

NOTES

- 1- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
- 2- Only copies from the original of this survey map with the surveyor's embossed seal are genuine, true and valid copies of the surveyor's original work and opinion.
- 3- Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveyors adopted by the New York State Association of Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, and to the lending institution listed on this survey map and are not transferable.

FLINN (R.O.)
DEED BOOK 472 PAGE 807
TAX MAP NO.22-1-19

REMAINING LANDS OF
TAMARA J. THOMPSON
DEED NO.2022-06692
TAX MAP NO.22-1-24.1

PROPERTY LINES SHOWN NORTH OF RIDGE ROAD ARE FROM TOMPKINS COUNTY GIS DATA ONLY. THIS PROPERTY NOT SURVEYED AT THIS TIME.

THE BENSON FAM INC ONLY TRUST (R.O.)
DEED NO.2013-15926
TAX MAP NO.22-1-12.2

VALERY & FOOQUET (R.O.)
DEED NO.2018-2159
TAX MAP NO.22-1-24.2

MAP REFERENCES:

- 1) MAP OF PROPERTY IN LANSING TO BE CONVEYED BY ROBERT AND MARIE S. HULL TO LOUIS L. MANGERONI DATED OCTOBER 18, 1961 BY C.D. CORWIN AND FILED IN MAP DRAWER E PAGE 59.
- 2) SURVEY MAP NO.757 RIDGE ROAD DATED MARCH 29, 2004 BY T.G. MILLER, P.C. AND FILED IN INST. NO.457005-001.
- 3) SUBDIVISION PLAT SHOWING LANDS OF WILLIAM & JEAN SIMS LOCATED AT NO.735 RIDGE ROAD DATED DECEMBER 3, 2020 BY T.G. MILLER, P.C.

LEGEND

- - COMPUTED POINT
- - EXISTING IRON, LABELED
- T.G.M. ● - EXISTING 5/8" REBAR, T.G. MILLER CAP
- - UTILITY POLE
- - FENCE & HEDGE

**TITLE INFORMATION
PARCEL B**

TAMARA J. THOMPSON
DEED NO.2022-06691
TAX MAP NO.25-1-2
AREA=2.670 ACRES TO C/L
(2.413 ACRES TO R/W)

**TITLE INFORMATION
PARCEL A**

TAMARA J. THOMPSON
P/O DEED NO.2022-06692
P/O TAX MAP NO.22-1-24.1
AREA=21.300 ACRES TO C/L
(20.576 ACRES TO R/W)

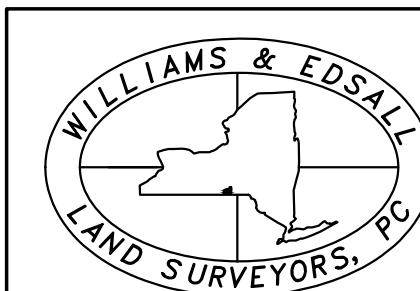
FINGER LAKES LAND TRUST (R.O.)
DEED NO.2021-8733
TAX MAP NO.25-1-6.2
SEE MAP REFERENCE NO.3

HERITAGE PARK TOWNHOUSES (R.O.)
INST. NO.457005-001
TAX MAP NO.25-1-5.12
SEE MAP REFERENCE NO.2

I hereby certify that I am a licensed land surveyor, New York State License No. 050823, and that this map 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 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 herein.

SIGNED: EDWARD RIPIC, JR. DATE: 1/7/2023

SIMS (R.O.)
DEED BOOK 654 PAGE 270
TAX MAP NO.25-1-6.1
SEE MAP REFERENCE NO.3



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Subdivision Plat
showing portion of lands of
TAMARA J. THOMPSON
to be conveyed to
FINGER LAKES LAND TRUST
LOCATED ON RIDGE ROAD
TOWN of LANSING

TOMPKINS COUNTY NEW YORK
DATE: 1/7/2023 SCALE: 1"=120'

JOB NO: 2023-003
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