

Cross State Land Survey

Project portfolio

7-Brew- Amherst, NY

Client: Empire Commercial Construction

Project Type: Construction surveying Support

Project Size: 1 Acre

Date Completed: 1/16/26

PROJECT OVERVIEW

Cross State Land Survey PLLC completed a topographic survey and construction layout services for an Empire Commercial Construction project consisting of one of three 7 Brew coffee shop developments. The project included the establishment of horizontal and vertical control tied to project benchmarks and integration with design CAD data.

Our team provided precise construction layout staking for building corners, offsets, and cooler pad placement, along with ongoing field verification to ensure conformance with design plans. Control reports were prepared and provided to the contractor to support accurate field execution and coordination. Throughout construction, we maintained close communication with the project team to align survey services with the construction schedule.

Upon project completion, Cross State Land Survey PLLC performed an as-built survey to document final constructed conditions, supporting the issuance of occupancy permits with the Town of Amherst.

SCOPE OF SERVICES

- Boundary survey and deed research
- Control establishment
- Construction layout / stakeout
- As-built verification

DELIVERABLES

- Boundary lines and easements
- Control points and benchmarks
- Control Reports
- Final signed and sealed survey

RESULTS / VALUE PROVIDED

- Reduced project delays through efficient field operations
- Provided clear, defensible survey documentation
- Supported successful project execution

