N

DUNNIGAN ROAD (49.5' WIDE)

N.W. COR. INST. NO. 2009-16809

N.E. COR. INST. NO. 2009-16809

2229.80' DEED & MEAS.

1930' DEED = 1929.80' MEAS.

1719.56' DEED & MEAS.

210.24' DEED & MEAS.

500.00'

1219.56'

300.0' DEED & MEAS.

EX. IRON PIPE W/CAP 0.12' SOUTH

EX. IRON PIPE 0.39' NORTH

SET REBAR W/CAP

W.V. 3.8' SOUTH

HYD. #18 5.6' SOUTH

W.V. 2.7' SOUTH

W.V. 4.2' SOUTH

HYD. 6.1' SOUTH

W.V. 1.4' SOUTH

W.V. 4.0' SOUTH

HYD. 5.8' SOUTH

EX. REBAR 0.14' EAST

EX. IRON PIPE W/CAP 0.12' SOUTH 0.10' S.W.

89°-23'-10"

90°-36'-50"

90°-36'-50"

90°-19'-11"

8.25'

8.25'

PARALLEL

REPUTED OWNER
JASON A. COUGHLIN
L-2845, P-203

REPUTED OWNER
JASON & KELLI COUGHLIN
INST. NO. 2023-17995

826.32'± DEED = 829.00' DEED & MEAS.

WEST LINE INST. NO. 2009-16809

828.59' DEED & MEAS.

827.64'

REPUTED OWNER
6060 DUNNIGAN ENTERPRISES, LLC
INST. NO. 2023-15947

PARCEL B
9.505± Ac.

PARCEL C
22.638± Ac.

REPUTED OWNER
ASPENWOOD PROPERTIES LLC
INST. NO. 2017-12327

287'-9" = 287.75' DEED

PARALLEL WITH ℄ TRANSIT ROAD

AN EAST LINE INST. NO. 2009-16809
621.04' DEED ADD. = 625.26' DEED & MEAS.

300.00' DEED

EX. IRON PIPE W/CAP 0.13' EAST

333.29' DEED

333.29'± DEED

REPUTED OWNER
JEANNINE BAUERLEIN & KIM CRAVEN
INST. NO. 2025-04081

EXCEPTION PARCEL
L-1127, P-359

PRESENT HIGHWAY BOUNDARY

EAST LINE LOT-59

WEST LINE LOT-90

℄ TOWN OF PENDLETON

TOWN OF LOCKPORT

(N.Y.S. ROUTE NO. 78) (VARYING WIDTHS)

(TRANSIT PART 3)

(S.H. NO. 507)

TRANSIT ROAD

REPUTED OWNER
6020 DUNNIGAN ROAD, LLC
L-3367, P-94

DITCH RIGHT OF WAY
25 LINKS = 16.5' WIDE
L-241, P-143

℄ DITCH

89°-47'-26"

100.00' DEED SUBT. & MEAS.

EX. IRON PIPE 0.44' NORTH 0.42' WEST

EX. IRON PIPE 0.12' SOUTH 0.45' WEST

300.00' DEED & MEAS.

EX. IRON PIPE 0.45' NORTH

AN EAST LINE OF INST. NO. 2009-16809

400.00' DEED & MEAS.

PARALLEL WITH SOUTH LINE LOT 59 (DEED)

REPUTED OWNER
COBTI LLC
INST. NO. 2018-20893

200.00' DEED & MEAS.

PARALLEL WITH ℄ TRANSIT ROAD

200.00' DEED

89°-47'-26"

90°-30'-13"

210.23' D. & M.

500.00'

90°-30'-13"

90°-30'-13"

SOUTH LINE INST. NO. 2009-16809
1615.28' DEED & MEAS.

PARALLEL WITH SOUTH LINE LOT 59 (DEED)

1115.28'

400.00' DEED & MEAS.

EX. IRON PIPE 0.68' NORTH 5.06' WEST

SET REBAR W/CAP

S.W. COR. INST. NO. 2009-16809

1830'± DEED = 1825.51' MEAS.

EX. IRON PIPE 0.96' EAST 0.24' SOUTH

EX. REBAR

ORIGINAL HIGHWAY BOUNDARY

1023.68' (DEED) NORTH OF THE SOUTH EAST CORNER LOT 59

LEGEND

○ W.V. WATER VALVE
△ HYD. HYDRANT

REPUTED OWNER
FRENCHIE FARMS LLC
INST. NO. 2023-19560

APPROVED BY TOWN OF PENDLETON PLANNING BOARD
NIAGARA COUNTY, NEW YORK DATE: _____

_____
CHAIRMAN

FILED IN THE NIAGARA COUNTY CLERK'S OFFICE IN MICROFILM
MAP BOOK _____ PAGES _____ SLIDE NO. _____

PURSUANT TO CHAPTER 605 OF THE LAWS OF 1985
I HEREBY CERTIFY THAT THIS SUBDIVISION MAP WAS PREPARED UNDER MY DIRECTION AND THE OUTBOUNDS SURVEY OF THE PREMISES CONTAINED WITHIN SAID SUBDIVISION WAS PREPARED UNDER MY DIRECTION AND IS SHOWN ON OUR MAP DATED MAY 1, 2023 AND IDENTIFIED AS JOB NO. 9580.

_____
JOHN E. McINTOSH, III L.S. NO. 49928

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

6060 DUNNIGAN ENTERPRISES, LLC SUBDIVISION

McINTOSH & McINTOSH, P.C.
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
LOCKPORT, NEW YORK PHONE 433-2535
BUFFALO, NEW YORK PHONE 625-8360

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NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

RESURVEY	REVISION
	ADD PARCELS B & C MAY 21, 2026

SURVEY OF PART OF LOT-59, TWP.-13, R.-7, HOLLAND PURCHASE

LOCATION TOWN OF PENDLETON, NIAGARA COUNTY, NEW YORK

REFERENCE MAP FILED IN MICROFILM MAP BOOK-13, PAGES-1205 & 1206

JOB No. 9580 | SCALE: 1"= 100' | DATE: MAY 1, 2023

DRAWN	CJR
COMP.	JEM, III
DESC.	
CHECKED	JEM, III