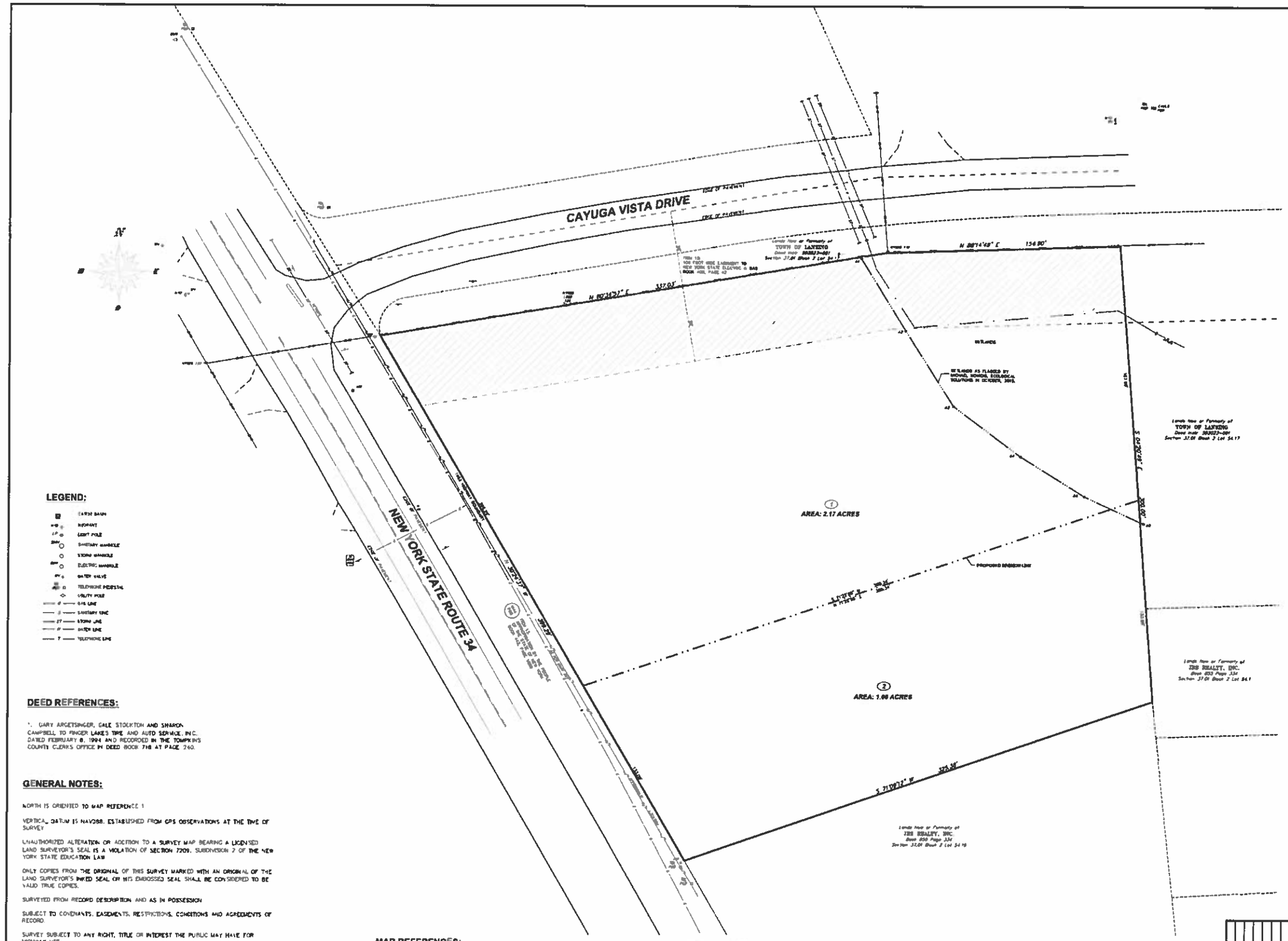

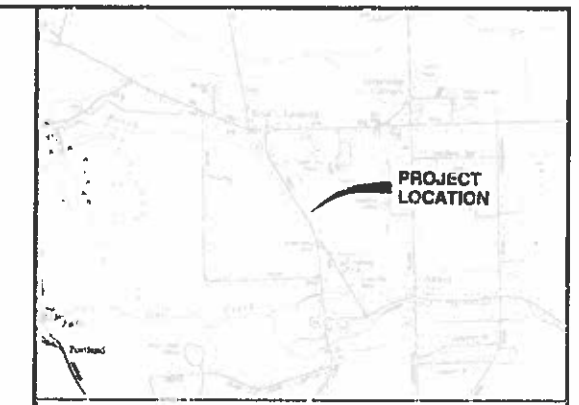

SITE LOCATION PLAN: 1"=2000'

EASEMENT NOTES:

(P) PLOTTED ON SURVEY, (O)=OUTSIDE PROJECT AREA, (N) NOT ABLE TO PLOT.

