MAP REFERENCES

1.) "SUBDIVISION MAP SHOWING PARCEL TO BE SUBDIVIDED ON GOODMAN ROAD..." DATED 8/22/2003 BY T.G. MILLER, P.C.

2.) "SURVEY MAP No. 99 GOODMAN ROAD..." DATED 3/11/2014 BY T.G. MILLER, P.C

NORTH PER MAP REF. 1

LEGEND

- △ –COMPUTED POINT
- ● –PIN SET WITH CAP
- ⊠ –IRON PIN FOUND
- ○ –UTILITY POLE
- * –PROPOSED NEW DIVISION LINE

GOODMAN ROAD

(ASSUMED 3 RDS RIGHT OF WAY=49.5')

N 85°10'39" W 20.00'

TIE MEAS. 1166' ± ALONG ℄ TO ℄ INT. LUCE ROAD

PRESENT CENTERLINE

N 85°10'39" W 152.14'

S 85°10'39" E 151.50'

TELEPHONE RISER

R/W

O.H.

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

SUBJECT TO:
1.) NY TELEPHONE CO. EASEMENT 534/53

SUBJECT TO:
1.) NY TELEPHONE CO. EASEMENT 534/53
2.) NYSEG EASEMENT 816/228
3.) NYSEG EASEMENT 911/3

ASPHALT DRIVE

CONCRETE WALK

SHED

WELL

GRAVEL

CONCRETE WALK

DECK

GARAGE

SHED

HOUSE No. 85

HOUSE No. 99

S 04°49'21" W

N 04°49'21" E

313.01' (P TO P)

313.07' (P TO P)

312.81' (P TO P)

SEPTIC MOUND

CONCRETE PAD

GARAGE

WOOD RAIL FENCE

338.26' TOTAL

338.26' TOTAL

338.26' TOTAL

STARK (R.O.)
442896-001
TMN 20-1-8.23

PARCEL A
TITLE INFORMATION

ELIZABETH STRAUF
DEED BOOK 813, PAGE 292
TAX MAP No. 20-1-8.25
AREA = 1.095 ACRES TO ROAD R/W

PARCEL C
TITLE INFORMATION

COREY SILL
INST. No. 2022-08742
TAX MAP No. 20-1-8.27
AREA = 1.089 ACRES TO ROAD R/W

S 85°10'39" E 152.14'

N 85°10'39" W 151.50'

SUBJECT TO:
1.) NY TELEPHONE CO. EASEMENT 534/53
2.) NYSEG EASEMENT 254/215
3.) NYSEG EASEMENT 816/228

582.60' (P TO P)

N 04°49'21" E 607.84' TOTAL

SNOWBERGER (R.O.)
900/8
TMN 20-1-8.29

*S 04°49'21" W

N 04°49'21" E

KIRBY (R.O.)
2022-08318
TMN 20-1-8.22

KIRBY (R.O.)
2022-08318
TMN 20-1-8.220

PARCEL B
TITLE INFORMATION
(TO BE RETAINED BY STRAUF)

ELIZABETH STRAUF
P/O DEED BOOK 900, PAGE 212
P/O TAX MAP No. 20-1-8.28
AREA = 1.310 ACRES TO ROAD R/W

PARCEL D
TITLE INFORMATION
(TO BE CONVEYED TO SILL & CONSOLIDATED WITH TAX PARCEL 20-1-8.27)

ELIZABETH STRAUF
P/O DEED BOOK 900, PAGE 212
P/O TAX MAP No. 20-1-8.28
AREA = 1.027 ACRES

295.20'

295.52'

N 85°03'28" W 172.14'

S 85°03'28" E 151.50'

KIRBY (R.O.)
2022-08318
TMN 20-1-8.22

NOTE:
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 ELIZABETH STRAUF & COREY SILL 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: Lee Dresser DATED: 9/25/2023

T. C. MILLER P.C.
ENGINEERS AND SURVEYORS
605 WEST STATE STREET, SUITE A
ITHACA, NEW YORK 14850
TEL. (607)272-8477

TITLE:
LOT LINE ADJUSTMENT MAP
SHOWING LANDS OF
ELIZABETH STRAUF & COREY SILL LOCATED ON
GOODMAN ROAD
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE 9/25/2023

S23768

SCALE: 1"=40'

REVISED

STATE OF NEW YORK
LEE DRESSER
050096
LICENSED LAND SURVEYOR