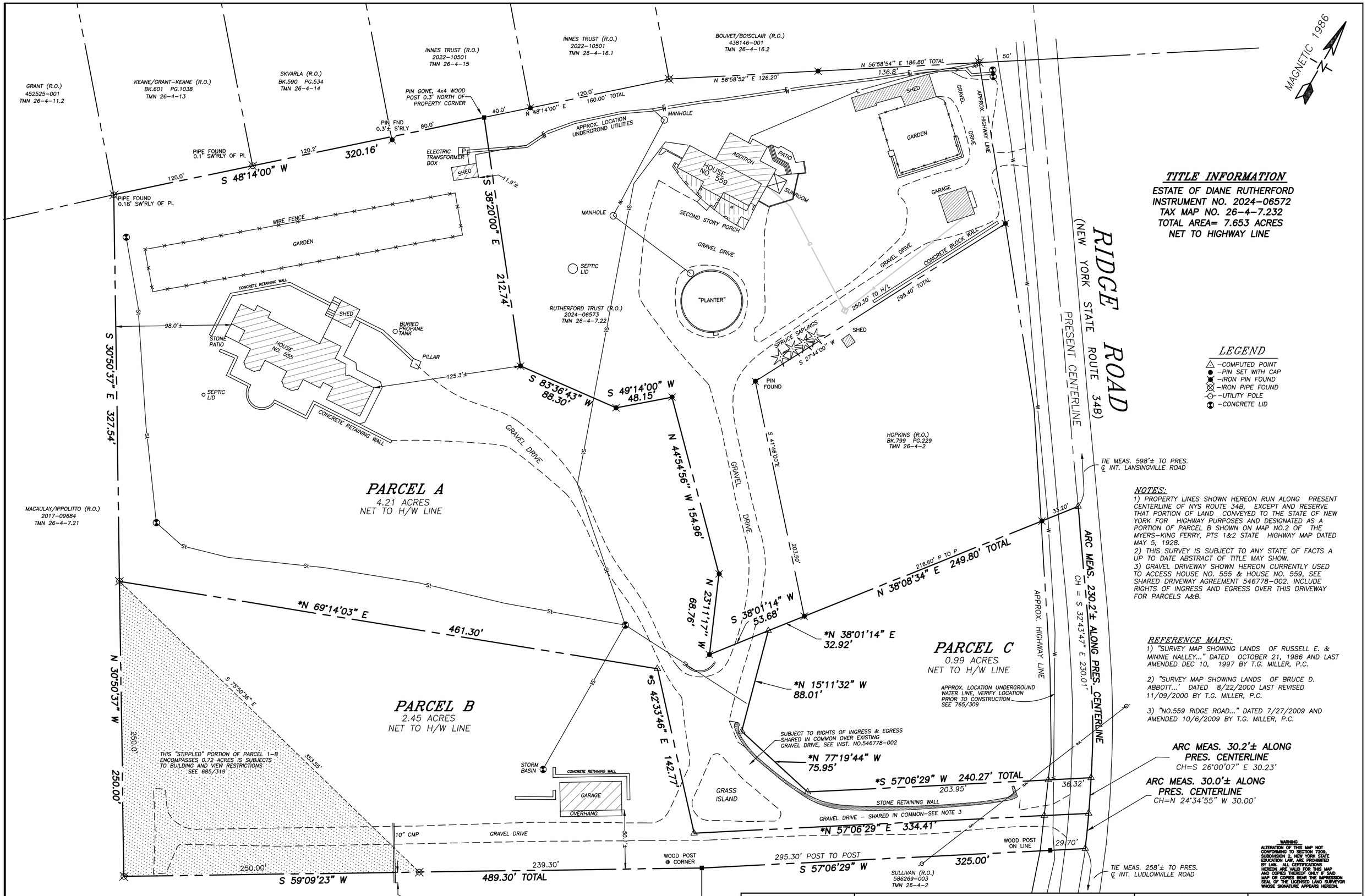

TITLE INFORMATION

ESTATE OF DIANE RUTHERFORD
INSTRUMENT NO. 2024-06572
TAX MAP NO. 26-4-7.232
TOTAL AREA= 7.653 ACRES
NET TO HIGHWAY LINE

LEGEND

- △ -COMPUTED POINT
- ● -PIN SET WITH CAP
- -IRON PIN FOUND
- -IRON PIPE FOUND
- -UTILITY POLE
- -CONCRETE LID

NOTES:

1) PROPERTY LINES SHOWN HEREON RUN ALONG PRESENT CENTERLINE OF NYS ROUTE 34B, EXCEPT AND RESERVE THAT PORTION OF LAND CONVEYED TO THE STATE OF NEW YORK FOR HIGHWAY PURPOSES AND DESIGNATED AS A PORTION OF PARCEL B SHOWN ON MAP NO.2 OF THE MYERS-KING FERRY, PTS 1&2 STATE HIGHWAY MAP DATED MAY 5, 1928.
2) THIS SURVEY IS SUBJECT TO ANY STATE OF FACTS A UP TO DATE ABSTRACT OF TITLE MAY SHOW.
3) GRAVEL DRIVEWAY SHOWN HEREON CURRENTLY USED TO ACCESS HOUSE NO. 555 & HOUSE NO. 559, SEE SHARED DRIVEWAY AGREEMENT 546778-002. INCLUDE RIGHTS OF INGRESS AND EGRESS OVER THIS DRIVEWAY FOR PARCELS A&B.

REFERENCE MAPS:

1) "SURVEY MAP SHOWING LANDS OF RUSSELL E. & MINNIE NALLEY..." DATED OCTOBER 21, 1986 AND LAST AMENDED DEC 10, 1997 BY T.G. MILLER, P.C.

2) "SURVEY MAP SHOWING LANDS OF BRUCE D. ABBOTT..' DATED 8/22/2000 LAST REVISED 11/09/2000 BY T.G. MILLER, P.C.

3) "NO.559 RIDGE ROAD..." DATED 7/27/2009 AND AMENDED 10/6/2009 BY T.G. MILLER, P.C.

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.

CERTIFICATION

I hereby certify to _____ 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: _____ DATED: _____

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

TITLE:
PRELIMINARY SUBDIVISION MAP
NO. 555 RIDGE ROAD
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE: 4/26/2011
S11182-B
SCALE: 1"= 50'

REVISED
9/19/2024 - SEE NOTE 4
LAST DATE OF FIELD WORK 4/26/2011