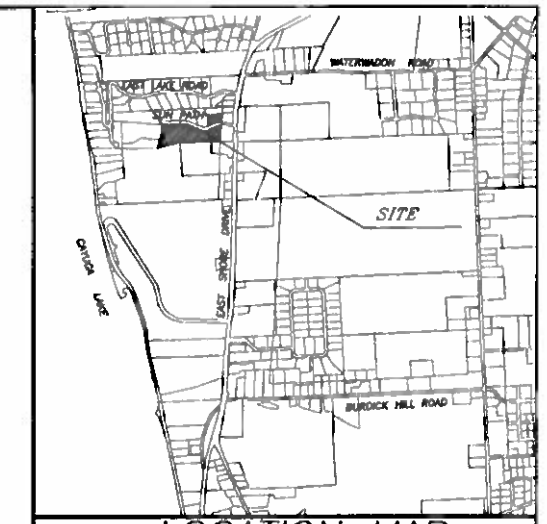
TITLE INFORMATION

PHASE 1
LOT 1, 2, 3 & 4
WESTVIEW PARTNERS, LLC (R.O.)
SEE INST. NO. 305019-001
PART OF TOWN OF LANSING TAX MAP NO. 42-1-2.23

*** PHASE 2**
REMAINING LANDS
WESTVIEW PARTNERS, LLC (R.O.)
SEE INST. NO. 305019-001
PART OF TOWN OF LANSING TAX MAP NO. 42-1-2.23
TOTAL AREA = 7.61± ACRES (INCLUDES ROAD RESERVATIONS)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	49.90'	198.64'	14°39'25"	N 75°44'33" E	49.77'
C2	17.01'	85.00'	11°27'55"	S 73°31'15" W	16.98'
C3	60.43'	65.00'	53°44'05"	S 90°22'45" E	58.17'
C4	12.87'	120.00'	6°03'02"	N 63°02'13" W	12.87'
C5	61.83'	105.00'	33°44'58"	N 82°56'11" W	60.96'
C6	143.84'	780.00'	10°29'58"	S 85°24'17" E	143.74'
C7	131.84'	720.00'	10°29'58"	N 85°24'17" E	131.78'
C8	97.19'	165.00'	33°44'58"	S 82°56'11" E	95.79'
C9	19.01'	180.00'	6°03'02"	S 63°02'13" E	19.00'
C10	22.78'	25.00'	52°12'00"	S 94°06'43" E	22.00'
C11	74.89'	330.00'	13°00'09"	N 79°46'45" E	74.73'
C18	113.02'	489.37'	13°51'05"	S 79°18'22" W	113.24'
C17	158.78'	1530.11'	5°56'36"	S 66°02'48" W	158.69'

NAD 1983



LOCATION MAP

MAP REFERENCES:

1) SURVEY MAP OF PROPOSED SUBDIVISION OF LANDS OF JAY & VIRGINIA OREAR... DATED 10/15/1975 AND LAST REVISED 5/29/1981 BY HOWARD R. SCHLEIDER AND RECORDED IN CABINET #2 ENVELOPE 161.

2) SURVEY MAP OREAR PROPERTY SHOWING PROPOSED PLAT OF SUN PATH ROAD SUBDIVISION AND TOWN HIGHWAY DATED 8/26/2002 BY LARRY FABBRONI AND FILED IN BOOK ARV OF MAPS AT PAGE 88 IN THE TOMPKINS COUNTY CLERKS OFFICE.

3) PLAN AND PROFILE MAP ENTITLED "WESTVIEW PARTNERS, LLC SUN PATH ROAD WATER MAIN REPLACEMENT..." DATED 11/01/2011 BY T.G. MILLER, P.C.

