

LEGEND

- △ - COMPUTED POINT
- - PIN TO BE SET
- ✕ - IRON PIN FOUND
- ⊗ - IRON PIPE FOUND
- - UTILITY POLE
- - FENCE & HEDGE
- * - PROPOSED NEW DIVISION LINE

TITLE INFORMATION

PARCEL A & B
CHRISTIAN SHAFFMASTER &
MELISSA SHAFFMASTER
INSTRUMENT NO. 2021-12456
TAX MAP NO. 16-1-22.2
TOTAL AREA= 10.370 ACRES NET TO RD R/W

TUREK (R.O.)
2023-07514
TMN 16-1-19.2

"OPEN
FIELD"

BACHELOR (R.O.)
458081-001
TMN 16-1-27.2

REMAINS OF
FENCE & HEDGE

N 79°09'16" W 597.45'

NO PHYSICAL BOUNDS

S 10°30'14" W 58.04'

FORMER TITLE LINES

PARCEL A

(AREA=3.881 ACRES)
(TO BE CONVEYED TO VISIONQUEST REALTY, LLC)

NOTE:
PARCEL A TO BE CONSOLIDATED WITH EXISTING
TAX MAP PARCEL NO. 17-1-7.1

"OPEN
FIELD"

S 43°31'33" E

NO PHYSICAL BOUNDS

NEW YORK STATE ELECTRIC & GAS CORPORATION (R.O.)
386/304
TMN 16-1-23

ELECTRIC TRANSMISSION MAIN

MAP REFERENCES

1.) SURVEY MAP NO. 424
LANSINGVILLE ROAD DATED
1/20/1999, AMENDED 3/17/1999
AMENDED 4/27/2015 BY T.G.
MILLER P.C.

NOTE:
1.) THIS MAP PREPARED BASED ON
MAP REF. 1 ONLY. LAST DATE OF
FIELD WORK 4/27/2015.
2.) THIS SURVEY MAP PREPARED
WITHOUT BENEFIT OF AN ABSTRACT OF
TITLE PROVIDED, SUBJECT TO ANY
STATE OF FACT THAT AN UPDATED
ABSTRACT OF TITLE MAY SHOW.

CERTIFICATION

I hereby certify to CHRISTIAN & MELISSA SHAFFMASTER
that I am a licensed land surveyor, New York State License
No.051180, and that this map correctly delineates an
actual survey on the ground made by me or under my direct
supervision and that I found no visible encroachments either
way across property lines except as shown hereon.

SIGNED: DATED: 5/5/2025



T.G. MILLER, P.C.
ENGINEERS AND SURVEYORS
605 WEST STATE STREET, SUITE A
ITHACA, NEW YORK 14850
WWW.TGMILLERPC.COM
607-272-6477

TITLE:
PRELIMINARY SUBDIVISION MAP
NO. 424 LANSINGVILLE ROAD

TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE: 5/5/2025

S25387

SCALE: 1"=60'

REVISED

"DEED TO CENTERLINE OF
ROAD, EXCEPT & RESERVE ALL
EXISTING PUBLIC ROAD &
UTILITY RIGHT OF WAYS"

WARNING
ALTERATION OF THIS MAP NOT
CONFORMING TO SECTION 7209,
SUBDIVISION 2, NEW YORK STATE
EDUCATION LAW, ARE PROHIBITED
BY LAW. ALL CERTIFICATIONS
HEREON ARE VALID FOR THIS MAP
AND COPIES THEREOF ONLY IF SAID
MAP OR COPIES BEAR THE IMPRESSION
SEAL OF THE LICENSED LAND SURVEYOR
WHOSE SIGNATURE APPEARS HEREON.

TIE MEAS. 484'± TO
CENTER INTERSECTION
DUBLIN ROAD

SHARP (R.O.)
2019-14403
TMN 16-1-19.3

S 78°29'16" E
288.29' TOTAL TO C ROAD
261.60' (P TO P)

3 RODS=
49.5' WIDE

PER MAP REF. 1

SHED

HOUSE
No. 424

WELL

PARCEL B
(AREA=6.490 ACRES)
(TO BE RETAINED)

N 10°43'17" E 49.71'

N 80°21'22" W 40.00'

N 10°43'17" E 49.71'

S 80°21'22" E 40.00'

PERIMETER METES AND BOUNDS OF
CEMETERY ESTABLISHED PER LINES OF
OCCUPATION ONLY. CEMETERY PARCEL WAS
EXCEPTED OUT IN A DEED FROM DANA FOX
AND JANE FOX TO CAROLINE PRATT. SEE
DEED BOOK 63, PAGE 542. NOTE, DEED
DOES NOT HAVE ANY SPECIFIC DIMENSIONS
CALLED FOR. AREA=1988 SQ. FT.
TAX MAP PARCEL No. 16-1-22.1

"WOODS"

N 10°43'17" E 49.71'

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S 80°21'22" E 40.00'

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