VISUALS


See attached control sheet and asbuilt survey

Best regards,

Tracy Manguso Spada,PLS

Owner | Cross State Land Survey PLLC

 Serving Western New York and beyond

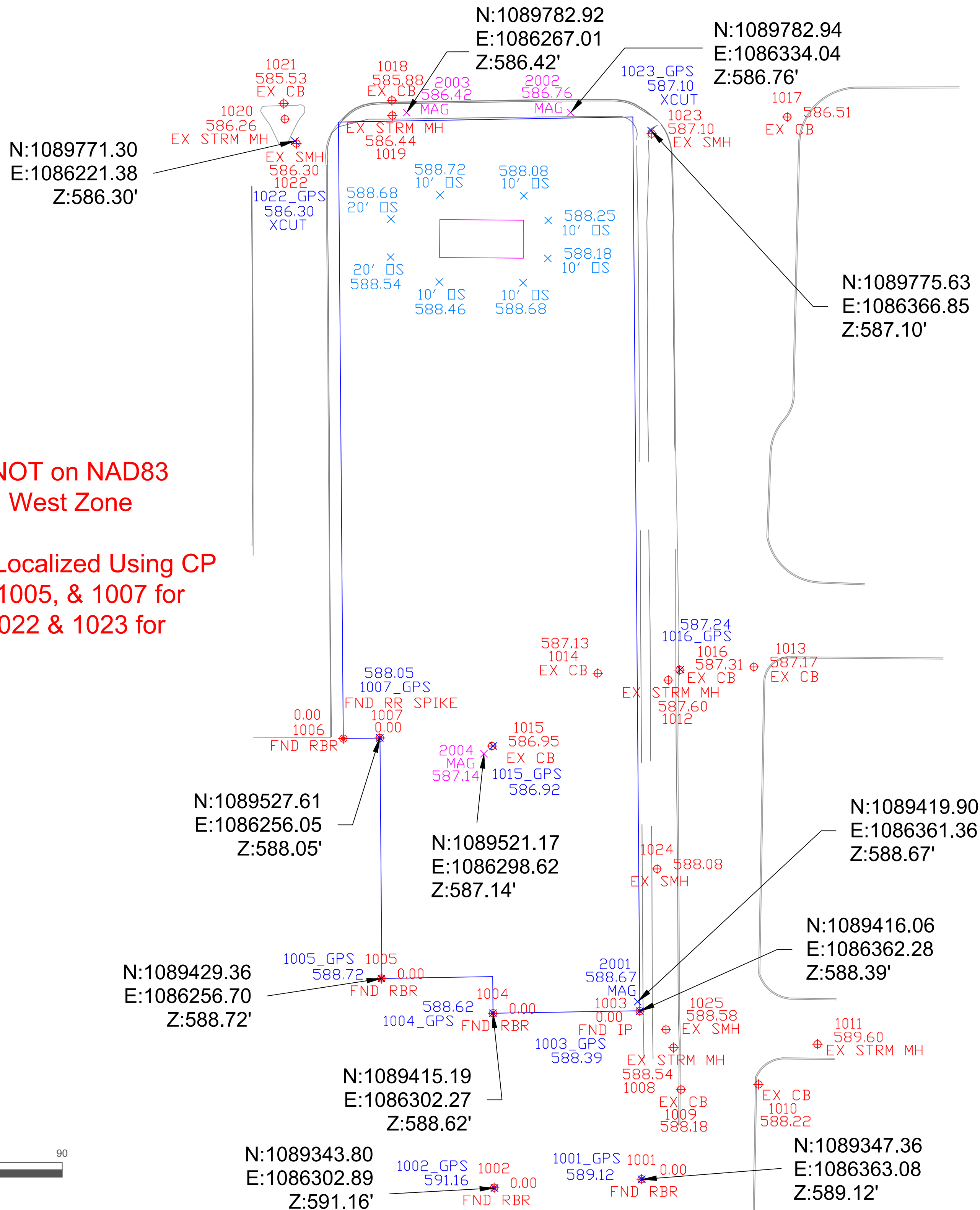
 (716) 238-3228

 TracyManguso@gmail.com

Woman-Owned & Committed to Excellence

CAD File is NOT on NAD83
N.Y.S.P.C.S. West Zone

Project was Localized Using CP
1003, 1004, 1005, & 1007 for
Horizontal; 1022 & 1023 for
Benchmarks



Notes:

Legend	
Provided Control	⊕
Field Measurement	×
Set Control	×

Control Report			
Control Point	DN	DE	DZ
1001	0.06	-0.09	N/A
1002	0.1600	-0.1500	N/A
1003	0.0100	-0.0500	N/A
1004	-0.0300	0.0300	N/A
1005	0.0200	0.0100	N/A
1007	0.0000	0.0100	N/A

Benchmark		
Control Pt	Description	DZ
1015	EX DS	-0.030
1016	EX DS	-0.070
1022	SMH	0.000
1023	SMH	0.000

C			
B			
A			
REV:	DESCRIPTION:	BY:	DATE:

Cross State Land Survey, PLLC
9196 Mohawk Road
Angola, NY 14006
TracyManguso@gmail.com
716-238-3228

CLIENT:

ARCHITECT:

DRAWN: JL CHECKED: TA DATE: 08/22/25 REVISION:

PROJECT NAME: 7Brew Amherst

DRAWING TITLE: Control Report

SCALE: 1" = 30' SHEET SIZE: C SHEET NO: 1 of 2

PROJECT NO: STATUS:

DRAWING NO: CTRL-01



N:1089739.45
E:1086260.58
Z:588.68'

N:1089723.95
E:1086260.43
Z:588.54'

N:1089713.78
E:1086280.35
Z:588.46'

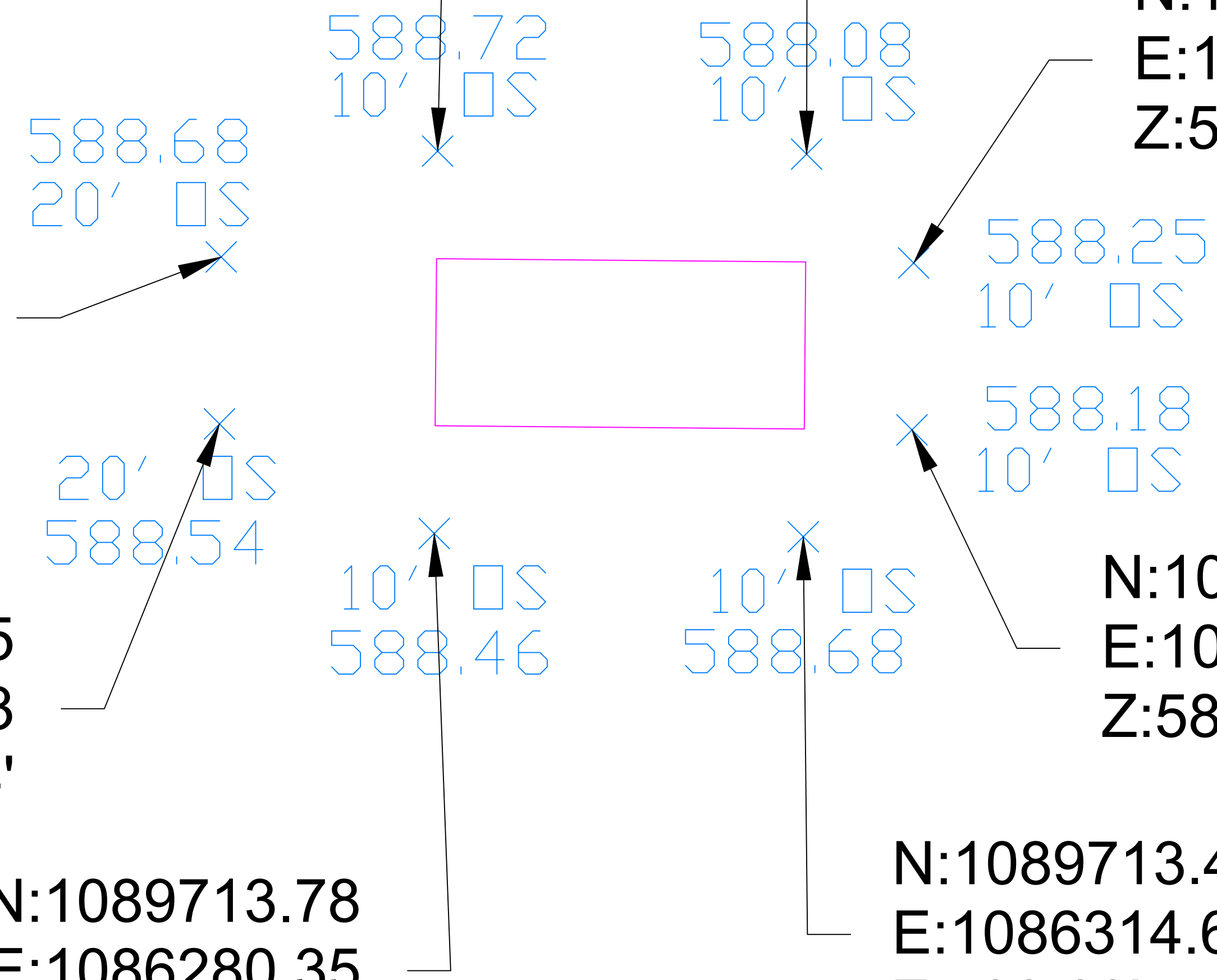
N:1089749.27
E:1086280.67
Z:588.72'

