NAD 1983

N

Remaining lands of
MICHAEL & CARRIE KOPLINKA–LOEHR
INSTRUMENT NO. 527872–001
& INDEX 2010–0888

consists of House #118 and 47.2 acres.
see map reference 1.
see Lansing Tax Map #23–1–20.

REFERENCE MAPS

1.) ENTITLED "CONSERVATION EASEMENT TO BE PLACED ON LANDS OF MICHAEL & CARRIE KOPLINKA–LOEHR DATED 8/28/2014 BY T.G. MILLER, P.C.

CARGILL INC. (R.O.)
589806–001
TAX MAP # 23–1–6.2

GRAVEL DRIVE TO HOUSE #118

drainage ditch and gabion cage retaining walls

S 62°20'05" W 11.76'

N 76°02'25" E 61.30'

*S 76°02'25" W 174.20'

*N 87°54'02" E 124.98'

S 02°05'58" E 58.21'

*S 87°54'02" W 138.15'

APPROX. ℄ CRK.

20' R.O.W. TO ACCESS HOUSE #118 and CONSERVATION ZONES A–E (SEE NOTE 2.)

H/O

P.O. REMAINING LANDS

*S 15°51'53" W 351.20' TOTAL

*N 02°04'15" W 335.46' TOTAL

*N 02°04'15" W 335.46' TOTAL

30.0'±

GRAVEL DRIVE (shared in common)

*S 02°04'15" E 289.89' TOTAL

*N 00°51'36" E 331.26' TOTAL

242.26' (P TO P)

62.52'

PARCEL A
1.13 ACRES NET TO RD. R/W

PARCEL B
1.25 ACRES NET TO RD. R/W

PARCEL C
1.35 ACRES NET TO RD. R/W

CARGILL INC. (R.O.)
2017–07946
TAX MAP # 23–1–18.3

N 87°54'34" E 43.35'

PROP. R.O.W. OVER EXISTING GRAVEL DRIVE TO BENEFIT PARCEL B

parcel A = 164' frontage

parcel B= 185' frontage

parcel C = 246' total frontage

57' frontage

N 88°17'19" E 202.96'

S 87°54'34" W 184.99'

N 87°54'34" E 164.14'

O.H.

R/W

PRES. CENTER OF PAVING

26.48'

TIE MEAS. 2552'± TO PRES. ℄ INT. N.Y.S. RTE. 34B

APPROX. END OF PAVEMENT AT ROAD SIGN DESIGNATING START OF SEASONAL HIGHWAY

ROSS ROAD

assumed width = 49.5'

"DEED TO CENTERLINE ROAD, EXCEPT AND RESERVE ALL EXISTING PUBLIC HIGHWAY AND UTILITY RIGHTS OF WAY"

S 87°55'48" W 30.01'

ASPHALT TURN–AROUND

DAVIS (R.O.)
443217–001
TAX MAP # 23–1–28.4

PRES. CENTER GRAVEL ROAD (SEASONAL MAINTENANCE)

LEGEND

- EXISTING IRON PIPE
- EXISTING IRON PIN
- IRON PIN TO BE SET
- CALCULATED POINT
- UTILITY POLE
- * PROPOSED NEW DIVISION LINE

0' 60' 120' 180'

SCALE: 1"=60

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.

TITLE INFORMATION
PARCEL "A,B&C"

MICHAEL & CARRIE KOPLINKA–LOEHR
PART OF INSTRUMENT NO. 527872–001
see INSTRUMENT NO. 2024–01348
PART OF TAX MAP PARCEL NO. 23–1–20

NOTES

1.) Parcel A includes 0.283 acres to be consolidated from lands of "Cargill", see 2024–01348

2.) Parcel B subject to rights reserved to benefit remaining lands of Koplinka–loehr for an access right–of–way along existing gravel drive and utlitity connection easements. Par. A & B to share existing gravel drive for ingress & egress.

3.) Parcel C has 246' of total frontage on Ross Road R.O.W. (180' along seasonal section)

4.) Remaining portion of lands of "Koplinka– Loehr" consist of House #118 and 47.2 acres. this area is further shown on map reference 1. and is known as Lansing Tax Map #23–1–20.

T. G. MILLER P.C.
ENGINEERS AND SURVEYORS
605 WEST STATE STREET
ITHACA, NEW YORK 14850
TEL (607)272–6477

TITLE:
FINAL SUBDIVISION PLAT
SHOWING SUBDIVISION OF A PORTION OF LANDS OF MICHAEL & CARRIE KOPLINKA–LOEHR LOCATED AT NO. 118 ROSS ROAD

TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE: 12/21/2023

S23968–B–LOTS

SCALE: 1"=60

REVISED

STATE OF NEW YORK
LEE DRESSER
050096
LICENSED LAND SURVEYOR