

LINE NOTATIONS

LINE	BEARING	DISTANCE
L1	S 49°35'14" W	31.42'
L2	N 40°24'36" W	2.06'
L3	S 49°35'24" W	7.00'
L4	N 40°24'36" W	6.94'
L5	S 49°35'24" W	48.12'
L6	S 40°24'36" E	6.94'
L7	S 49°35'14" W	25.00'
L8	S 40°24'36" E	2.06'

\* -PROPOSED NEW DIVISION LINES

REFERENCE MAPS

- ENTITLED "SURVEY MAP NO. 28,30,32,34 LADOGA POINT" DATED 12/7/1992 BY T.G. MILLER, P.C.
- ENTITLED "NO. 34 LADOGA POINT" DATED 12/15/1986 BY T.G. MILLER, P.C.
- ENTITLED "SURVEY MAP OF NO. 38 LADOGA POINT" DATED 11/13/1986/87 BY T.G. MILLER, P.C.
- ENTITLED "SUBDIVISION OF LAKE FRONT FOR ELLEN G. TOWNSEND, EX." DATED 7/15/1941 BY E.D. CRUMB., L.S.
- ENTITLED "NO. 28 & 30 LADOGA PARK WEST...." DATED 7/2/2019 BY T.G. MILLER, P.C.

LEGEND

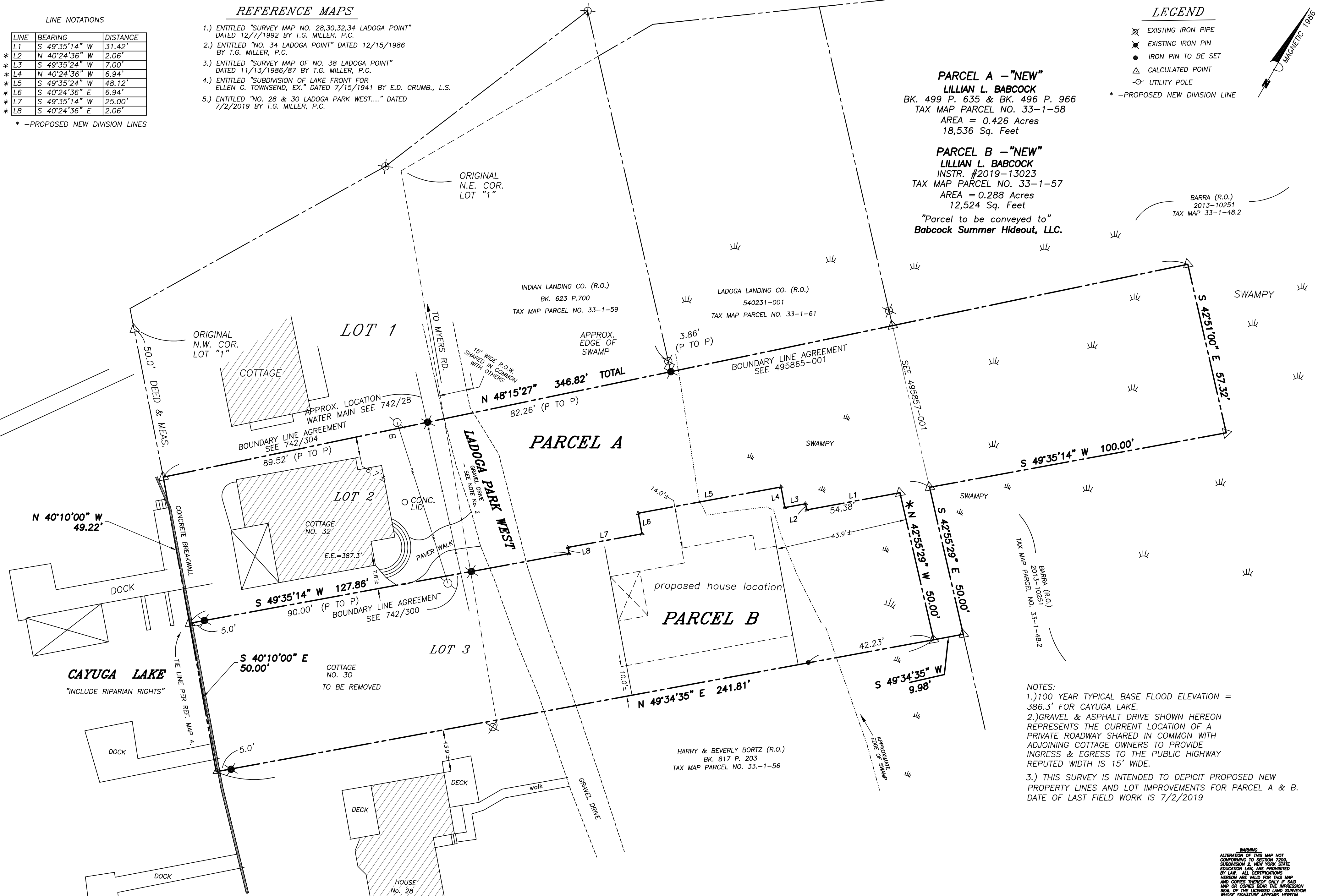
- ⊗ EXISTING IRON PIPE
- ⊙ EXISTING IRON PIN
- IRON PIN TO BE SET
- △ CALCULATED POINT
- UTILITY POLE
- \* -PROPOSED NEW DIVISION LINE



**PARCEL A - "NEW"**  
**LILLIAN L. BABCOCK**  
 BK. 499 P. 635 & BK. 496 P. 966  
 TAX MAP PARCEL NO. 33-1-58  
 AREA = 0.426 Acres  
 18,536 Sq. Feet

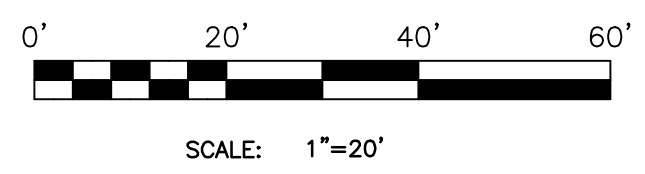
**PARCEL B - "NEW"**  
**LILLIAN L. BABCOCK**  
 INSTR. #2019-13023  
 TAX MAP PARCEL NO. 33-1-57  
 AREA = 0.288 Acres  
 12,524 Sq. Feet  
 "Parcel to be conveyed to"  
**Babcock Summer Hideout, LLC.**



BARRA (R.O.)  
 2013-10251  
 TAX MAP 33-1-48.2



- NOTES:
- 100 YEAR TYPICAL BASE FLOOD ELEVATION = 386.3' FOR CAYUGA LAKE.
  - GRAVEL & ASPHALT DRIVE SHOWN HEREON REPRESENTS THE CURRENT LOCATION OF A PRIVATE ROADWAY SHARED IN COMMON WITH ADJOINING COTTAGE OWNERS TO PROVIDE INGRESS & EGRESS TO THE PUBLIC HIGHWAY REPUTED WIDTH IS 15' WIDE.
  - THIS SURVEY IS INTENDED TO DEPICIT PROPOSED NEW PROPERTY LINES AND LOT IMPROVEMENTS FOR PARCEL A & B. DATE OF LAST FIELD WORK IS 7/2/2019

HARRY & BEVERLY BORTZ (R.O.)  
 BK. 817 P. 203  
 TAX MAP PARCEL NO. 33-1-56



 <b>T. G. MILLER P.C.</b> ENGINEERS AND SURVEYORS 605 WEST STATE STREET ITHACA, NEW YORK 14850 TEL. (607)272-6477	TITLE: <b>SURVEY MAP</b> <b>NO. 30 &amp; 32 LADOGA PARK WEST</b> TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK	REVISED _____ _____ _____ _____ _____ _____	
	DATE: <b>5/18/2020</b>	SCALE: <b>1"=20'</b>	

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.