BASED UPON REVIEW OF CHICAGO TITLE INSURANCE COMPANY TITLE POLICY NO. A-[illegible]27914 EFFECTIVE DATE JUNE 23, 2015, SCHEDULE B – SECTION 2 (EXCEPTIONS):

ITEM NO 10. COVENANTS AND RESTRICTIONS: LIBER 708, PAGE 240 (N)

ITEM NO. 11. PROPERTY SUBJECT TO SALT RIGHTS. LIBER 320, PAGE 339 AND LIBER 327, PAGE 205.

ITEM 12. UTILITY EASEMENTS.
LIBER 218, PAGE 367 (N) TRIMMING RIGHTS
LIBER 5, PAGE 80 (N) TRIMMING RIGHTS
LIBER 5, PAGE 91 (N) TRIMMING RIGHTS
LIBER 241, PAGE 176 (N) TRIMMING RIGHTS
LIBER 443, PAGE 175 (N) TRIMMING RIGHTS
LIBER 408, PAGE 42 (P) AS SHOWN HEREON

ITEM 13: NOTICE OF APPROPRIATION LIBER 442, PAGE 1085 (P) AND AS SHOWN HEREON
LIBER 443, PAGE 800 (P) IS LOCATED NORTH OF PROPERTY AND DOES NOT AFFECT THIS SITE.

FLOOD ZONE NOTE:

PROPERTY SHOWN HEREON IS ASSUMED NOT TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN AS UNPRINTED PANEL AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 360852002D6, PANEL NOT PRINTED, TOWN OF LANSING, TOMPKINS COUNTY N.Y.

LEGEND:

- EARTH BARM
- HYDRANT
- LIGHT POLE
- SANITARY MANHOLE
- STORM MANHOLE
- ELECTRIC MANHOLE
- WATER VALVE
- TELEPHONE PEDESTAL
- UTILITY POLE
- GAS LINE
- SANITARY LINE
- STORM LINE
- WATER LINE
- TELEPHONE LINE

DEED REFERENCES:

1. GARY ARGETSINGER, GALE STOCKTON AND SHARON CAMPBELL TO FINGER LAKES TIRE AND AUTO SERVICE, INC. DATED FEBRUARY 8, 1994 AND RECORDED IN THE TOMPKINS COUNTY CLERKS OFFICE IN DEED BOOK 718 AT PAGE 240.

GENERAL NOTES:

NORTH IS ORIENTED TO MAP REFERENCE 1

VERTICAL DATUM IS NAVD88, ESTABLISHED FROM GPS OBSERVATIONS AT THE TIME OF SURVEY

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE

SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY

UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES. THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.

MAP REFERENCES:

1. "FINAL SUBDIVISION PLAT LANSING BUSINESS AND TECHNOLOGY PARK," PREPARED BY T.G. MILLER, DATED MARCH 19, 1998 AND FILED IN THE TOMPKINS COUNTY CLERKS OFFICE IN MAP DRAWER LL-45.

2. "FINAL SUBDIVISION PLAT LANSING COMMONS," PREPARED BY T.G. MILLER, DATED MARCH 23, 2011 AND FILED IN THE TOMPKINS COUNTY CLERKS OFFICE IN MAP DRAWER PUH-67.

TAX PARCEL NUMBER:

TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK
SEC. 37.01 – BLK. 2 – PARCEL 53.21

REVISIONS	DATE

CAYUGA VISTA DRIVE

TWO LOT MINOR SUBDIVISION MAP OF THE LANDS OF FINGER LAKES TIRE AND AUTO SERVICE, INC.

TOWN OF LANSING	TOMPKINS COUNTY, N.Y.
SCALE: 1"=30'	SEPTEMBER 4, 2019
DRAWN BY: KCW	PROJECT NO. 19-1486

Ansfield & Waldruff Land Surveyors LLP
514 State Street, Schenectady N.Y. 12305
Phone: (518) 346-1595 Fax: 518-770-1655

VINCENT P. AUSFELD P.L.S.
LICENSE NUMBER
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