

REMAINING LANDS OF
CHARLES L. GUARD
REPUTED OWNER
TAX MAP NO. 27.-1-14.2
DEED L.676/P.141

* TO BE MERGED WITH
TAX MAP NO.
27.-1-15
(177 SALMON CREEK ROAD)

N 86°13'27" E 307.05'
PROPOSED DIVISION LINE

PORTION OF LANDS OF
CHARLES L. GUARD
REPUTED OWNER
P/O TAX MAP NO. 27.-1-14.2
P/O DEED L.676/P.141

AREA:
4.71± ACRES

SURVEY MAP SHOWING A PORTION OF LANDS OF CHARLES L. GUARD

LOT 77

TOWN OF LANSING ~ COUNTY OF TOMPKINS
STATE OF NEW YORK

PORTION OF TAX MAP NO. 27.-1-14.2
PORTION OF REFERENCE DEED L.676/P.141

TRUE NORTH
AT 76°36' WEST LONGITUDE

REMAINING LANDS OF
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TAX MAP NO. 27.-1-14.2
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(177 SALMON CREEK ROAD)

CONVEY SUBJECT TO A
RIGHT-OF-WAY
OVER EXISTING DRIVEWAY
FOR INGRESS & EGRESS TO
REMAINING LANDS OF CHARLES L. GUARD,
HIS SUCCESSORS AND/OR ASSIGNS

THOMAS A. and DENISE E. ROBINSON
REPUTED OWNERS
INSTR. NO. 2014-08914

SEE MAP OF SURVEY MADE BY
MICHAEL J. REAGAN, L.S.
DATED 6/23/2023
RECORDED INSTR. NO. 2024-03160

GLENN A. FENNER
and
LAURIE A. FENNER
REPUTED OWNERS
L.662/P.861

JONATHAN HUSSON
and
LAURA HAYDUCHOK
REPUTED OWNERS
INSTR. NO. 2025-00825
SEE MAP OF SURVEY MADE BY
T.G. MILLER, P.C., ENGINEERS AND SURVEYORS
DATED 11/26/2024
RECORDED WITH INSTR. NO. 2025-00825

JEFFREY C. VAN GELDER
and
PAMELA B. SPICER
REPUTED OWNERS
L.662/P.457
SEE MAP OF SURVEY MADE BY
GEORGE C. SCHLECHT, P.E. & L.S.
JOB NO. 91-133
DATED 5/9/1991
RECORDED WITH DEED L.662/P.457
AT PAGE 459

LEGEND:

- EXISTING MONUMENT AS SHOWN
- SET IRON PIN (3/4" REBAR AND SURVEY CAP)
- ⊗ UTILITY POLE
- R.O. REPUTED OWNER
- (....) RECORD DISTANCE
- R&M RECORD & MEASURED
- x- WIRE FENCE REMNANTS
- STONE ROW / STONE RUBBLE
- - - OVERHEAD UTILITY WIRES

NOTE: SURVEY PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE,
AND IS SUBJECT TO ANY STATE-OF-FACTS THAT AN ABSTRACT MIGHT SHOW

MANZARI NORTH, LAND SURVEYING
603 STATE ROUTE 38, P.O. BOX 308
LOCKE, NEW YORK 13092
PHONE/FAX (315) 497-9012

NOTE: Any revisions to this map must comply with section 7209, Subdivision 2
of the New York State Education Law. All certifications hereon are valid for this
map and copies thereof only if said map or copies bear the embossed seal of
the licensed land surveyor whose signature appears hereon. This map not valid
when used in conjunction with a "Survey Affidavit" or "Certificate of No-Change".

Date Surveyed: 5/2025 Drawn By: AJL/MWM Scale: 1"=50' Job No.: 25-055

I hereby certify to CHARLES L. GUARD
JACOB F. GOMBAS and TAYLOR A. GOMBAS
that I am a licensed land surveyor, New York State License No. 049690 and
that this map correctly delineates an actual survey on the ground made by me or
under my direct supervision, that it was prepared in accordance with the current
code of practice for land title surveys adopted by the New York State
Association of Professional Land Surveyors; and that I found no visible
encroachments either way across property lines except as shown hereon.

Signed: *Ralph D. Manzar* Dated: 5/19/2025

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