

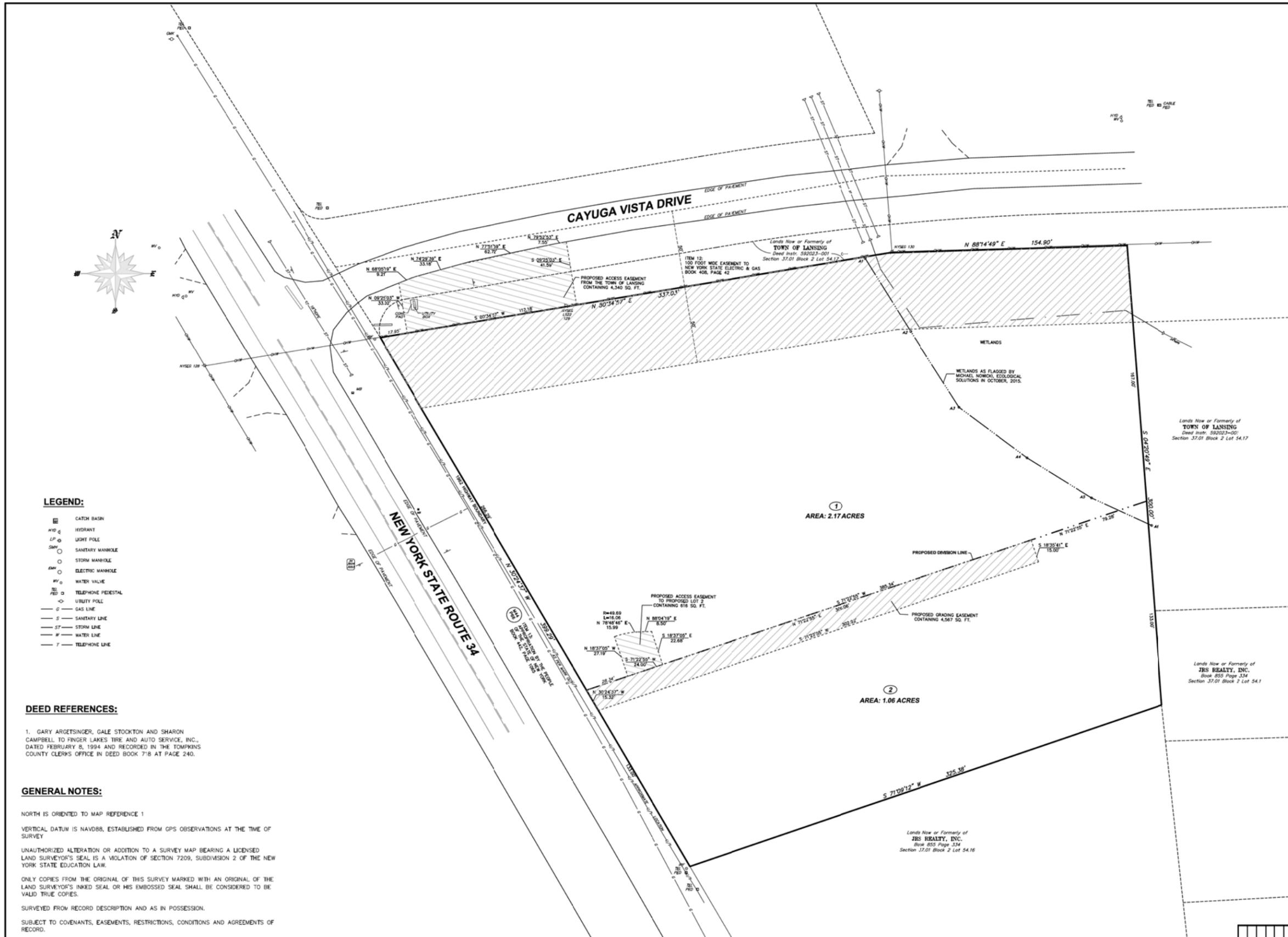
SITE LOCATION PLAN: 1"=2000'

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-0127914 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 322, PAGE 239 AND LIBER 322, PAGE 205.
 ITEM 12: UTILITY EASEMENTS:
 LIBER 216, PAGE 387 (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 243, PAGE 175 (N) TRIMMING RIGHTS
 LIBER 408, PAGE 42 (P) AS SHOWN HEREON
 ITEM 13: NOTICE OF APPROPRIATION LIBER 442, PAGE 1065 (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. 3608520025C, PANEL NOT PRINTED, TOWN OF LANSING, TOMPKINS COUNTY N.Y.



- LEGEND:**
- CB CATCH BASIN
 - HYD HYDRANT
 - LP LIGHT POLE
 - SMV SANITARY MANHOLE
 - SMV STORM MANHOLE
 - EMV ELECTRIC MANHOLE
 - WV WATER VALVE
 - TP TELEPHONE PIEDestal
 - UP UTILITY POLE
 - G GAS LINE
 - S SANITARY LINE
 - ST STORM LINE
 - W WATER LINE
 - T 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.

MAP REFERENCES:

1. "FINAL SUBDIVISION PLAT LANSING BUSINESS AND TECHNOLOGY PARK." PREPARED BY T.G. MILLER, DATED MARCH 16, 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 25, 2011 AND FILED IN THE TOMPKINS COUNTY CLERKS OFFICE IN MAP DRAWER HLH-47.

TAX PARCEL NUMBER:

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



CAYUGA VISTA DRIVE		FINAL PLAT SUBDIVISION TWO LOT SUBDIVISION OF THE LANDS OF FINGER LAKES TIRE AND AUTO SERVICE, INC.	
TOWN OF LANSING			
SCALE: 1"=30'		TOMPKINS COUNTY, N.Y. SEPTEMBER 4, 2015	
DRAWN BY: KCW		PROJECT NO: 15-1495	
Ausfeld & 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 #49587 www.awslp.com