

Cobb Road  
(49.5' Right of Way)  
Centerline of Road

Hanson Road  
(49.5' Right of Way)  
Centerline of Road

H.L.C.S. Lot 18  
N 89°36'43" E 769.26'

H.L.C.S. Lot 10  
S 00°47'15" E 2,143.55' m. 2,115.96' ± d.

Lot 1  
Area:  
2,937,786.69 Sq. Ft.  
or  
67.442 Acres

Remainder of Magnason  
Deed of Record  
Instrument No. DE2021006264  
Part of Parcel ID: 320.00-2-72

Holmquist 3  
(Universal Resources)

(N) S 86°20'37" E 1,463.38'  
1,166.22'

25.00'

Knight Road  
(49.5' Right of Way)  
Centerline of Road

Lot 2  
Area:  
2,242,088.02 Sq. Ft.  
or  
51.471 Acres  
Lands to be Conveyed by  
Magnason to Marvin Troyer  
Deed of Record  
Instrument No. DE2021006264  
Part of Parcel ID: 320.00-2-72

Folsom Creek  
Center of Creek

(N) S 04°45'23" E 82.07'  
(N) S 10°44'37" W 217.62'  
(N) S 02°47'14" E 363.38'  
(N) S 06°04'19" W 228.08'  
(N) S 04°37'13" W 295.47'

H.L.C.S. Lot 17  
S 89°51'26" W 1,476.99' m. 1,463.22' ± d.

H.L.C.S. Lot 9  
S 00°52'08" E 910.81' m. 897.6' ± d.

Now or Formerly Lands of  
Michael R. Howard  
Instrument No. DE2013003195  
Parcel ID: 320.00-2-69

Now or Formerly Lands of  
JCORP Properties, LLC  
Instrument No. DE2018004385  
Parcel ID: 320.00-2-70

Now or Formerly Lands of  
Stephen A. Garvey & Patricia Bellardo  
Instrument No. DE2011004889  
Parcel ID: 320.00-2-73

Now or Formerly Lands of  
Sherry A. Holmquist  
Liber 2715 Page 59  
Parcel ID: 320.00-2-76

Now or Formerly Lands of  
Sherry Lawson  
Instrument No. DE2021001718  
Parcel ID: 320.00-2-80.1

## LEGEND

- FOUND IRON STAKE
- SET REBAR & CAP
- ⊙ PREVIOUSLY SET REBAR AND CAP
- ⊕ GAS WELL
- m. MEASURED DISTANCE
- d. DEEDED DISTANCE
- X-X-X- FENCE

Grid North  
SPCS - NY West Zone

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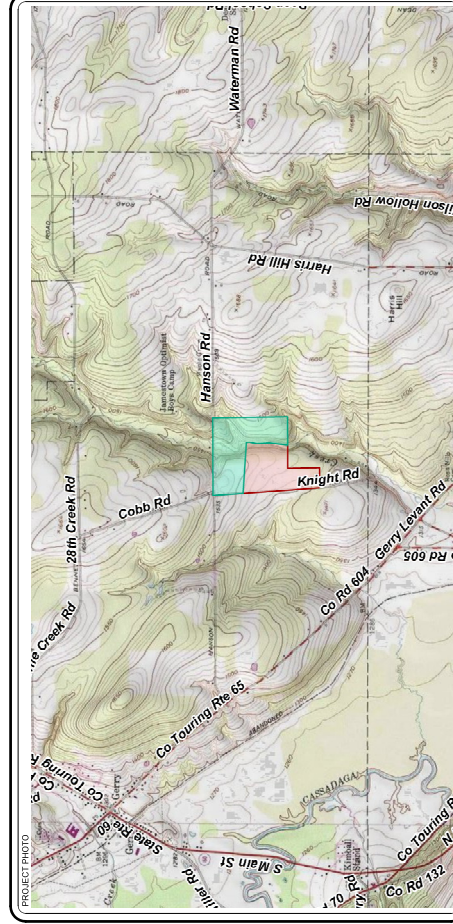
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MATTHEW R. ROBINSON, PLS  
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MAP OF A BOUNDARY RETRACEMENT & SUBDIVISION SURVEY  
FOR  
**TIMOTHY MAGNUSON & ANDREA MAGNUSON**  
HANSON ROAD & KNIGHT ROAD  
TOWN OF GERRY, CHAUTAQUA COUNTY, NEW YORK STATE  
PART OF LOT 17 - TOWN 3 - RANGE 11 OF THE HOLLAND LAND COMPANY'S SURVEY

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DATE OF SURVEY: 12/01/2022  
DATE OF PLOTTING: 12/05/2022  
SHEET: S22-191  
TOTAL SHEETS: 1  
SCALE: 1" = 300'  
TOWN: MRR

