LEGEND
△ – DENOTES CALCULATED POINT
⊙ – DENOTES UTILITY POLE
* – PROPOSED NEW DIVISION LINE

N 82°29'21" W 180.54'
PIN FOUND
REMAINS OF FENCE & HEDGE
CONLON (R.O.) 475/567
PIN FOUND
MAGNETIC 1973
N

TITLE INFORMATION (PARCEL A & B)
Michael P. Covert and Jeannette M. Palmer
INSTR. # 2016-03203
TAX MAP PARCEL No. 31-3-12.2
TOTAL AREA=1.753 ACRES NET TO ROAD R/W

HOUSE No. 18
CONC. PAD
2.8'±
N 00°17'00" E 172.29'
133.00' (P TO P)
MILLER (R.O.) 518663-001
MAP REFERENCE #1

LAVIN & HAYS (R.O.) 597856-001
MAP REFERENCE #2

326.66' (P TO P)
TOTAL TO CENTERLINE ROAD

PARCEL A
1.159 Acres (NET TO ROAD R/W)
50487.4 Sq. Feet (NET TO ROAD R/W)

5.5'±
CAR-PORT
N 08°16'45" E 362.18'
PIPE FOUND

PIN TO BE SET
* S 89°43'00" E 112.14'
PIN TO BE SET

PARCEL B
0.594 Acres (NET TO ROAD R/W)
25,868 Sq. Ft (NET TO ROAD R/W)

S 00°17'00" W 102.71'
DEAN & CARROLL (R.O.) 599/349
MAP REFERENCE #4

GRAVEL DRIVE
5.9'±
SHED
CARAGE
7.0'±
PIPE FOUND
R/W
PIN FOUND
31.7'±
HOUSE No. 26
* N 06°41'15" E 217.95'
CONCRETE LID
RAMP
ASPHALT TURN-AROUND 4.8'± OVER PROP. LINE SEE AGRMT. AT INSTR. # 2016-03204
35.52'
S 60°04'43" E 107.04' ALONG CENTERLINE ROAD
PIN TO BE SET
ASPHALT DRIVE
S 06°40'39" W 181.16' TOTAL TO CENTERLINE ROAD
WILSON (R.O.) 617/595
MAP REFERENCE #3
R/W
RIDGE ROAD – NYS ROUTE 34B
NYSDOT CLAIMS 66' WIDE
PRESENT CENTER OF PAVING
N 60°04'43" W 133.77' ALONG CENTERLINE ROAD
PIN FOUND
"DEED TO CENTERLINE ROAD, EXCEPT AND RESERVE ALL EXISTING PUBLIC HIGHWAY AND UTILITY RIGHTS OF WAY"
155.8'± ALONG CENTERLINE TO CENTERLINE INT. CONLON ROAD

REFERENCE MAPS:

1.) "SURVEY MAP No. 18 CONLON ROAD..." DATED 1/3/2002 BY T.G. MILLER P.C.
2.) "RESURVEY FOR JACQUELINE THAYER..." DATED 9/19/2012 BY MICHAEL REAGAN.
3.) "SURVEY FOR FLOYD G. WILSON..." DATED 4/23/86 BY GEORGE SCHLECHT.
4.) "SURVEY MAP OF CLARENCE F. & LILLIAN M. McDOUGAL PROPERTY AT No. 8 CONLON ROAD..." DATED 3/15/73 BY THOMAS G. MILLER.

Michael P. Covert and Jeannette M. Palmer
Elmira Savings Bank, its successors and/or assigns
Chicago Title Insurance Company
Sayles & Evans
Estate of Freda Wilson
Shaw & Murphy, PLLC

CERTIFICATION

I hereby certify to that I am a licensed land surveyor, New York State License No.050096, and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision; and that I found no visible encroachments either way across property lines except as shown hereon.

SIGNED: Lee Dresser DATED: 10/31/2016

WARNING
ALTERATION OF THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

T. G. MILLER P.C.
ENGINEERS AND SURVEYORS
203 NORTH AURORA STREET
ITHACA, NEW YORK 14851
PHONE (607) 272-6477

TITLE:

SURVEY MAP

No. 26 RIDGE ROAD

TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE: 9/25/2015

S15743B

SCALE: 1"=40'

REVISED
10/31/2016 TO SHOW PAR. A & B

STATE OF NEW YORK · LEE DRESSER · 050096 · LICENSED LAND SURVEYOR