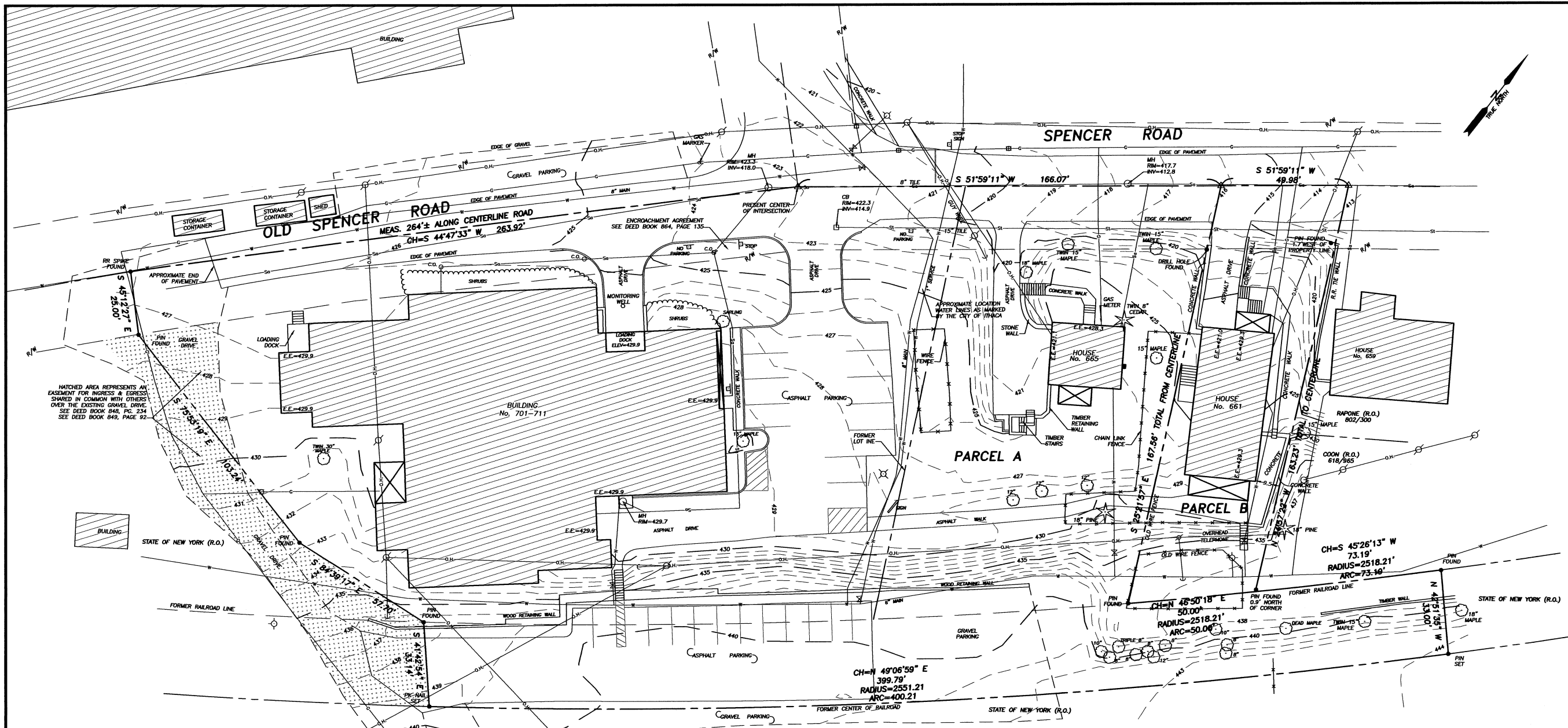




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BOUNDARY AND TOPOGRAPHIC MAP
No. 661-711 OLD SPENCER ROAD
CITY OF ITHACA, TOMPKINS COUNTY, NEW YORK



HATCHED AREA REPRESENTS AN EASEMENT FOR INGRESS & EGRESS SHARED IN COMMON WITH OTHERS OVER THE EXISTING GRAVEL DRIVE. SEE DEED BOOK 848, P.C. 234 SEE DEED BOOK 849, PAGE 92.

