TITLE INFORMATION

YOUNG & BARNETT (OWNER)
part of 2013-839016
P/O TAX MAP No. 36-1-17.40

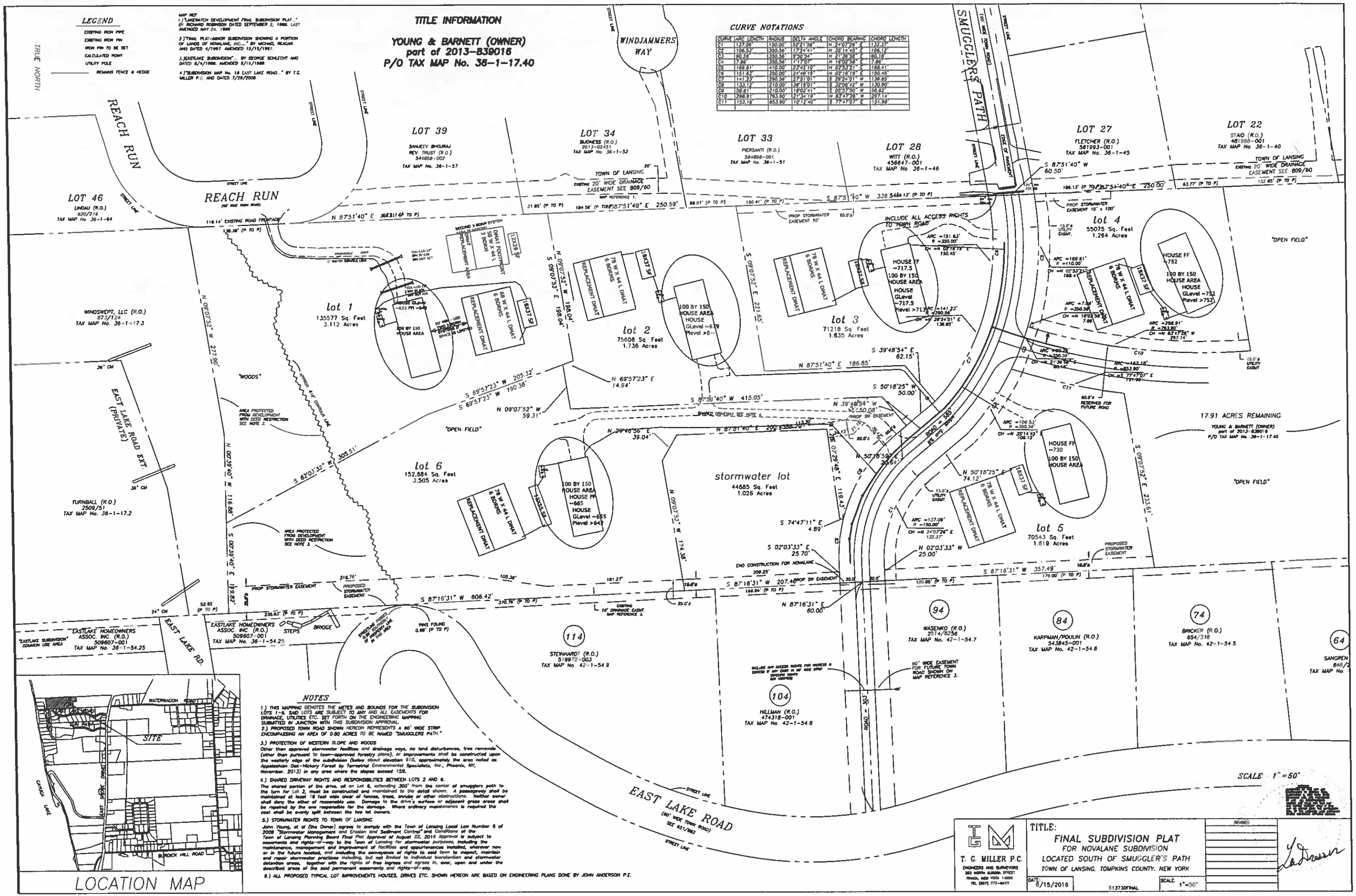
LEGEND

- EXISTING IRON PIPE
- EXISTING IRON PIN
- IRON PIN TO BE SET
- CALCULATED POINT
- UTILITY POLE
- REMARKS FENCE & HEDGE

MAP REF
1.) "LAKEWATCH DEVELOPMENT FINAL SUBDIVISION PLAT..." BY RICHARD ROBINSON DATED SEPTEMBER 2, 1986. LAST AMENDED MAY 24, 1989
2.) "FINAL PLAT-MINOR SUBDIVISION SHOWING A PORTION OF LANDS OF NOVALANE, INC...." BY MICHAEL REAGAN AND DATED 4/1997 AMENDED 12/15/1997.
3.) "EASTLAKE SUBDIVISION". BY GEORGE SCHLEICHT AND DATED 8/4/1986. AMENDED 9/18/1989
4.) "SUBDIVISION MAP No. 18 EAST LAKE ROAD." BY T.C. MILLER P.C. AND DATED 7/29/2008