N:1089748.99
E:1086314.90
Z:588.08'

N:1089738.89
E:1086324.84
Z:588.25'

N:1089723.40
E:1086324.68
Z:588.18'

N:1089713.48
E:1086314.60
Z:588.68'



Notes:

Legend	
Provided Control	
Field Measurement	
Set Control	

Control Report			
Control Point	DN	DE	DZ
1001	0.06	-0.09	N/A
1002	0.1600	-0.1500	N/A
1003	0.0100	-0.0500	N/A
1004	-0.0300	0.0300	N/A
1005	0.0200	0.0100	N/A
1007	0.0000	0.0100	N/A

Benchmark		
Control Pt	Description	DZ
1015	EX DS	-0.030
1016	EX DS	-0.070
1022	SMH	0.000
1023	SMH	0.000

C			
B			
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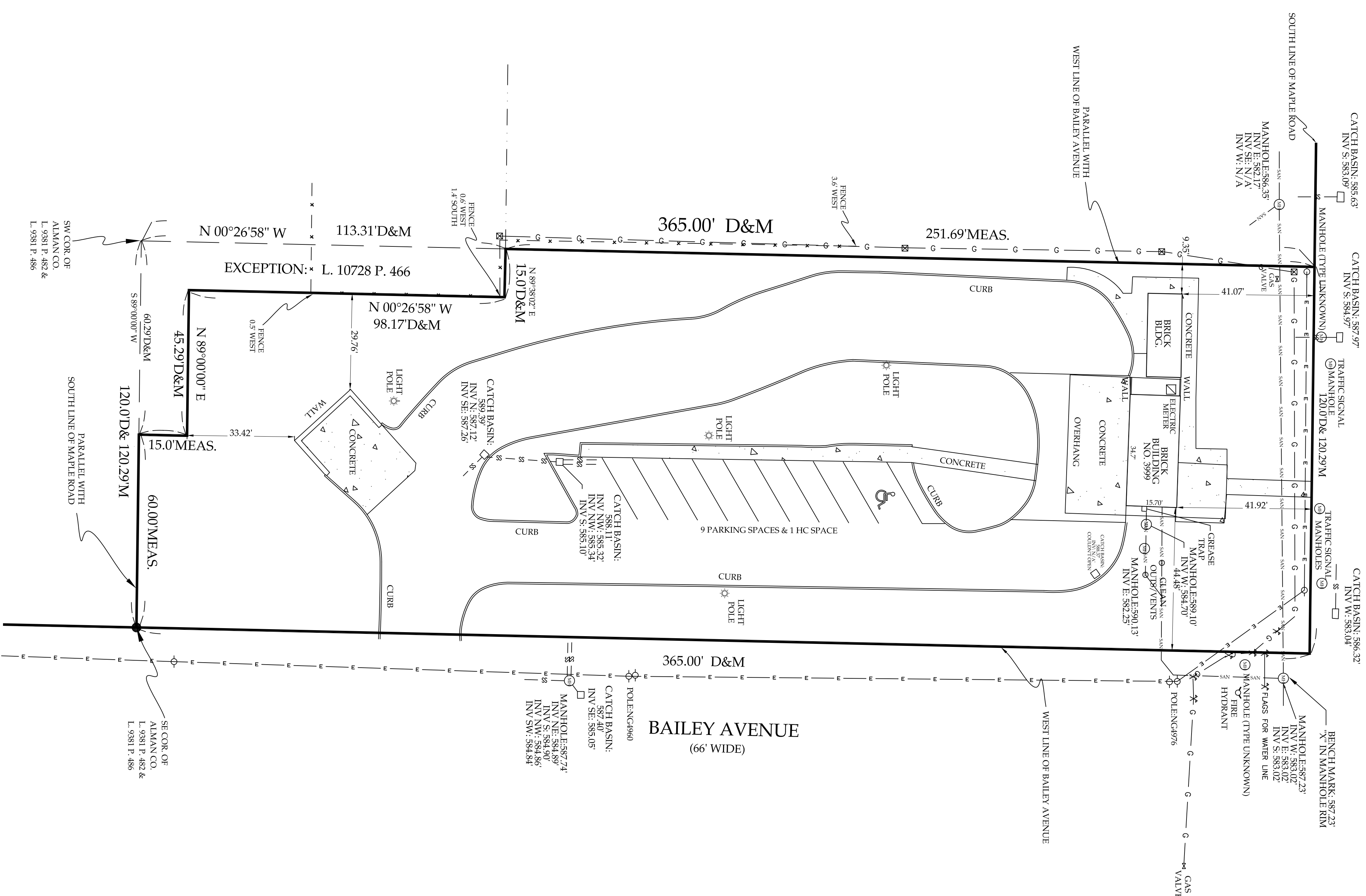
DRAWING TITLE: Control Report