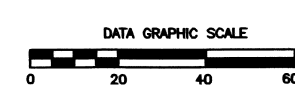


NOTES:
1.) HORIZONTAL DATUM OF MAPPING IS APPROXIMATE NAD 83 AND VERTICAL DATUM IS APPROXIMATE NGVD29 PER THE TOMPKINS COUNTY GPS CONTROL NETWORK.
2.) UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM AVAILABLE RECORDS, FIELD LOCATIONS OF ABOVE GROUND STRUCTURES AND ANY MARKINGS PROVIDED BY THE UTILITY AUTHORITY. THEREFORE, THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITIES AND/OR STRUCTURES, THE LOCATION AND EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN. LOCATIONS, SIZES AND MATERIALS OF UNDERGROUND UTILITIES ARE BASED ON BEST AVAILABLE EVIDENCE AS NOTED ABOVE. VERIFY ALL UTILITIES PRIOR TO DESIGN OR CONSTRUCTION.
3.) IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE SIGNED AND SEALED HARD COPY DRAWING AND THE CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT.
4.) THIS SURVEY IS SUBJECT TO ANY STATE OF FACTS AN ACCURATE UP-TO-DATE ABSTRACT OF TITLE MAY SHOW.

REFERENCE MAPS:
1.) "SURVEY MAP EVAPORATED METAL FILMS CORPORATION..." DATED JUNE 15, 1998 AND LAST REVISED APRIL 3, 2001 BY T.G. MILLER P.C.
2.) "SURVEY MAP No. 661 SPENCER ROAD..." DATED APRIL 27, 2011 BY T.G. MILLER P.C.

TITLE INFORMATION
PARCEL A
COUNTY OF TOMPKINS
DEED BOOK 909, PAGE 257
TAX MAP PARCEL No. 130-4-5
AREA=1.428 ACRES NET TO ROAD R/W

PARCEL B
TOMPKINS COMMUNITY ACTION INC.
INSTRUMENT No. 577563-001
TAX MAP PARCEL No. 130-4-3
AREA=0.155 ACRES NET TO ROAD R/W



LEGEND

—	O.H.	OVERHEAD WIRES
—	Su	SANITARY SEWER MAIN
—	W	WATER MAIN
—	C	GAS MAIN
—	SS	STORM SEWER MAIN
—	T	UNDERGROUND TELEPHONE
---		EXISTING DITCH
---		PROPERTY LINE
○		MANHOLE
□		CATCH BASIN
○ D.S.		DOWN SPOUT DAYLIGHT
● D.S.		DOWN SPOUT UNDERGROUND
⊕		WATER VALVE
⊕ P.I.V.		POST INDICATOR VALVE
⊕		FIRE HYDRANT
⊕		FIRE DEPARTMENT CONNECTION
⊕ C.O.		CLEANOUT
⊕		GAS VALVE
⊕		UTILITY POLE
⊕		GUY WIRE
⊕		LIGHT POLE
⊕		DECIDUOUS TREE
⊕		CONIFEROUS TREE
⊕		SHRUB
⊕		SIGN
⊕ E.E=100.0		MAILBOX
⊕		ENTRANCE ELEVATION
⊕		TELEPHONE PEDESTAL
⊕		CALCULATED POINT

BY	DAB
REVISION	
DATE	10/26/18
AMENDED TO SHOW RIGHT OF WAY FOR INGRESS AND EGRESS OVER EXISTING GRAVEL DRIVE	

Warning

ALTERATIONS TO THIS MAP NOT CONFORMING TO SECTION 7209, SUBSECTION 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.

DARRIN A. BROCK, L.S.
N.Y.S. LICENSE No. 050597
D.A. Brock
SIGNATURE
LICENSED LAND SURVEYOR



DATE	1/5/2014	JOB No.	S14036
SCALE	1"=20'	SHEET	1 OF 1
DRAWN BY	DAB		
CHECKED	DLD		