PHASE 1

PHASE 2 (CURRENT PHASE)

EAST SHORE CIRCLE

EAST SHORE DRIVE (VARIABLE WIDTH)

TUTTER ROAD

N 85°49'40" W 415.17' TOTAL

S 05°02'22" E 902.60' TOTAL

MEAS. 567.1'± ALONG APPROX. ℄ GULF CREEK

CHORD N 04°43'30" W 547.75'

CREEK DIGITIZED FROM AERIAL PHOTOGRAPHS IN THIS AREA (NOT FIELD LOCATED)

PIN FOUND 0.4' EAST OF CORNER

ANGLE IRON FENCE POST FOUND

NLY OF EAST SHORE DRIVE
P/O TAX MAP NO. 37.1-7-12.2
AREA=13.331 ACRES TO RD R/W
(NOT SURVEYED AT THIS TIME)

N 15°47'00" W 550.00' TOTAL

122.60' (P TO P)

HOUSE NO. 112

GARAGE

TALL POST FOUND

22.60'

587.3'± TO PRES. ℄ INT. OF TETTER RD

197.17'

N 70°57'51" E 75.00'

N 70°57'51" E 762.91'

PRESENT CENTERLINE

1035.08' TOTAL ALONG CENTERLINE

460'± ALONG ℄ TO ℄ INT. OF NYS RTE 34 & EAST SHORE CIRCLE

24.45'

28.32'

28.85'

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

N 18°58'58" W 310.86' TOTAL

S 18°58'58" E 219.74' (P TO P)

282.54' (P TO P)

PRES. ℄ INT.

NORTH PER MAP REFS

PIKULIK (R.O.)
P/O 2019-01198
TAX MAP NO. 37.1-7-12.8

MCMINN (R.O.)
2018-14073
TAX MAP NO. 37.1-7-12.10

KEOUGH (R.O.)
433595-001
TAX MAP NO. 37.1-7-11

ZABRISKIE (R.O.)
495168-003
TAX MAP NO. 37.1-7-12.4

SALLY ESPINOSA LIVING TRUST (R.O.)
2016-09218
TAX MAP NO. 37.1-9-5

PIKULIK (R.O.)
P/O 2019-01198
TAX MAP NO. 37.1-7-12.9

WOODS (R.O.)
539813-001
TAX MAP NO. 37.1-7-12.1

PIKULIK (R.O.)
P/O 2013-13726
TAX MAP NO. 37.1-7-12.7

BELT (R.O.)
2017-03171
TAX MAP NO. 37.1-X-12.6

LUCAS (R.O.)
624/38
TAX MAP NO. 37.1-7-13

TULLY (R.O.)
2019-03567
TAX MAP NO. 36-1-16.4

APPROX. LOCATION STORM DETENSION AREA

APPROX. LOCATION STORM DETENSION AREA

APPROX. LOCATION STORM DETENSION AREA

WOOD FENCE 0.7'± OVER P/L

160.00' (P TO P)

160.00' (P TO P)

175.63' (P TO P)

N 71°06'53" E 495.64' TOTAL

N 19°11'22" W 39.16'

N 14°52'42" E 143.28'

20' WIDE PERMANENT STORM WATER EASEMENT TO THE TOWN OF LANSING, SEE 2018-06741 & 2018-06742

5' WIDE PERMANENT STORM WATER EASEMENT TO THE TOWN OF LANSING, SEE 2018-06741 & 2018-06742

Possible Alt Access for Lots 1-4

7_SW

SLY OF EAST SHORE DRIVE
AREA= 9.879 ACRES NET TO RD R/W & HIGHWAY LINE

1

2

3

4

5

6

N 71°11'06" E 329.32'

S 18°02'05" E 5.92'

N 70°49'21" E 341.21'

N 16°32'00" W 33.11'

N 71°01'16" E 147.52'

S 25°15'46" E 147.00'

189.64'

