

LEGAL DESCRIPTION:

ALL THAT PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF LANSING, COUNTY OF TOMPKINS AND THE STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ALONG THE EASTERLY LINE OF NEW YORK STATE ROUTE 34, SAID POINT BEING THE INTERSECTION FORMED BY SAID EASTERLY LINE OF ROUTE 34 WITH THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF THE TOWN OF LANSING (INSTRUMENT 592023-001) ON THE NORTH AND THE LANDS NOW OR FORMERLY OF FINGER LAKES TIRE AND AUTO SERVICE, INC (BOOK 718, PAGE 240) ON THE SOUTH; THENCE IN AN EASTERLY DIRECTION AND ALONG SAID DIVISION LINE NORTH 80°34'57" EAST, 337.03 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION AND ALONG THE AFORESAID LANDS OF THE TOWN OF LANSING, SOUTH 04°20'49" EAST, 167.00 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION AND THROUGH THE AFORESAID LANDS OF FINGER LAKES TIRE AND AUTO SERVICE, INC., SOUTH 71°22'55" WEST, 385.34 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION AND ALONG THE AFORESAID ROUTE 34, NORTH 30°24'37" WEST, 266.29 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING IN ALL 2.17 ACRES OF LAND BEING MORE OR LESS

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.

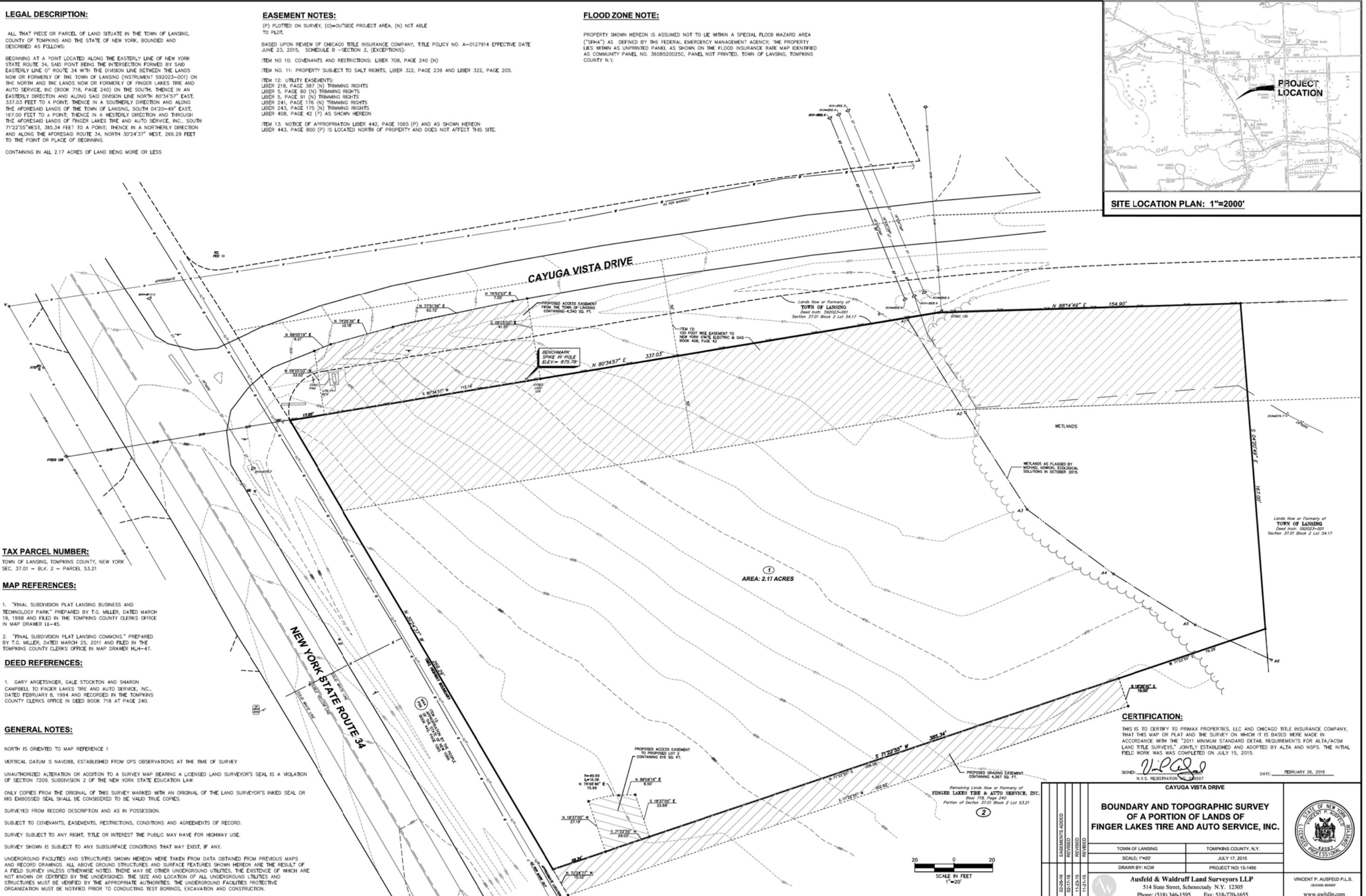
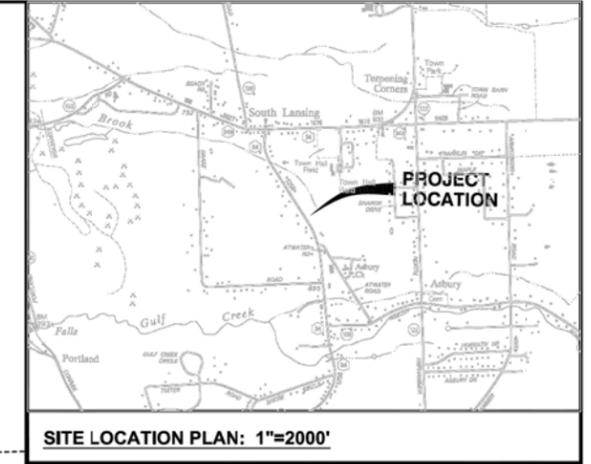
ITEM 12: UTILITY EASEMENTS:

LIBER 216, PAGE 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 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 BE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN AN 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.



TAX PARCEL NUMBER:

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

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 11-45.
- 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 11H-47.

DEED REFERENCES:

- 1. GARY ARGETSINGER, CALE 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 NAVD83, 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.

CERTIFICATION:
THIS IS TO CERTIFY TO PRIMAX PROPERTIES, LLC AND CHICAGO TITLE INSURANCE COMPANY, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE INITIAL FIELD WORK WAS COMPLETED ON JULY 15, 2015.
SIGNED: [Signature] DATE: FEBRUARY 26, 2016
N.Y.S. REGISTRATION 49897

BOUNDARY AND TOPOGRAPHIC SURVEY OF A PORTION OF LANDS OF FINGER LAKES TIRE AND AUTO SERVICE, INC.
TOWN OF LANSING TOMPKINS COUNTY, N.Y.
SCALE: 1"=20'
DRAWN BY: KCW PROJECT NO: 15-1495
Ausfeld & Waldruft 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 49897 www.awslp.com