SCALE: 1" = 10' SHEET SIZE: C SHEET NO: 2 of 2

PROJECT NO: STATUS:

DRAWING NO: CTRL-02

MAPLE ROAD
(100' WIDE)



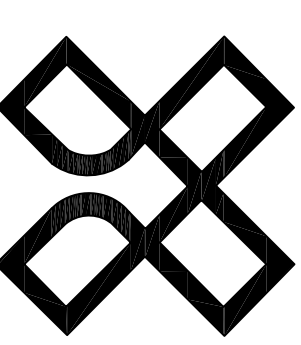
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LEGEND

- These standard symbols may be found in the drawing:
- EXISTING IRON PIPE
 - SET IRON PIPE
 - BOUNDARY
 - CENTRLINE OF ROAD
 - FENCE
 - CONCRETE
 - OVERHEAD UTILITY LINE
 - SANITARY SEWER LINES
 - STORM SEWER LINES
 - WATER LINES
 - GAS LINES

PREPARED FOR:
7 BREW

3999 MAPLE ROAD		
DRAWN	DATE	PART OF LOT 84, T12, R7 TOWN OF AMHERST COUNTY OF ERIE STATE OF NEW YORK
JSB	11.20.25	
APPROVED	DATE	
TAS	11.20.25	
SCALE	SHEET	PROJECT NO.
1" = 60'	1 OF 1	20250470



**CROSS STATE
LAND SURVEY, PLLC**

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TRACYMANCUTSO@GMAIL.COM
TRACY A. SPADA, PLS
LICENSE # 050806
N.Y.S. CERTIFIED WBE

Surveyor's Certification

I hereby certify that this map or survey was prepared under my direct supervision, and that to the best of my knowledge and belief, it represents a true and accurate depiction of the property and existing field conditions as determined by an on-the-ground survey performed in accordance with the standards of practice as set forth by the State of New York for land surveying.

General Notes & Disclaimers & Miscellaneous

1. This survey represents an as-built survey for the subject site.
2. Horizontal datum is assumed to be NAD83 (2011), New York West Zone, U.S. Survey Feet. Vertical datum is assumed to be NAVD88. Surveyor assumes no liability for discrepancies resulting from conversion to other datums or coordinate systems.
3. Elevations shown are approximate and subject to normal surveying tolerances. Minor discrepancies may exist due to surface irregularities, ground cover, or subsequent changes after the date of survey.
4. Underground utilities shown, if any, are based on visible evidence and surface feature. Their location, depth, and completeness are not guaranteed. Independent verification should be obtained prior to design or construction.
5. No wetlands, floodplain boundaries, or environmental features have been located or certified as part of this survey unless specifically noted.
6. This survey is prepared for the exclusive use of the client named in the title block. No third party may rely upon this survey without the prior written consent of the surveyor.