

- LEGEND
- COMPUTED POINT
 - IRON STAKE FOUND, LABELED
 - UTILITY POLE

TITLE INFORMATION
MORDECAI J. JAFFE
AMY C. JAFFE
(TRUSTEES OF THE JAFFE LIVING TRUST
INST. NO.483121-001
TAX MAP NO.34-1-25
AREA=0.188 ACRES

MAP REFERENCES:

- 1) SURVEY MAP LANDS OF ROBERT R. & FLORENCE FLUMERFELT DATED 5/26/1986 BY RAYOMOND BRASHEAR.
- 2) SURVEY MAP OF 11-15 LADOGA PARK AT MYERS POINT DATED 4/21/1987 BY KENNETH A. BAKER.
- 3) SURVEY MAP OF 7 LADOGA PARK DATED 6/17/1986 BY KENNETH A. BAKER.

PROPOSED: GARAGE STRUCTURE OF EXACT SAME FOOTPRINT 20'X24' TO ROTATE SLIGHTLY TO ALLOW STRUCTURE TO BE ENTIRELY OUT OF THE RAIL ROAD RIGHT-OF-WAY AND AN EVEN 2' FROM PROPERTY LINE ALONG THE ENTIRE WEST SIDE. THE SOUTH SIDE WITH THE SHARED GRAVEL DRIVE KEEPS THE SAME MINIMUM DISTANCE.

LADOGA PARK EAST
(PRIVATE LANE)

NEW 20'X24' GARAGE/APARTMENT

MULKS (R.O.)
2512/8316

NYSE&G
EASEMENT
828/338

SHAW (R.O.)
628/783

HOUSE
NO.7

HOUSE
NO.9

LARGE PIN FOUND
1.14' WEST OF LINE

LINE ON WESTERLY EDGE
OF WEST BOAT TRACT

RAIL TRACK FOR
BOAT LAUNCH

TALL PIPE FOUND 0.2'
EAST OF LINE, CONC.
PATIO OVER LINE 0.1'±

CONCRETE
PATIO 59.46'
N 88°28'58" W

PROPERTY LINE ALONG APPARENT
ORIGINAL SHORELINE PRIOR TO
IMPROVEMENTS AND WALLS

Barney, Grossman, Dubow, Marcus & Orkin, LLP
Amy C. Jaffe
CFCU Community Credit Union, its Principals, Successors and/or Assigns
Michael G. Richards
Carolyn J. Richards

CERTIFICATION

I hereby certify to that I am a licensed land surveyor, New York State License No.050096, 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: _____

CAYUGA LAKE
"INCLUDE RIPARIAN RIGHTS"

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.



T. G. MILLER P.C.

ENGINEERS AND SURVEYORS
203 NORTH AURORA STREET
ITHACA, NEW YORK 14850
TEL. (607)272-6477

TITLE:

SURVEY MAP
NO.9 LADOGA PARK EAST

TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE:
7/21/2011

S11427

SCALE:
1"=20'

REVISED