

NORTH PER MAP REFERENCE NO. 2

44.-1-3.3
YOUNG & BARNETT (R.O.)
900/17

- LEGEND
- △ - COMPUTED CORNER
 - - UTILITY POLE
 - - UTILITY BOX
 - ⊠ - STORM CATCH BASIN

S 02°12'53" E 246.00'

PIN FOUND
IN BASE OF
TWIN LOCUS

LOCUS TREE
ON LINE

PIN FOUND

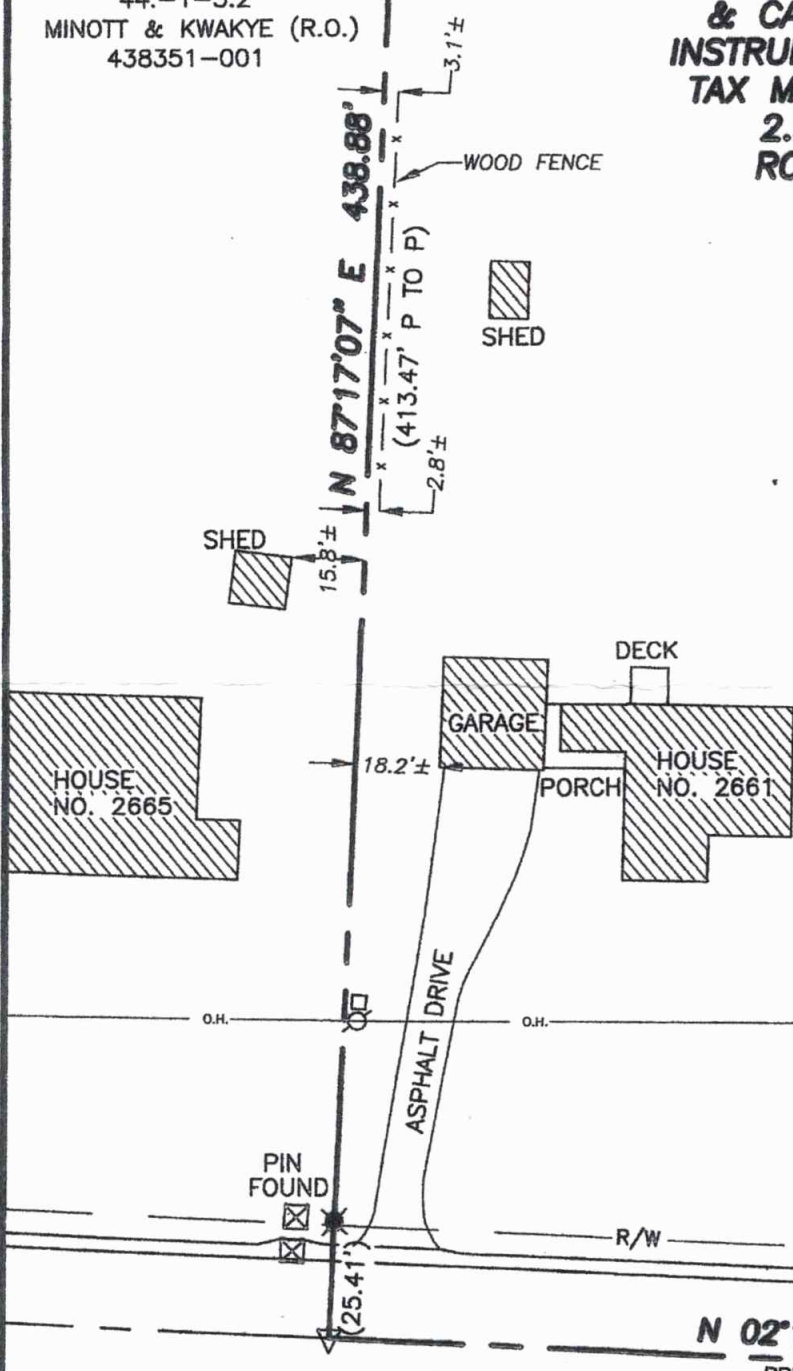
S 85°03'25" W 104.23'

44.-1-24
CORNELL UNIVERSITY (R.O.)
439/452

44.-1-3.2
MINOTT & KWAKYE (R.O.)
438351-001

ARTHUR F. MILLIGAN
& CATHERINE M. MILLIGAN
INSTRUMENT NO. 599017-002
TAX MAP PARCEL 44.-1-25
2.36 ACRES NET TO
ROAD RIGHT OF WAY