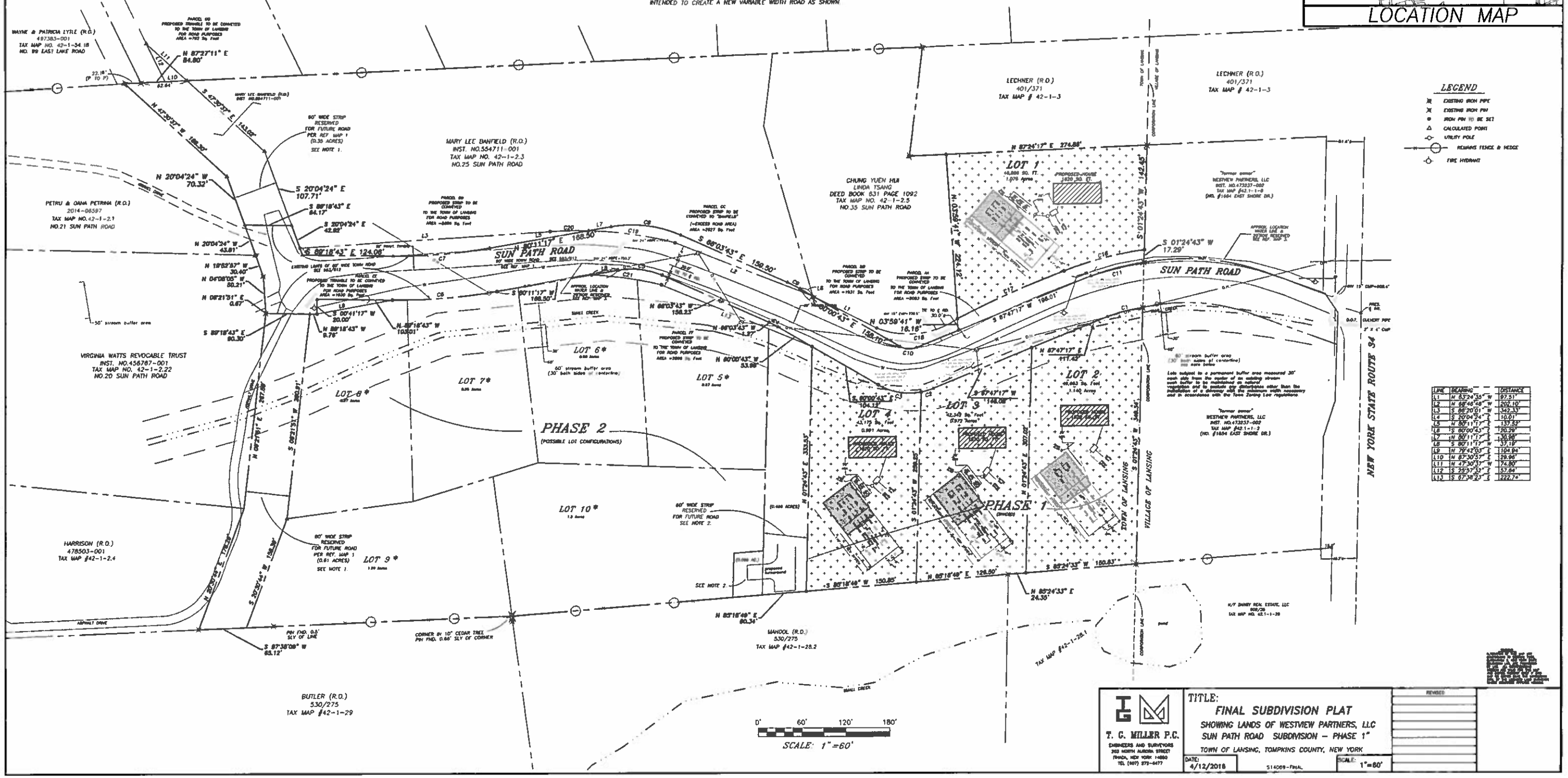
4) FINAL PLAT OF EASTLAKE SUBDIVISION DATED 8\4\1988 BY GEORGE SCHLECT P.E. & L.S. FILED IN MAP DRAWER X PAGE 110

5.) SURVEY MAP FOR NO. 21 SUN PATH DATED 4\08\2014 BY T.G. MILLER, P.C.

