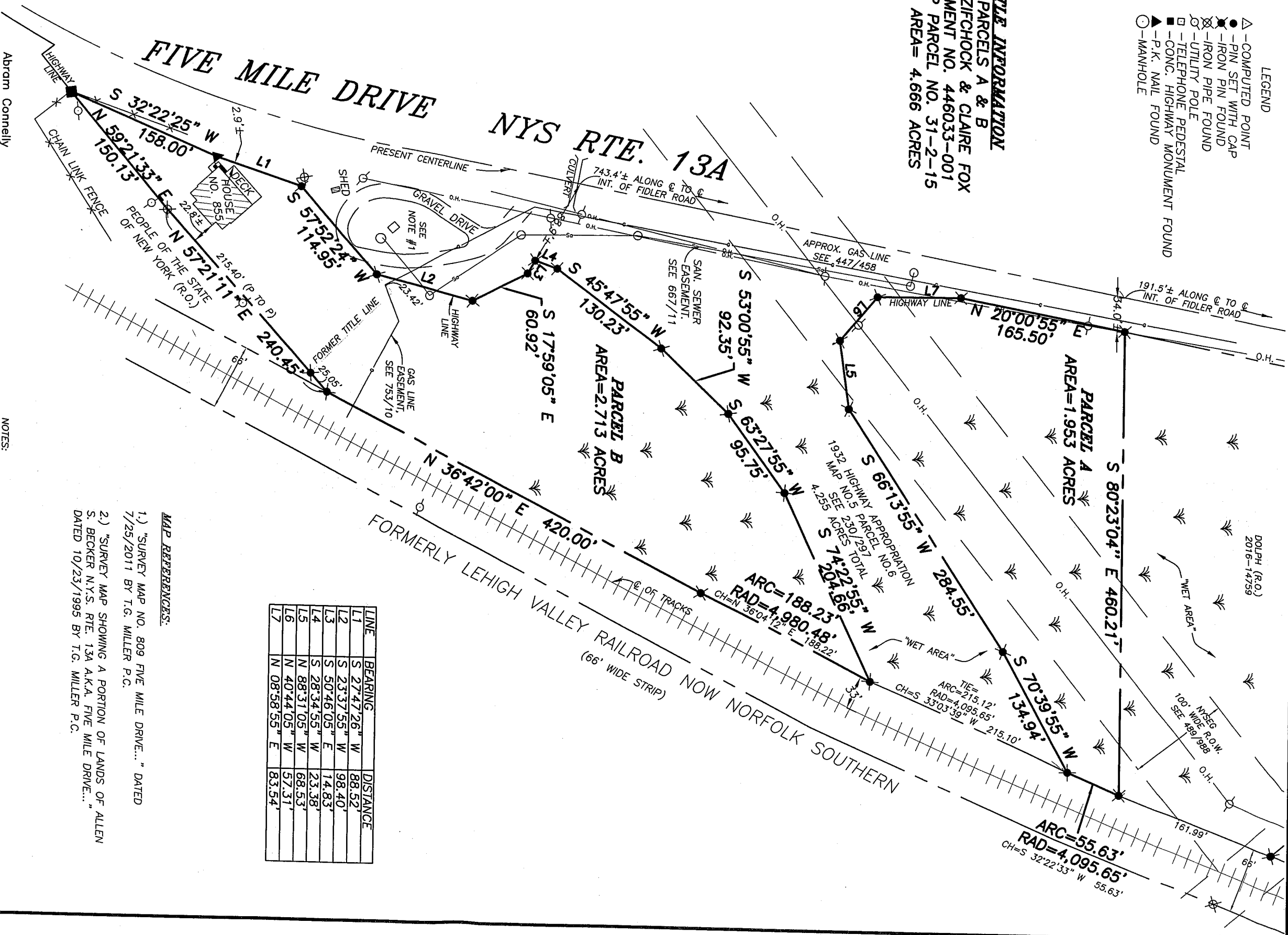




- LEGEND
- △ - COMPUTED POINT
 - - PIN SET WITH CAP
 - ⊗ - IRON PIN FOUND
 - ⊗ - IRON PIPE FOUND
 - ⊗ - UTILITY POLE
 - ⊗ - TELEPHONE PEDESTAL
 - - CONC. HIGHWAY MONUMENT FOUND
 - ▲ - P.K. NAIL FOUND
 - - MANHOLE

TITLE INFORMATION
PARCELS A & B
MARK ZIFCHOCK & CLAIRE FOX
INSTRUMENT NO. 446033-001
TAX MAP PARCEL NO. 31-2-15
TOTAL AREA= 4.666 ACRES



LINE	BEARING	DISTANCE
L1	S 27°47'26" W	88.52
L2	S 23°37'55" W	98.40
L3	S 50°46'05" E	14.83
L4	S 28°34'55" W	23.38
L5	N 88°31'05" W	68.53
L6	N 40°44'05" W	57.31
L7	N 08°58'35" E	83.54

MAP REFERENCES:

- 1.) "SURVEY MAP NO. 809 FIVE MILE DRIVE..." DATED 7/25/2011 BY T.G. MILLER P.C.
- 2.) "SURVEY MAP SHOWING A PORTION OF LANDS OF ALLEN S. BECKER N.Y.S. RTE. 13A A.K.A. FIVE MILE DRIVE..." DATED 10/23/1995 BY T.G. MILLER P.C.

NOTES:
1.) 1937 HIGHWAY APPROPRIATION, MAP NO. 11 PARCEL NO. 15. SEE 245/264

2.) SUBJECT TO NYSEG EASEMENTS 253/352, 392/451, 447/489

3.) THIS SURVEY MAP PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE PROVIDED, SUBJECT TO ANY STATE OF FACT THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.

WARNING:
ALTERATION OF THIS MAP NOT CONFORMING TO SECTION 7209, EDITION 2, NEW YORK STATE EDITION 2, 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.

TITLE:

SURVEY MAP

NO. 855 FIVE MILE DRIVE

TOWN OF ITHACA, TOMPKINS COUNTY, NEW YORK

T. G. MILLER P.C.
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ITHACA, NEW YORK 14850
TEL (607) 272-6477

DATE: 2/21/2022

S22088

SCALE: 1"=100'

REVISED

