

ENGELS (R.O.)
880/234
TAX MAP #30-1-6.45

KARNOW (R.O.)
2016-10119
TAX MAP #30-1-6.2

OLSEN & SPELLMAN (R.O.)
747/339
TAX MAP NO. 34-1-31.3

UNIVERSAL FC (R.O.)
2021-14340
TAX MAP #30-1-30.1

HITTLEMAN (R.O.)
650/563
TAX MAP #30-1-6.1

TOWN OF CROTON
CORPORATION LINE - PER REF. MAP 3
TOWN OF DRYDEN

N 02°32'08" W
335.48'
N 87°05'20" E
156.17'
MOSELEY (R.O.)
2017-12717
TAX MAP #30-1-28.12

**N 02°30'57" W
335.73' TOTAL
** LINE ESTABLISHED PER REF. MAP 5

N 88°17'24" E 749.63'

S 85°57'36" W
680.83' TOTAL
659.42' (p to p)

N 87°01'21" E
114.29'

*S 03°49'03" E
125.09'

PARCEL B
4.58 Acres
(net to road r/w.)

N 02°26'12" W
357.03' ALONG
PRES. & ROAD

CURRENT
TITLE INFORMATION

PARCEL A-2 & C-1
MICHAEL D. MOSELEY & SARA B. MOSELEY
INSTR. #486396-002
TAX MAP NO. 30-1-28.11

PARCEL A-1, B, & C-2
MARK D. MOSELEY & MARGARET MOSELEY
SEE CD2512 PAGE 1575
TAX MAP NO. 30-1-28.11

PARCEL C-2
0.42 Acre Triangle
(net to road r/w.)

S 02°26'12" E
76.41' ALONG
PRES. & ROAD

- LEGEND
- ⊗ EXISTING IRON PIPE
 - ⊗ EXISTING IRON PIN
 - SET IRON PIN
 - △ CALCULATED POINT
 - UTILITY POLE
 - ⊗ REMAINS FENCE & HEDGE

- REFERENCE MAPS
- 1.) ENTITLED "LANDS OF KRISTINA MILLER, FRANK TOSE & ELLEN BAER" DATED 5/13/1992 BY MILTON A. GREENE, L.S.
 - 2.) ENTITLED "LANDS OF JAY & CAROL ENGELS AND MALCOLM & ELEANORE HUNTER" DATED 9/19/2007 BY T.G. MILLER, P.C.
 - 3.) ENTITLED "LANDS OF RUTH H. EDMONDSON" DATED 10/2/1987 LAST REVISED 10/21/94 BY MILTON A. GREENE, L.S.
 - 4.) ENTITLED "LANDS OF DAVID & HELEN THOMPSON" DATED 11/21/2006 BY GARY DAVIDSON L.S.
 - 5.) ENTITLED "LANDS OF WESLEY MILLER" DATED 5/24/1988 BY MILTON A. GREENE, L.S.

- NOTES
- 1.) PARCEL C-2 TO BE CONVEYED TO MICHAEL D. MOSELEY & SARA B. MOSELEY AND CONSOLIDATED WITH PARCEL C-1 (NEW TOTAL AREA = 3.04 ACRES NET TO RD. R/W.)
 - 2.) PARCEL A-2 TO BE CONVEYED TO MARK D. MOSELEY & MARGARET MOSELEY AND CONSOLIDATED WITH PARCEL A-1 (NEW TOTAL AREA = 32.21 ACRES NET TO RD. R/W.)
 - 3.) PARCEL B TO BE CONVEYED AS A NEW PARCEL.
 - 4.) ALL PARCELS TO SHARE RIGHTS FOR DRAINAGE PURPOSES FOR USE AND MAINTENANCE OF A 30' WIDE DRAINAGE EASEMENT TO BE CENTERED ON THE CENTERLINE OF THE EXISTING DITCH AS SHOWN HEREON, SAID EASEMENT TO ALLOW ACCESS AND BENEFIT ALL LOTS

PARCEL A-1
32.11 Acres

NEW PARCEL (A-1 & A-2)
TOTAL AREA = 32.21 Acres (net to road r/w.)

NEW PARCEL (C-1 & C-2)
TOTAL AREA = 3.04 Acres (net to road r/w.)

PARCEL C-1
2.62 Acre
(net to road r/w.)

PARCEL A-2
0.10 Acre Triangle
(net to road r/w.)

S 02°26'12" E
370.68' ALONG
PRES. & ROAD

*N 87°07'34" E
110.36' TOTAL
83.13' (p to p)

S 02°26'12" E
129.42' ALONG
PRES. & ROAD

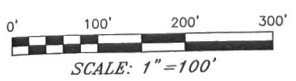
S 02°26'12" E
72.62' ALONG
PRES. & ROAD

THE MEAS. 1070' ± TO PRES. & INT. PERUVILLE ROAD

S 87°13'01" W
1373.93' TOTAL
525.18' (p to p)

N 43°03'06" W
61.42' TOTAL
22.00' (p to p)

CLARKSON (R.O.)
2014-06882
TAX MAP #30-1-28.211



FINNEY PROPERTIES LLC (R.O.)
592955-003
TAX MAP #30-1-28.212

S 86°07'19" W 281.97'
S 02°52'44" E 312.20'
1/4" ind. 7.4' e/y of cor.

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: *Lee Drown* DATED: 4/28/2022

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

TITLE:
SURVEY MAP
NO. 460 & NO. 470 SCOFIELD ROAD
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE: 4/28/2022

SCALE: 1"=100'

REVISED



ATTENTION: THIS MAP NOT COMPARED TO SECTION 700B, EDUCATION & NEW YORK STATE BY LAW. ALL DIMENSIONS AND AREAS ARE FOR THIS MAP AND CORRECT THEREOF ONLY IF SAID MAP OF CORRECT SCALE THE APPROXIMATE SIZE OF THE LICENSED LAND SURVEYOR HAS BEEN APPROVED HEREON.