

Proposed Description
Regency Estates, Sanitary Sewer & Drainage District
Campbell Boulevard
Pendleton, New York
Job No.2300035
March 11, 2025

ALL THAT TRACT OR PARCEL OF LAND, situated in the Town of Pendleton, County of Niagara and State of New York, being part of Lot 76, Township 13, Range 7 of the Holland Land Company's survey, bounded and described as follows:

BEGINNING at a point on the southeast line of Campbell Boulevard at its intersection with the north line of lands now or formerly conveyed to Sharon K. Brown by deed recorded in Liber 3350 of deeds at page 315;

THENCE N 27°37'46" E, along the southeast line of Campbell Boulevard, a distance of 102.40 feet to a point on the south line of lands now or formerly conveyed to Roland & Jessie Draper by deed recorded in Liber 1171 of deeds at page 553;

THENCE N 89°03'01" E, along the south line of said lands conveyed to Draper, a distance of 362.42 feet to the southeast corner thereof;

THENCE N 27°37'46" E, along the southeast line of said lands conveyed to Draper being parallel with the southeast line of Campbell Boulevard, a distance of 200.00 feet to a point on the south line of lands now or formerly conveyed to Charles & Nancy Terhaar by deed recorded in Liber 1311 of deeds at page 276;

THENCE N 89°03'01" E, along the south line of said lands conveyed to Terhaar and the south line of lands now or formerly conveyed to Joseph Hahn, by deed recorded in Liber 3286 of deeds at page 140, a distance of 1906.34 feet to a point on the northwest line of lands conveyed to the Lockport & Buffalo Railway Company by Liber 147 of deeds at page 74;

THENCE S 44°23'44" W, along the northwest line of said lands conveyed to the Lockport & Buffalo Railway Company, a distance of 1327.83 feet to a point on the south line of a permanent easement acquired by the Power Authority of the State of New York for the Niagara – Adirondack Tie Line, Map No. 84R1, Parcel No. 87, recorded in Liber 1353 of deeds at page 89;

THENCE S 88°37'24" W, along the south line of said easement to the Power Authority of the State of New York, a distance of 1222.88 feet to the southeast corner of lands now or formerly conveyed to S. Brown Properties, by deed recorded as Instrument No. 2011-04259;

THENCE N 00°34'34" W, along the east line of said lands conveyed to S. Brown Properties, a distance of 399.79 feet to a point on the south line of said lands conveyed to Sharon K. Brown by aforesaid;

THENCE N 89°25'26" E, along the south line of said lands conveyed to Sharon K. Brown a distance of 174.08 feet to the southeast corner thereof;

THENCE N 00°34'34" W, along the east line of said lands conveyed to Sharon K. Brown, a distance of 400.00 feet to the northeast corner thereof;

THENCE S 89°25'26" W, along the north line of said lands conveyed to Sharon K. Brown, a distance of 300.00 feet to the Point or Beginning.