

NOTES:

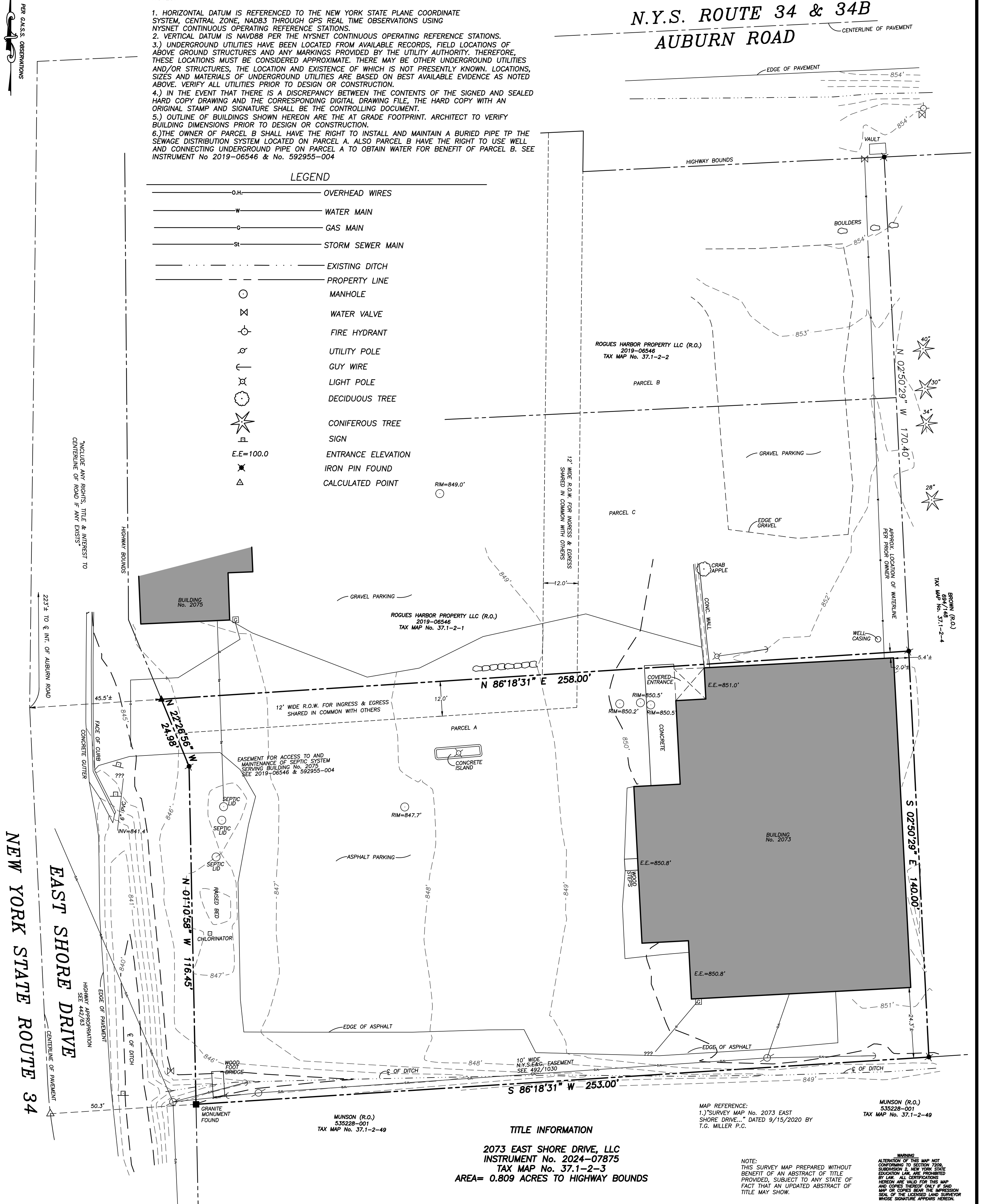
- HORIZONTAL DATUM IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 THROUGH GPS REAL TIME OBSERVATIONS USING NYSNET CONTINUOUS OPERATING REFERENCE STATIONS.
- VERTICAL DATUM IS NAVD88 PER THE NYSNET CONTINUOUS OPERATING REFERENCE STATIONS.
- UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM AVAILABLE RECORDS, FIELD LOCATIONS OF ABOVE GROUND STRUCTURES AND ANY MARKINGS PROVIDED BY THE UTILITY AUTHORITY. THEREFORE, THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITIES AND/OR STRUCTURES, THE LOCATION AND EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN. LOCATIONS, SIZES AND MATERIALS OF UNDERGROUND UTILITIES ARE BASED ON BEST AVAILABLE EVIDENCE AS NOTED ABOVE. VERIFY ALL UTILITIES PRIOR TO DESIGN OR CONSTRUCTION.
- IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE SIGNED AND SEALED HARD COPY DRAWING AND THE CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT.
- OUTLINE OF BUILDINGS SHOWN HEREON ARE THE AT GRADE FOOTPRINT. ARCHITECT TO VERIFY BUILDING DIMENSIONS PRIOR TO DESIGN OR CONSTRUCTION.
- THE OWNER OF PARCEL B SHALL HAVE THE RIGHT TO INSTALL AND MAINTAIN A BURIED PIPE TO THE SEWAGE DISTRIBUTION SYSTEM LOCATED ON PARCEL A. ALSO PARCEL B HAVE THE RIGHT TO USE WELL AND CONNECTING UNDERGROUND PIPE ON PARCEL A TO OBTAIN WATER FOR BENEFIT OF PARCEL B. SEE INSTRUMENT No 2019-06546 & No. 592955-004

LEGEND

| | |
|--------|--------------------|
| —O.H.— | OVERHEAD WIRES |
| —W— | WATER MAIN |
| —G— | GAS MAIN |
| —ST— | STORM SEWER MAIN |
| --- | EXISTING DITCH |
| --- | PROPERTY LINE |
| ○ | MANHOLE |
| ⊗ | WATER VALVE |
| ⊕ | FIRE HYDRANT |
| ⊙ | UTILITY POLE |
| ↑ | GUY WIRE |
| ⊗ | LIGHT POLE |
| ⊙ | DECIDUOUS TREE |
| ★ | CONIFEROUS TREE |
| ⊙ | SIGN |
| ⊙ | ENTRANCE ELEVATION |
| ⊙ | IRON PIN FOUND |
| △ | CALCULATED POINT |

E.E.=100.0

N.Y.S. ROUTE 34 & 34B
AUBURN ROAD



TITLE INFORMATION

2073 EAST SHORE DRIVE, LLC
INSTRUMENT No. 2024-07875
TAX MAP No. 37.1-2-3
AREA= 0.809 ACRES TO HIGHWAY BOUNDS

MAP REFERENCE:
1.) SURVEY MAP No. 2073 EAST SHORE DRIVE... DATED 9/15/2020 BY T.G. MILLER P.C.

MUNSON (R.O.)
535228-001
TAX MAP No. 37.1-2-49

NOTE:
THIS SURVEY MAP PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE PROVIDED, SUBJECT TO ANY STATE OF FACT THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.

WARNING:
ALTERATION OF THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION & NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SIGNED AND COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

CERTIFICATION

I hereby certify to 2073 EAST SHORE DRIVE, LLC 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 Dresser DATED: 12/13/2024



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

TITLE:
TOPOGRAPHIC SURVEY
OF
No. 2073 EAST SHORE DRIVE
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE:
12/13/2024

SCALE: **1"=20'**

REVISED

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