LOCATED ON THE NORTH SIDE OF LOT.
LANDSCAPE BUFFERING TO BE DETERMINED IN THE FIELD FOR THE REAR OF LOTS 13 & 14 AND ALONG NORTH SIDE OF ENTRANCE ROAD.
INDICATES MONUMENT TO BE SET WHERE LOT LINES INTERSECT THE EDGE OF WETLANDS/CONSERVATION AREAS



PURSUANT TO CHAPTER 605 OF THE LAWS OF 1985, I CERTIFY THAT THIS SUBDIVISION MAP WAS PREPARED UNDER MY DIRECTION AND THE OUTBOUND SURVEY OF THE PREMISES CONTAINED WITHIN SAID SUBDIVISION WAS PREPARED UNDER MY DIRECTION AND IS SHOWN ON MY SURVEY DATED



Regency Estates
TOWN OF PENDLETON, NIAGARA COUNTY, NEW YORK
BEING PART OF LOT 76, TOWNSHIP 13, RANGE 7, HOLLAND LAND SURVEY



JOB No.: 2300035

DATE: APRIL 28, 2025

OWNER'S CONSENT FOR FILING:

OWNER _____ DATE _____

APPROVED BY THE TOWN OF PENDLETON ENGINEER:

TOWN ENGINEER _____ DATE _____

APPROVED BY THE TOWN OF PENDLETON PLANNING BOARD:

CHAIRPERSON _____ DATE _____

FILED IN THE NIAGARA COUNTY CLERK'S OFFICE
AS INSTRUMENT NO.:

DATE:

NIAGARA COUNTY DEPARTMENT OF HEALTH