44.-1-26
KWIATKOWSKI MAYNARD (R.O.)
2019-14063



"DEED TO CENTERLINE ROAD EXCEPT
AND RESERVE ALL EXISTING PUBLIC
HIGHWAY AND UTILITY R.O.W'S"

TOMPKINS COUNTY EASEMENT
SEE 405230-002

N 02°16'04" W 245.64'
PRESENT CENTERLINE

NORTH TRIPHAMMER ROAD

COMMUNITY BANK, NA, ISAOA, ATIMA
STEWART TITLE INSURANCE COMPANY
BOUSQUET HOLSTEIN, PLLC
JACOB LITZENBERGER AND ANNETTE SPEARMAN
CATHERINE M. MILLIGAN, TRUSTEE OF THE ARTHUR F. MILLIGAN
AND CATHERINE M. MILLIGAN REVOCABLE TRUST AGREEMENT
LEVENE, GOULDIN & THOMPSON, LLP

CERTIFICATION

I hereby certify to
that I am a licensed land surveyor, New York State License
No. 050769, 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: 11/29/2022

REFERENCE MAPS ENTITLED

- 1.) "SURVEY MAP SHOWING LANDS OF PO LIMITED PARTNERSHIP AND YOUNG, ET AL..." DATED 2/13/2001 BY T.G. MILLER P.C., FILED QQ/13
- 2.) "SURVEY MAP LANDS OF PO LIMITED PARTNERSHIP..." DATED 07/07/03 BY REAGAN LAND SURVEYING, FILED 438351-001
- 3.) "SURVEY MAP NO. 2651 NORTH TRIPHAMMER ROAD..." DATED 10/11/2019 BY T.G. MILLER P.C., FILED 2019-14063

**SHEIVE
LAND SURVEYING**
165 WOOD ROAD
FREEVILLE, NY 13068
607-347-9800

TITLE:
SURVEY MAP
NO. 2661 NORTH TRIPHAMMER ROAD,
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK



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.

DATE: 11/29/2022 FILE NO. 22137 SCALE: 1"=50'

NORTH PER MAP REFERENCE NO. 2

44.-1-3.3
YOUNG & BARNETT (R.O.)
900/17

LOCUS TREE
ON LINE
PIN SET 3.5' S. CORNER

N 02°12'53" W 119.29'

S 02°12'53" E 126.71'

PIN FOUND

LEGEND

- △ - COMPUTED CORNER
- - UTILITY POLE
- - UTILITY BOX
- ⊠ - STORM CATCH BASIN

PARCEL A
1.15 ACRES NET TO
ROAD RIGHT OF WAY

TITLE INFORMATION FOR
PARCELS A & B
JACOB LITZENBERGER
INSTRUMENT NO. 2023-00510
TAX MAP PARCEL 44.-1-25
TOTAL 2.36 ACRES NET TO
ROAD RIGHT OF WAY

44.-1-24
CORNELL UNIVERSITY (R.O.)
439/452

44.-1-3.2
MINOTT & KWAKYE (R.O.)
438351-001

44.-1-26
KWIATKOWSKI MAYNARD (R.O.)
2019-14063

S 87°17'07" W 438.88'

PROPOSED NEW DIVISION LINE
N 86°47'31" E 438.82'

PARCEL B
1.21 ACRES NET TO
ROAD RIGHT OF WAY

S 88°02'25" W 334.52'

S 02°16'04" E 123.07'

N 02°16'04" W 122.57'

NORTH TRIPHAMMER ROAD

2055'± TO CENTERLINE
INT. OF CHERRY ROAD

CERTIFICATION

I hereby certify to JACOB LITZENBERGER
that I am a licensed land surveyor, New York State License
No. 050769, 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.

REFERENCE MAPS ENTITLED

1.) "SURVEY MAP SHOWING NO. 2661 NORTH TRIPHAMMER ROAD..."
DATED 11/29/2022 BY SHEIVE LAND SURVEYING, FILED 2023-00510

SIGNED: _____ DATED: 11/29/2022

**SHEIVE
LAND SURVEYING**

165 WOOD ROAD
FREEVILLE, NY 13068
607-347-9800

TITLE: **SUBDIVISION PLAT**

SHOWING LANDS OF
JACOB LITZENBERGER,

LOCATED AT NO. 2661 NORTH TRIPHAMMER ROAD,
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE: 6/13/2024

FILE NO. 22137
24043

SCALE: 1"=50'

WARNING
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