CURVE NOTATIONS

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	137.09'	150.00'	52°21'58"	N 24°07'29" E	132.37'
C2	106.53'	350.58'	17°24'41"	N 39°14'45" E	106.12'
C3	60.70'	350.58'	9°30'54"	N 21°36'58" E	60.18'
C4	7.88'	350.58'	1°17'07"	N 16°02'58" E	7.88'
C5	169.81'	410.00'	23°42'10"	N 02°53'21" E	168.41'
C6	151.63'	350.00'	24°49'13"	N 02°16'19" E	150.45'
C7	141.33'	290.58'	27°51'01"	S 28°24'01" W	139.85'
C8	133.12'	210.00'	36°18'01"	S 32°06'42" W	130.90'
C9	58.81'	210.00'	16°02'41"	S 05°57'30" W	58.62'
C10	298.91'	293.90'	31°34'19"	N 83°47'28" W	297.14'
C11	152.18'	853.90'	10°12'40"	S 77°47'07" E	151.99'



LOCATION MAP

NOTES

1.) THIS MAPPING DENOTES THE METES AND BOUNDS FOR THE SUBDIVISION LOTS 1-6. SAID LOTS ARE SUBJECT TO ANY AND ALL EASEMENTS FOR DRAINAGE, UTILITIES ETC. SET FORTH ON THE ENGINEERING MAPPING SUBMITTED IN JUNCTION WITH THIS SUBDIVISION APPROVAL.

2.) PROPOSED TOWN ROAD SHOWN HEREON REPRESENTS A 60' WIDE STRIP ENCOMPASSING AN AREA OF 0.80 ACRES TO BE NAMED "SMUGGLERS PATH."

3.) PROTECTION OF WESTERN SLOPE AND WOODS
Other than approved stormwater facilities and drainage ways, no land disturbances, tree removals (other than pursuant to town-approved forestry plans), or improvements shall be constructed upon the westerly edge of the subdivision (below about elevation 610, approximately the area noted as Appalachian Oak-Hickory Forest by Terrestrial Environmental Specialists, Inc., Phoenix, NY, November, 2013) in any area where the slopes exceed 15%.

4.) SHARED DRIVEWAY RIGHTS AND RESPONSIBILITIES BETWEEN LOTS 2 AND 6.
The shared portion of the drive, all on Lot 6, extending 300' from the center of smugglers path to the turn for Lot 2, must be constructed and maintained to the detail shown. A passageway shall be maintained at least 18 feet wide clear of fences, trees, shrubs or other obstructions. Neither owner shall deny the other of reasonable use. Damage to the drive's surface or adjacent grass areas shall be repaired by the one responsible for the damage. Where ordinary maintenance is required the cost shall be evenly split between the two lot owners.

5.) STORMWATER RIGHTS TO TOWN OF LANSING
John Young, et al (the Owner) agrees to comply with the Town of Lansing Local Law Number 8 of 2008 "Stormwater Management and Erosion and Sediment Control" and Conditions of the Town of Lansing Planning Board Final Plat Approval of August 22, 2016 Approval is subject to easements and rights-of-way to the Town of Lansing for stormwater purposes, including the maintenance, management and improvement of facilities and appurtenances installed, wherever now or in the future located, and including the conveyance of rights to said town to inspect, maintain and repair stormwater practices including, but not limited to individual bioretention and stormwater detention areas, together with the rights of free ingress and egress in, over, upon and under the described areas of the said permanent easements and rights-of-way.

6.) ALL PROPOSED TYPICAL LOT IMPROVEMENTS HOUSES, DRIVES ETC. SHOWN HEREON ARE BASED ON ENGINEERING PLANS DONE BY JOHN ANDERSON P.E.

T. C. MILLER P.C.
ENGINEERS AND SURVEYORS
303 NORTH AURORA STREET
ITHACA, NEW YORK 14850
TEL. (607) 273-9477

TITLE:
FINAL SUBDIVISION PLAT
FOR NOVALANE SUBDIVISION
LOCATED SOUTH OF SMUGGLER'S PATH
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE: 8/15/2016 | 513730FINAL | SCALE: 1"=50'

REVISED