S 24°53'54" W

PIN FND. 3.0'± ELY & 3.1'± NLY OF COR

N.Y.S. HIGHWAY APPROP., SEE DEED BK. 378 PG. 474, MAP NO. 34 PARCEL NO. 50

MCINTRE (R.O.)
45-3894-001

HOUSE NO. 1814

RPM LANSING LLC (R.O.)
2020-00740
TAX MAP NO. 37.1-9-10.1

S 56°56'25" W 305.99'

S 63°15'24" W 467.00'

N.Y.S. HIGHWAY APPROP., SEE DEED BK. 398 PG. 251, MAP NO. 32 PARCEL 50

N 87°15'43" E 619.53'

PRESENT CENTERLINE

HIGHWAY LINE

GRAVEL DRIVE

PAVED DRIVE

R/W

O.H.

Driveway

Public Walking Trail

LEGEND
△ –COMPUTED POINT
● –PIN SET WITH CAP
✱ –IRON PIN FOUND
⊗ –IRON PIPE FOUND
○ –UTILITY POLE
■ –GRANITE HIGHWAY MONUMENT FOUND

TITLE INFORMATION
JOHN F. YOUNG
SUSAN M. BARNETT
JAMES R. YOUNG
JULIE R. YOUNG
INSTRUMENT NO. 463401-001
TAX MAP PARCEL NO. 37.1-7-12.2
TOTAL AREA=23.21 ACRES NET TO RD RIGHT OF WAY & HIGHWAY LINE

MAP REFERENCES:
1.) "MINOR SUBDIVISION FINAL PLAT SHOWING PORTION OF LANDS OF JOHN F. YOUNG, SUSAN M. BARNETT, JAMES R. YOUNG & JULIE YOUNG..." DATED 12/01/2017 BY T.G. MILLER P.C.
2.) "SURVEY MAP NO. 1818-1822 EAST SHORE DRIVE..." DATED 12/20/2021 BY T.G. MILLER P.C.
3.) "SURVEY MAP SHOWING PORTION OF LANDS OF JOHN F. YOUNG, SUSAN M. BARNETT, JAMES R. YOUNG & JULIE YOUNG..." DATED 10/03/2012 BY T.G. MILLER P.C.
4.) "SURVEY MAP OF LANDS OF MIN GYU PARK..." DATED 3/09/2009 BY MICHAEL JOHN REAGAN
5.) "SURVEY MAP OF DWELLINGS AT 1810-14 EAST SHORE DRIVE..." DATED 2/05/1988 LAST REVISED 4/02/1998 BY HOWARD R. SCHLIEDER
6.) "LANDS OF CATHERINE S. LAMA..." DATED 3/28/2019 BY STOCKWIN SURVEYING
7.) "SKETCH MAP SHOWING PORTION OF LANDS OF JOHN F. YOUNG & SUSAN M. BARNETT, JAMES R. YOUNG & JULIE R. YOUNG LOCATED ON EAST SHORE CIRCLE..." DATED 11/19/2020 BY T.G. MILLER P.C.

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.

NOTES:
1.) UPDATED TO SHOW LANDS NORTH OF EAST SHORE CIRCLE. THIS PORTION OF SAID MAPPING IS BASED ON FIELD WORK PERFORMED 11/19/2020
2.) EXISTING LIDAR INFORMATION IS BASED ON MAPPING PROVIDED BY THE TOMPKINS COUNTY GIS DIVISION. THE END USER OF THIS MAPPING AGREES TO ACCEPT THE DATA "AS IS" WITH FULL KNOWLEDGE THAT ERRORS AND OMISSIONS MAY EXIST AND TO HOLD THE COUNTY AND T.G. MILLER, P.C. HARMLESS FOR ANY DAMAGES THAT RESULT FROM AN INAPPROPRIATE USE OF THIS MAP.
3.) 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.

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:

SURVEY MAP

NO. 106 EAST SHORE CIRCLE

TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE: 12/14/2022

SCALE: 1"=100'

S221099

REVISED
1/25/2023- REVISED PER NOTE 1

STATE OF NEW YORK
LEE DRESSER
050096
LICENSED LAND SURVEYOR