6.) entitled "PRELIMINARY SUBDIVISION PLAT SHOWING LANDS OF WESTVIEW PARTNERS, LLC SUN PATH ROAD SUBDIVISION – PHASE 1" dated 2/18/2016 BY T.G. MILLER, P.C.

NOTES

1.) THESE 60' STRIPS REPRESENTS AREAS RESERVED FOR FUTURE ROADS PER FILED AND APPROVED REFERENCE MAPS. SAID AREAS ARE "PAPER STREETS" AND NO ROAD IMPROVEMENTS HAVE BEEN CONSTRUCTED YET IN SAID AREAS.
2.) THIS 60' STRIP REPRESENTS A PROPOSED AREA RESERVED FOR ROAD PURPOSES AS PART OF PHASE 2 SUBDIVISION WORK. SAID ROAD TO BUILT IN PHASE 2 AND TO INCLUDE A TURNAROUND AS SHOWN. SAID TURNAROUND WILL AUTOMATICALLY REVERT TO THE ADJOINING LOT, IF NOT NECESSARY, DUE TO COMPLETION OF A ROAD EXTENSION ACROSS THE ADJOINING PROPERTY TO THE SOUTH.
3.) PHASE 2 SHOWN ONLY FOR INFORMATIONAL PURPOSES AT THIS TIME AND MAY BE CHANGED PRIOR TO A "PHASE 2" SUBMITTAL.
4.) SUBDIVISION LOTS 1-4 ALL HAVE OVER 150' OF ROAD FRONTAGE AND HAVE MUNICIPAL WATER.
5.) SUBDIVISION LOTS 1-4 ARE VACANT LOTS, PROPOSED IMPROVEMENTS HOUSE, SEPTIC, ANY CULVERTS, SHOWN PER ENGINEERING WORK DONE BY ERIK WHITNEY, P.E.
6.) PARCEL AA THRU GG ARE NEW PARCELS CREATED TO MAINTAIN A MINIMUM SETBACK MARGIN OF 30' TO THE PRESENT CENTERLINE OF SUN PATH ROAD. SAID ROAD APPEARS TO HAVE BEEN HISTORICALLY NOT CONSTRUCTED IN THE PROPER LOCATION. THIS MAPPING IS INTENDED TO CREATE A NEW VARIABLE WIDTH ROAD AS SHOWN.



LEGEND

- EXISTING IRON PIPE
- EXISTING IRON PIN
- IRON PIN TO BE SET
- CALCULATED POINT
- UTILITY POLE
- REMAINS FENCE & HEDGE
- FIRE HYDRANT

LINE	BEARING	DISTANCE
L1	N 83°24'33" W	97.51'
L2	N 68°46'46" W	202.10'
L3	S 88°20'01" E	342.33'
L4	S 20°04'24" E	110.01'
L5	N 87°11'17" E	137.33'
L6	S 60°00'43" E	120.29'
L7	N 87°11'17" E	30.98'
L8	S 87°11'17" E	37.19'
L9	N 79°43'03" E	104.94'
L10	N 87°30'57" E	29.96'
L11	N 47°30'57" W	74.80'
L12	S 29°57'32" E	57.84'
L13	S 67°38'29" E	222.74'

T. G. MILLER P.C.
ENGINEERS AND SURVEYORS
303 NORTH AURORA STREET
ITHACA, NEW YORK 14850
TEL (607) 272-8477

TITLE:
FINAL SUBDIVISION PLAT
SHOWING LANDS OF WESTVIEW PARTNERS, LLC
SUN PATH ROAD SUBDIVISION – PHASE 1"
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE: 4/12/2016
514069-FINAL
SCALE: 1"=60'

REVISED: