

SURVEY NOTES:

- CONTROL FOR THIS PROJECT IS BASED ON CONTROL POINTS ESTABLISHED UTILIZING THE MYSNET GPS SYSTEM. HORIZONTAL DATUM IS REFERENCED TO THE N.Y.S. PLANE COORDINATE SYSTEM, CENTRAL ZONE, TRANSVERSE MERCATOR PROJECTION, NAD 1983 (2011). FIELD WORK WAS COMPLETED WITH AN INDICATED ACCURACY OF 1/10000 OR BETTER.
- BEARINGS SHOWN ARE REFERENCED TO GRID BEARINGS. DISTANCES SHOWN ARE GRID DISTANCES.
- COMB. (SEA LEVEL & SCALE FACTOR) = 0.99994257
- GROUND DIST X COMBINED FACTOR = GRID DISTANCE
- MAP PREPARED FROM AN INSTRUMENT SURVEY COMPLETED MARCH 2, 2017.
- SUBJECT PARCEL IS IN THE RURAL AGRICULTURE DISTRICT SOUTH OF VIRGIL CREEK AND IS IN THE CONSERVATION DISTRICT NORTH OF VIRGIL CREEK

REFERENCES:

- SURVEY MAP TITLED "SURVEY MAP LANDS OF PAUL E & BETTY J. COOK, MILITARY LOTS 36, 37 & 47, TOWN OF DRYDEN, COUNTY OF TOMPKINS, STATE OF NEW YORK," DATED OCTOBER 26, 2005, BY MICHAEL JOHN REAGAN, L.S., A COPY OF WHICH WAS FILED IN THE TOMPKINS COUNTY CLERK'S OFFICE AS INSTRUMENT NO. 49711-006 ON SEPTEMBER 22, 2006 IN DRAWER A.V., SHEET 41
- ABSTRACT BY STEWART TITLE, ABSTRACT/TITLE INS. NO 16590 FOR SCOTT PINNEY 2150 DRYDEN ROAD, TOWN OF DRYDEN, TOMPKINS COUNTY
- TAX MAP NO. 38-1J1

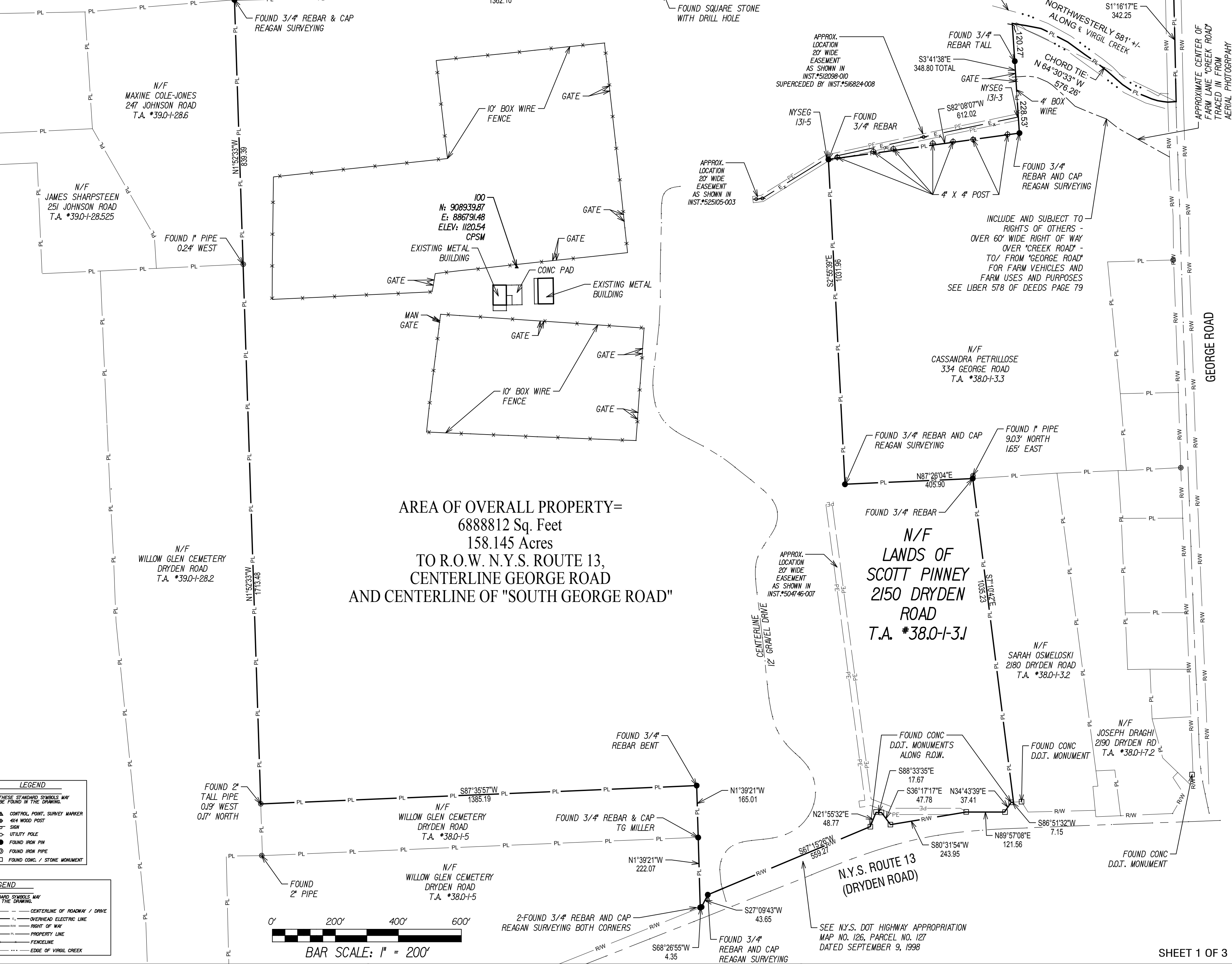
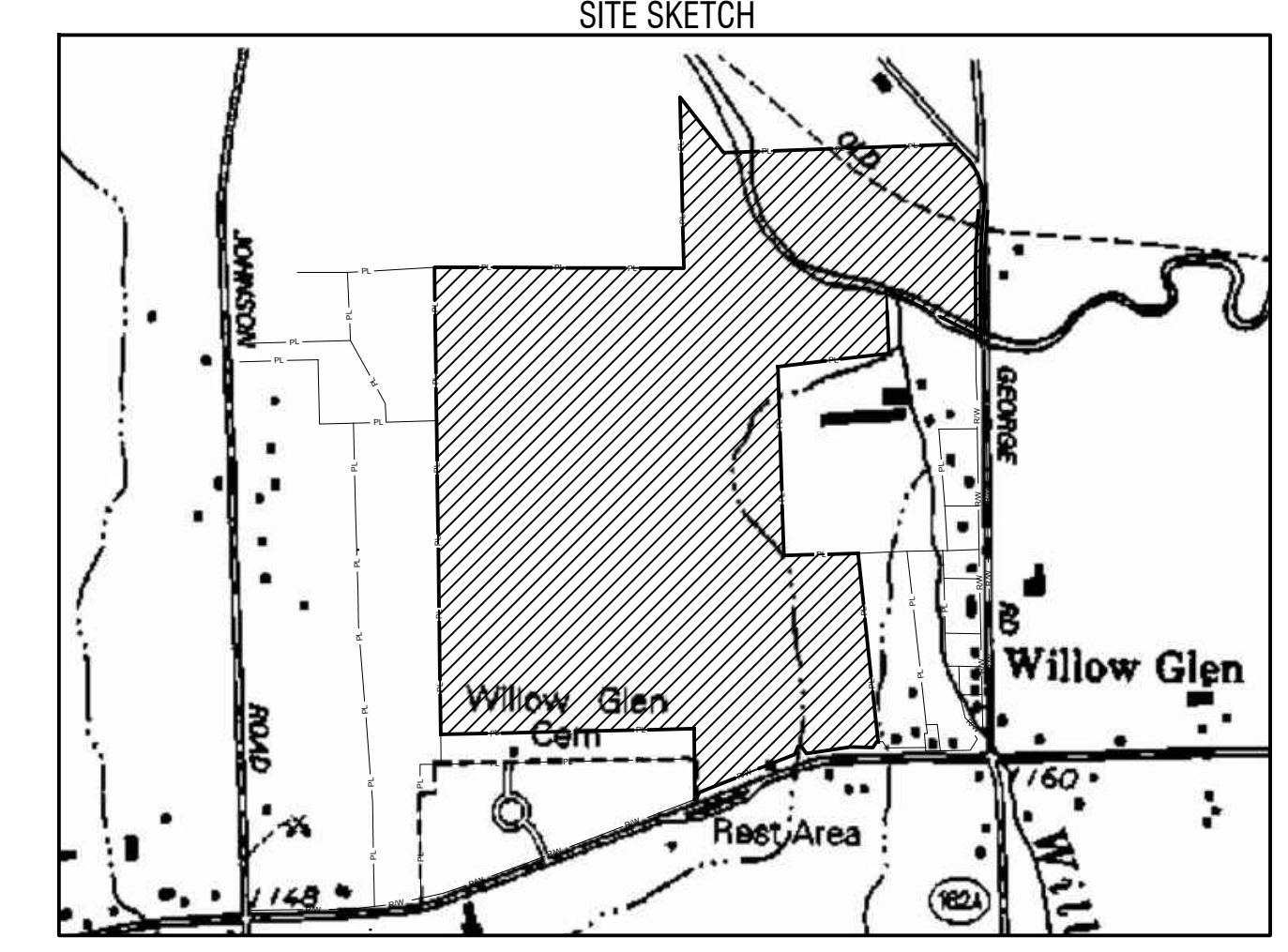
MAY BE SUBJECT TO:

- RIGHT OF WAY GRANTED TO NEW YORK TELEPHONE CO. AND AMERICAN TELEPHONE AND TELEGRAPH CO. BY AN INSTRUMENT IN WRITING DATED SEPTEMBER 22, 1936 AND RECORDED SEPTEMBER 29, 1936 IN LIBER 242 OF DEEDS AT PAGE 128 IN THE TOMPKINS COUNTY CLERK'S OFFICE (A PERPETUAL RIGHT OF WAY AND EASEMENT TO CONSTRUCT, MAINTAIN, REPAIR AND OPERATE THEIR COMMUNICATION LINES)
- RIGHT OF WAY TO NEW YORK STATE ELECTRIC & GAS CORP. BY INSTRUMENT DATED JANUARY 21, 1936, AND RECORDED FEBRUARY 1, 1937, IN SAID CLERK'S OFFICE IN LIBER 241 AT PAGE 145 (EASEMENT TO CONSTRUCT, RECONSTRUCT, EXTEND, OPERATE, INSPECT, AND MAINTAIN TRANSMISSION AND/OR DISTRIBUTION OF ELECTRIC CURRENT FOR PUBLIC USE THROUGH GRANTORS PROPERTY)
- RIGHT OF WAY GRANTED TO NEW YORK TELEPHONE CO. AND AMERICAN TELEPHONE AND TELEGRAPH CO. BY AN INSTRUMENT IN WRITING DATED DECEMBER 4, 1936 AND RECORDED DECEMBER 15, 1936 IN LIBER 242 OF DEEDS AT PAGE 437 IN SAID CLERK'S OFFICE (A PERPETUAL RIGHT OF WAY AND EASEMENT TO CONSTRUCT, MAINTAIN, REPAIR AND OPERATE THEIR COMMUNICATION LINES)
- EASEMENT TO NEW YORK STATE ELECTRIC & GAS CORP. BY INSTRUMENT DATED JANUARY 14, 1949, AND RECORDED JANUARY 28, 1949, IN SAID CLERK'S OFFICE IN LIBER 317 AT PAGE 492 (EASEMENT FOR 1 POLE AND ANCHOR REPUTEDLY WITHIN THE N.Y.S. ROUTE 13 RIGHT OF WAY)
- EASEMENT TO NEW YORK STATE ELECTRIC & GAS CORP. BY INSTRUMENT DATED NOVEMBER 4, 1959, AND RECORDED DECEMBER 23, 1959, IN SAID CLERK'S OFFICE IN LIBER 424 AT PAGE 213 (EASEMENT WHICH THE SAID LINE ENTERS GRANTORS LAND FROM THE CENTERLINE OF THE HIGHWAY AT A POINT ABOUT 30' NORTHERLY OF GRANTORS SOUTHERLY PROPERTY LINE AND EXTENDS IN A WESTERLY DIRECTION TO A POLE TO BE INSTALLED AT A POINT ABOUT 260' WESTERLY OF THE CENTERLINE OF THE HIGHWAY AND ABOUT 105' NORTHERLY OF GRANTORS HOUSE TOGETHER WITH A SERVICE LINE TO A FARM METER POLE ON GRANTORS LAND ALSO ALLOWS THE RIGHT TO TRIM, CUT, AND REMOVE TREES AND BRUSH CLEAR OF SAID WIRES BY AT LEAST 15')
- EASEMENT GRANTED TO IROQUOIS TEL. CORP. BY AN INSTRUMENT IN WRITING DATED FEBRUARY 17, 1965 AND RECORDED MARCH 1, 1965 IN LIBER 455 OF DEEDS AT PAGE 503 IN SAID CLERK'S OFFICE (EASEMENT FOR AN ANCHOR NORTH OF N.Y.S. ROUTE 13 KNOWN AS 26 THACHA, DRYDEN ROAD)
- EASEMENT GRANTED TO NEW YORK STATE ELECTRIC & GAS CORPORATION BY AN INSTRUMENT IN WRITING DATED AUGUST 5, 1969 AND RECORDED AUGUST 22, 1969 IN LIBER 483 OF DEEDS AT PAGE 245 IN SAID CLERK'S OFFICE (18" WIDE GAS PIPELINE EASEMENT THE CENTERLINE OF WHICH ENTERS THE GRANTORS LAND FROM THE EAST AT A POINT ABOUT 4' NORTHERLY FROM THE CENTERLINE OF N.Y.S. ROUTE 13, THENCE EXTENDED IN A WESTERLY DIRECTION A DISTANCE OF ABOUT 30' ON A LINE PARALLEL TO THE CENTERLINE OF N.Y.S. ROUTE 13)
- EASEMENT GRANTED TO NEW YORK STATE ELECTRIC & GAS CORPORATION BY AN INSTRUMENT IN WRITING DATED SEPTEMBER 3, 1969 AND RECORDED SEPTEMBER 18, 1969 IN LIBER 483 OF DEEDS AT PAGE 859 IN SAID CLERK'S OFFICE (18" WIDE GAS PIPELINE EASEMENT THE CENTERLINE OF WHICH ENTERS THE GRANTORS LAND FROM THE EAST AT A POINT ABOUT 4' NORTHERLY FROM THE CENTERLINE OF N.Y.S. ROUTE 13, THENCE EXTENDED IN A WESTERLY DIRECTION A DISTANCE OF ABOUT 542' ON A LINE PARALLEL TO THE CENTERLINE OF N.Y.S. ROUTE 13)
- EASEMENT GRANTED TO NEW YORK STATE ELECTRIC & GAS CORPORATION BY AN INSTRUMENT IN WRITING DATED OCTOBER 11, 1985 AND RECORDED NOVEMBER 21, 1985 IN LIBER 613 OF DEEDS AT PAGE 896 IN SAID CLERK'S OFFICE (EASEMENT FOR A STUB POLE TO BE LOCATED ABOUT 5' NORTHERLY FROM THE CENTER OF N.Y.S. ROUTE 13 AND ADJACENT TO GRANTORS WESTERLY PROPERTY LINE - REPUTEDLY WITHIN THE N.Y.S. ROUTE 13 RIGHT OF WAY)
- EASEMENT GRANTED TO THE TOWN OF DRYDEN BY AN INSTRUMENT IN WRITING DATED APRIL 20, 1982 AND RECORDED APRIL 21, 1982 IN LIBER 588 OF DEEDS AT PAGE 630 IN SAID CLERK'S OFFICE (RIGHT TO CONSTRUCT, ALTER, INSTALL, REPLACE, REPAIR AND MAINTAIN SEWER LINES AND WATER LINES AND NECESSARY LATERALS THERETO ACROSS THE PROPERTY - SHOWN ON SUBDIVISION PLAN EXISTING CONDITIONS)
- EASEMENT GRANTED TO NEW YORK STATE ELECTRIC & GAS CORPORATION BY AN INSTRUMENT IN WRITING DATED JANUARY 8, 2007 AND RECORDED IN SAID CLERK'S OFFICE ON FEBRUARY 28, 2007 AS INSTRUMENT NO. 504746-007 (120" WIDE EASEMENT FOR UNDERGROUND FACILITIES AS SHOWN ON SUBDIVISION PLAN EXISTING CONDITIONS)
- EASEMENT GRANTED TO THE NEW YORK STATE ELECTRIC & GAS CORPORATION BY INSTRUMENT DATED JUNE 25, 2007 AND RECORDED IN SAID CLERK'S OFFICE ON JULY 23, 2007 AS INSTRUMENT NO. 512028-010 (120" WIDE EASEMENT AS SHOWN ON SUBDIVISION PLAN EXISTING CONDITIONS - CENTERLINE OF EASEMENT ENTERS GRANTORS LAND FROM THE SOUTHWEST AND LANDS OF LOUIS & PETRILOSSE AT A POINT ABOUT 25' NORTH OF GRANTORS SOUTHWEST CORNER THENCE SAID CENTERLINE TO EXTEND NORTHWEST A DISTANCE OF ABOUT 575 FEET TO A POINT; THENCE TURN AN ANGLE TO THE LEFT AND EXTEND NORTHERLY A DISTANCE OF ABOUT 320' TO A POINT)
- EASEMENT GRANTED TO NEW YORK STATE ELECTRIC & GAS CORPORATION BY INSTRUMENT DATED SEPTEMBER 10, 2007 AND RECORDED IN SAID CLERK'S OFFICE ON OCTOBER 24, 2007 AS INSTRUMENT NO. 516824-008 (120" WIDE EASEMENT AS SHOWN ON SUBDIVISION PLAN EXISTING CONDITIONS - CENTERLINE OF EASEMENT ENTERS GRANTORS LAND FROM THE SOUTHWEST AND LANDS OF LOUIS & PETRILOSSE AT A POINT ABOUT 25' NORTH OF GRANTORS SOUTHWEST CORNER THENCE SAID CENTERLINE TO EXTEND WESTERLY A DISTANCE OF ABOUT 620' TO A POINT; THENCE TURN A SLIGHT ANGLE TO THE LEFT AND EXTEND SOUTHWESTERLY A DISTANCE OF ABOUT 250' TO A POINT - SUPERSEDES INSTRUMENT NO. 512028-010)
- EASEMENT TO NEW YORK STATE ELECTRIC & GAS CORPORATION BY INSTRUMENT DATED MARCH 17, 2008 AND RECORDED IN SAID CLERK'S OFFICE ON APRIL 28, 2008 AS INSTRUMENT NO. 525103-003 (120" WIDE EASEMENT AS SHOWN ON SUBDIVISION PLAN EXISTING CONDITIONS PLAT - CENTERLINE OF EASEMENT TO COMMENCE AT A POINT (POLE #346) IN AN EXISTING ELECTRIC LINE LOCATED ON GRANTORS LAND THENCE EXTENDED WESTERLY A DISTANCE OF ABOUT 30' TO A POINT)
- ASSIGNMENT ON INTEREST IN OIL AND GAS LEASE - TO INCLUDE TAX MAP NO. 38-1J1 DELIVERED BY ANSCHUTZ EXPLORATION CORP. INSTRUMENT NO. 550061-002
- ASSIGNMENT OF OVERRIDING ROYALTY DELIVERED BY ANSCHUTZ EXPLORATION CORP. INSTRUMENT NO. 551848-003
- ASSIGNMENT OF OVERRIDING ROYALTY DELIVERED BY ANSCHUTZ EXPLORATION CORP. INSTRUMENT NO. 568258-001
- ASSIGNMENT OF EASEMENT RECORDED JULY 29, 1994 IN THE TOMPKINS COUNTY CLERK'S OFFICE AS LIBER 730 OF DEEDS PAGE 164 BETWEEN CONTEL OF NEW YORK INC. TO CITIZENS TELECOMMUNICATION COMPANY OF NEW YORK
- RIGHT OF WAY GRANTED BY INSTRUMENT DATED JULY 10, 1980 AND RECORDED IN SAID CLERK'S OFFICE ON JULY 10, 1980 IN LIBER 578 OF DEEDS PAGE 79 (A RIGHT OF WAY AS SHOWN ON SUBDIVISION PLAN EXISTING CONDITIONS - ALONG THE OLD CREEK ROAD FOR PURPOSES OF INGRESS AND EGRESS FROM SOUTH GEORGE ROAD - SAID RIGHT OF WAY TO BE 30 FEET EACH SIDE OF THE CENTER LINE OF SAID ABANDONED ROAD AND LIMITED FOR PURPOSES OF ACCESS TO LANDS FOR FARM VEHICLES AND FARM USES AND PURPOSES)

CERTIFICATION:

WE, LABELLA ASSOCIATES PC, CERTIFY THAT THIS MAP WAS PREPARED USING REFERENCE MATERIAL AS LISTED HEREON AND FROM FIELD NOTES OF AN INSTRUMENT SURVEY COMPLETED MARCH 2, 2017 AND THESE PARCELS ARE SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES OF RECORD.

MICHAEL W. HALEY PLS
NYS PLS NO. 049788



AREA OF OVERALL PROPERTY =
688812 Sq. Feet
158.145 Acres
TO R.O.W. N.Y.S. ROUTE 13,
CENTERLINE GEORGE ROAD
AND CENTERLINE OF "SOUTH GEORGE ROAD"

N/F
LANDS OF
SCOTT PINNEY
2150 DRYDEN
ROAD
T.A. *38.0-1-3J

NOT FOR CONSTRUCTION

It is a violation of New York Education Law Article 145 Sec. 7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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SUN8 PDC LLC
C/O Distributed Sun LLC

601 13th St. NW
Suite 450 South
Washington, DC 20005

SOLAR PHOTOVOLTAIC PLANTS

2150 Dryden Road
Freeville, New York 13068

NO.	DATE	DESCRIPTION
REVISIONS		
PROJECT NUMBER:	2170026	

DRAWN BY: CTL

REVIEWED BY: MWH

ISSUED FOR: DRAFT - REVISED 4-12-17

DATE: APRIL 12, 2017

DRAWING NAME: SUBDIVISION PLAN: EXISTING CONDITIONS

2150 DRYDEN ROAD
BEING PART OF
MILITARY LOTS 36,37
AND 47
IN THE
TOWN OF DRYDEN
COUNTY OF TOMPKINS
STATE OF NEW YORK

DRAWING NUMBER:

SURVEY NOTES:

- CONTROL FOR THIS PROJECT IS BASED ON CONTROL POINTS ESTABLISHED UTILIZING THE MYSNET GPS SYSTEM. HORIZONTAL DATUM IS REFERENCED TO THE N.Y.S. PLANE COORDINATE SYSTEM, CENTRAL ZONE, TRANSVERSE MERCATOR PROJECTION, NAD 1983 (2011). FIELD WORK WAS COMPLETED WITH AN INDICATED ACCURACY OF 1/10000 OR BETTER.
- BEARINGS SHOWN ARE REFERENCED TO GRID BEARINGS. DISTANCES SHOWN ARE GROUND DISTANCES.
- COMB. (SEA LEVEL & SCALE FACTOR) = 0.99994257
- GROUND DIST X COMBINED FACTOR = GRID DISTANCE
- MAP PREPARED FROM AN INSTRUMENT SURVEY COMPLETED MARCH 2, 2017.
- SUBJECT PARCEL IS IN THE RURAL AGRICULTURE DISTRICT SOUTH OF VIRGIL CREEK AND IS IN THE CONSERVATION DISTRICT NORTH OF VIRGIL CREEK

LEGEND

THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING.

—	—	CENTERLINE OF ROADWAY / DRIVE
—E _x —	—E _x —	OVERHEAD ELECTRIC LINE
—R _W —	—R _W —	RIGHT OF WAY
—PL—	—PL—	PROPERTY LINE
—R—	—R—	PROPOSED NEW LOT LINES
—X—X—X—	—X—X—X—	FENCELINE
— · · · —	— · · · —	EDGE OF VIRGIL CREEK

LEGEND

THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING.

△	CONTROL POINT, SURVEY MARKER
⊕	4X4 WOOD POST
⊙	SIGN
○	UTILITY POLE
●	FOUND IRON PIN
⊙	FOUND IRON PIPE
□	FOUND CONC. / STONE MONUMENT

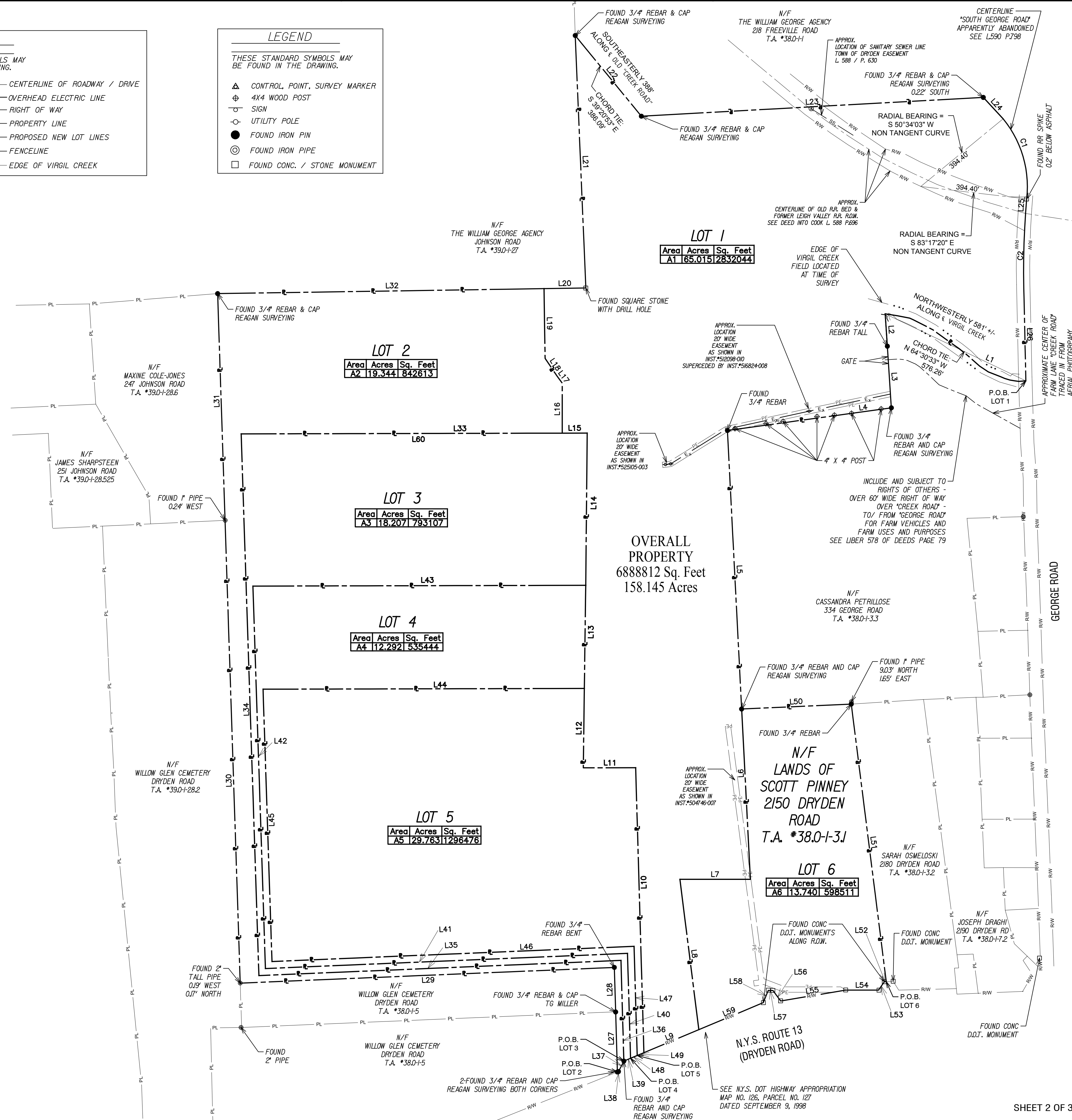
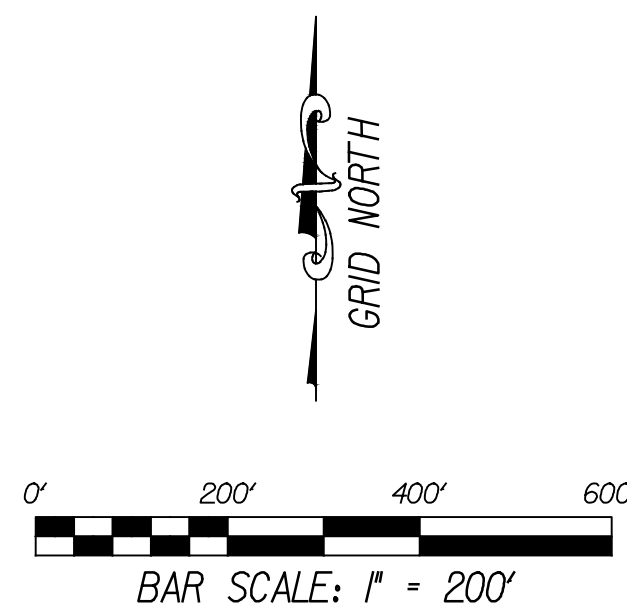
LINE	BEARING	DISTANCE
L1	N 64°30'33" W	576.26'
L2	S 03°41'38" E	120.27'
L3	S 03°41'38" E	228.53'
L4	S 82°08'07" W	612.02'
L5	S 02°55'39" E	1031.96'
L6	S 02°55'39" E	631.08'
L7	N 90°00'00" W	260.68'
L8	S 07°10'42" E	560.70'
L9	S 67°15'26" W	220.34'
L10	N 01°39'21" W	1054.91'
L11	N 89°52'00" E	193.76'
L12	N 00°45'59" E	293.80'
L13	N 00°45'59" E	381.69'
L14	N 00°34'13" E	563.35'
L15	N 89°52'00" E	92.34'
L16	N 00°00'00" W	185.03'
L17	N 36°25'25" W	30.30'
L18	N 34°06'30" W	81.14'
L19	N 00°54'46" W	258.13'
L20	N 89°07'43" E	154.68'
L21	N 02°24'17" W	935.23'
L22	S 39°20'53" E	386.09'
L23	N 86°51'00" E	1266.78'
L24	S 42°43'30" E	107.87'
L25	N 04°08'28" W	48.18'
L26	S 01°16'17" E	342.25'
L27	S 01°39'21" E	222.87'
L28	S 01°39'21" E	164.21'
L29	N 87°35'57" E	1385.19'
L30	S 01°52'33" E	1713.48'
L31	S 01°52'33" E	839.39'
L32	N 89°07'43" W	1207.42'
L33	N 89°52'00" E	1187.85'
L34	N 01°52'33" W	2005.57'
L35	N 87°35'57" E	1340.42'
L36	N 01°39'21" W	372.68'
L37	N 27°09'43" E	43.65'
L38	N 68°26'55" E	4.35'
L39	N 67°15'26" E	26.79'
L40	N 01°39'21" W	388.37'
L41	N 87°35'57" E	1340.51'
L42	N 01°52'33" W	1416.01'
L43	N 89°52'00" E	1231.12'
L44	N 89°52'00" E	1188.51'
L45	N 01°52'33" W	1008.20'
L46	N 87°35'57" E	1340.61'
L47	N 01°39'21" W	404.06'
L48	N 67°15'26" E	26.79'
L49	N 67°15'26" E	26.79'
L50	N 87°26'04" E	405.90'
L51	N 07°10'42" W	1035.23'
L52	N 86°51'32" E	7.15'
L53	N 34°43'39" E	37.41'
L54	N 89°57'08" E	121.56'
L55	N 80°31'54" E	243.95'
L56	S 36°17'17" E	47.78'
L57	S 88°33'35" E	17.67'
L58	N 21°55'32" E	48.77'
L59	N 67°15'26" E	258.55'
L60	S 89°52'00" W	1280.19'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	317.63'	394.40'	46°08'37"	N 16°21'39" W	309.12'
C2	283.01'	3000.00'	5°24'18"	S 01°25'52" W	282.91'

CERTIFICATION:

WE, LABELLA ASSOCIATES PC, CERTIFY THAT THIS MAP WAS PREPARED USING REFERENCE MATERIAL AS LISTED HEREON AND FROM FIELD NOTES OF AN INSTRUMENT SURVEY COMPLETED DECEMBER 12, 2016 AND THESE PARCELS ARE SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES OF RECORD.

MICHAEL W. HALEY PLS
NYS PLS NO. 049788



NOT FOR CONSTRUCTION

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C/O Distributed Sun LLC

601 13th St. NW
Suite 450 South
Washington, DC 20005

SOLAR PHOTOVOLTAIC PLANTS

2150 Dryden Road
Freeville, New York 13068

NO.	DATE	DESCRIPTION
REVISIONS		

PROJECT NUMBER: 2170026

DRAWN BY: CTL

REVIEWED BY: MWH

ISSUED FOR: DRAFT - REVISED 4-12-17

DATE: APRIL 12, 2017

DRAWING NAME:

SUBDIVISION PLAN:
PLAT MAP
2150 DRYDEN ROAD
BEING PART OF
MILITARY LOTS 36,37
AND 47
IN THE
TOWN OF DRYDEN
COUNTY OF TOMPKINS
STATE OF NEW YORK

DRAWING NUMBER:

WHOLE PROPERTY

Tax Map #38-1-3.1

Warranty Deed

This Indenture made the 2nd day of October in the year Two Thousand Twelve

BETWEEN

CHEMUNG CANAL TRUST COMPANY
of One Chemung Canal Plaza,
Elmira, New York, 14902,

party of the first part, and

SCOTT PINNEY,
of 6 Otti Drive,
Lansing, New York 14882,

party of the second part,

WITNESSETH that the party of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, his heirs and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Dryden, County of Tompkins and State of New York, being a part of Military Lot Nos. 36, 37 and 47 in said Town, bounded and described as follows:

BEGINNING at a point marking the intersection of the centerline of Virgil Creek as it flows under a bridge on George Road;

proceeding THENCE northwesterly along the centerline of Virgil Creek for a distance of 581 feet plus or minus to a point in said centerline (this course having a chord bearing of NORTH 54 degrees 32 minutes 16 seconds WEST and a chord distance of 576.26 feet);

proceeding THENCE SOUTH 06 degrees 16 minutes 39 seconds WEST, passing through a point marked by an iron pin at 120.27 feet plus or minus for a total distance of 348.80 feet to a point marked by a 3/4 inch diameter rebar and survey cap;

proceeding THENCE NORTH 87 degrees 53 minutes 36 seconds WEST for a distance of 612.02 feet to a point marked by an iron pin;

proceeding THENCE SOUTH 07 degrees 02 minutes 38 seconds WEST for a distance of 1,031.96 feet to a point marked by a 3/4 inch diameter rebar and survey cap;

proceeding THENCE SOUTH 82 degrees 35 minutes 39 seconds EAST for a distance of 405.90 feet to a point marked by an iron pin;

proceeding THENCE SOUTH 02 degrees 47 minutes 35 seconds WEST for a distance of 1,035.23 feet to a point;

proceeding THENCE NORTH 83 degrees 10 minutes 11 seconds WEST for a distance of 7.15 feet to a point marked by a concrete highway monument;

proceeding THENCE SOUTH 44 degrees 41 minutes 56 seconds WEST for a distance of 37.41 feet to a point;

proceeding THENCE NORTH 80 degrees 04 minutes 35 seconds WEST for a distance of 121.56 feet to a point marked by a concrete highway monument;

proceeding THENCE NORTH 89 degrees 29 minutes 49 seconds WEST for a distance of 243.95 feet to a point marked by a concrete highway monument;

proceeding THENCE NORTH 26 degrees 19 minutes 00 seconds WEST for a distance of 47.78 feet to a point marked by a concrete highway monument;

proceeding THENCE NORTH 78 degrees 35 minutes 18 seconds WEST for a distance of 17.67 feet to a point marked by a concrete highway monument;

proceeding THENCE SOUTH 31 degrees 53 minutes 49 seconds WEST for a distance of 48.77 feet to a point marked by a concrete highway monument;

proceeding THENCE SOUTH 77 degrees 13 minutes 43 seconds WEST for a distance of 559.27 feet to a point marked by a 3/4 inch diameter rebar and survey cap;

proceeding THENCE SOUTH 37 degrees 08 minutes 00 seconds WEST for a distance of 43.65 feet to a point marked by a 3/4 inch diameter rebar and survey cap;

proceeding THENCE SOUTH 78 degrees 25 minutes 12 seconds WEST for a distance of 4.35 feet to a point marked by a 3/4 inch diameter rebar and survey cap;

proceeding THENCE NORTH 08 degrees 18 minutes 56 seconds EAST, passing through a point marked by an iron pin and cap at 222.07 feet for a total distance of 387.08 feet to a point marked by a 3/4 inch diameter rebar and survey cap;

proceeding THENCE NORTH 82 degrees 25 minutes 46 seconds WEST for a distance of 1,385.19 feet to a point marked by an iron pipe;
proceeding THENCE NORTH 08 degrees 05 minutes 44 seconds EAST, passing through a point marked by an iron pipe at 1,713.48 feet for a total distance of 2,552.87 feet to a point marked by a 3/4 inch diameter rebar and survey cap;

proceeding THENCE SOUTH 80 degrees 54 minutes 00 seconds EAST for a distance of 1,362.10 feet to a point marked by a square stone monument;

proceeding THENCE NORTH 07 degrees 34 minutes 00 seconds EAST for a distance of 935.23 feet to a point marked by a 3/4 inch diameter rebar and survey cap in the centerline of the "Old Creek Road";

proceeding THENCE southeasterly along the centerline of "Old Creek Road" for a distance of 388 feet (this course having a chord bearing of SOUTH 29 degrees 22 minutes 36 seconds EAST and a chord distance of 386.09 feet) to a point marked by a 3/4 inch diameter rebar and survey cap;

proceeding THENCE SOUTH 83 degrees 10 minutes 43 seconds EAST for a distance of 1,266.78 feet to a point marked by a 3/4 inch diameter rebar and survey cap in the centerline of the abandoned South George Road;

proceeding THENCE along said former centerline of South George Road SOUTH 32 degrees 45 minutes 13 seconds EAST for a distance of 107.87 feet; continuing THENCE along said former centerline of South George Road on a curve (having a radius of 394.40 feet) to the right, for an arc distance of 317.61 feet to a point marked by a railroad spike in the centerline of George Road (at the apparent intersection of the existing centerline of George Road and the former centerline of "South George Road");

proceeding THENCE along the centerline of George Road SOUTH 14 degrees 06 minutes 18 seconds WEST for a distance of 48.18 feet to a point; continuing THENCE along said centerline of George Road on a curve (having a radius of 3,000.00 feet) to the left, for an arc distance of 283.01 feet to a point; continuing THENCE along said centerline of George Road SOUTH 08 degrees 42 minutes 00 seconds WEST for a distance of 342.25 feet to the point or place of beginning, containing 157.9 acres plus or minus net to George Road bounds.

LOT 1

Beginning at a point in the centerline of George Road at its intersection with the division line between the lands now or formerly of Scott Pinney tax parcel number 38.0-1-3.1 on the north and lands now or formerly of Cassandra Petrillose tax parcel number 38.0-1-3.3 on the south, said division line is also the centerline of Virgil Creek; thence

- 1) Northwesterly along the centerline of Virgil Creek for a distance of 581 feet plus or minus to a point in said centerline. This course has a chord tie bearing of N 64°30'33" W and a chord distance of 576.26 feet; thence
2) S 3°41'38" E along said division line and passing through a found 3/4" Rebar at 120.27 feet plus or minus for a total distance of 348.80 feet to a found 3/4" Rebar & Cap - Reagan Surveying; thence
3) S 82°08'07" W continuing along said division line a distance of 612.02 feet to a found 3/4" Rebar; thence
4) S 02°55'39" E continuing along said division line a distance of 1031.96 feet to a found 3/4" Rebar & Cap - Reagan Surveying; thence
5) S 02°55'39" E through the lands now or formerly of Scott Pinney tax parcel number 38.0-1-3.1 a distance of 631.08 feet to a point; thence
7) N 90°00'00" W continuing through the said lands now or formerly of Scott Pinney a distance of 260.68 feet to a point; thence
8) S 7°10'42" E continuing through the said lands now or formerly of Scott Pinney a distance of 560.70 feet to a point on the northerly right of way for Dryden Road (N.Y.S. ROUTE 13); thence
9) S 67°15'26" W along the northerly right of way for Dryden Road (N.Y.S. ROUTE 13) a distance of 220.34 feet to a point; thence

Through the lands now or formerly of Scott Pinney tax parcel number 38.0-1-3.1 the following courses and distances

- 10) N 01°39'21" W a distance of 1054.91 feet to a point; thence
11) S 89°52'00" W a distance of 193.76 feet to a point; thence
12) N 00°45'59" E a distance of 675.49 feet to a point; thence
13) N 00°34'13" E a distance of 563.35 feet to a point; thence
14) S 89°52'00" W a distance of 92.34 feet to a point; thence
15) N 00°00'00" W a distance of 185.03 feet to a point; thence
16) N 36°25'25" W a distance of 30.30 feet to a point; thence
17) N 34°06'30" W a distance of 81.14 feet to a point; thence
18) N 00°54'46" W a distance of 258.13 feet to a point in the division line between lands now or formerly of Scott Pinney tax parcel number 38.0-1-3.1 on the south and lands now or formerly of the William George Agency tax parcel number 39.0-1-27 on the north; thence
19) N 89°07'43" E along said division line a distance of 154.68 feet to a point marked by a found square stone with drill hole; thence
20) N 02°24'17" W along said division line which can now be described as the division line between lands now or formerly of Scott Pinney tax parcel number 38.0-1-3.1 on the east and lands now or formerly of the William George Agency tax parcel number 39.0-1-27 on the west a distance of 935.23 feet to point marked by a found 3/4" Rebar & Cap - Reagan Surveying, said point being in the centerline of "Old Creek Road"; thence
21) Southeasterly along the centerline of "Old Creek Road" for a distance of 388 feet plus or minus to a point marked by a found 3/4" Rebar & Cap - Reagan Surveying in the division line between the lands now or formerly of Scott Pinney tax parcel number 38.0-1-3.1 on the south and lands now or formerly of the William George Agency tax parcel number 38.0-1-1 on the north. This course has a chord bearing of S 39°20'53" E and a chord distance of 386.09 feet; thence
22) N 86°51'00" E continuing along said division line a distance of 1266.78 feet to a point marked by a found 3/4" Rebar & Cap - Reagan Surveying, said point being in the centerline of the abandoned South George Road; thence
23) S 42°43'30" E continuing along the division line and along the former centerline of South George Road a distance of 107.87 feet to a point; thence
24) Continuing along said division line and along the former centerline of South George Road on a non tangent arc to the right a distance of 317.63 feet to a point marked by a found Railroad Spike, said arc having a radius of 394.40 feet the chord bearing of which is S 16°21'39" E, a chord distance of 309.12 feet. Found Railroad Spike lies at the apparent intersection of the existing George Road and the former centerline of South George Road and is in the centerline of George Road; thence
25) S 4°08'28" W along said centerline of George Road a distance of 48.18 feet to a point; thence
26) along said centerline on an arc to the left a distance of 283.01 feet to a point, said arc having a radius of 3000.00 feet the chord bearing of which is S 1°25'52" W, a chord distance of 282.91 feet to a point; thence
27) S 1°16'17" E continuing along said centerline a distance of 342.25 feet to the POINT OF BEGINNING.

The above described parcel contains 65.029 acres (2832666 sq. ft.)

LOT 4

Beginning at a point in the northerly right of way for Dryden Road (N.Y.S. ROUTE 13) at its intersection with a line 50.13 feet parallel with and easterly from the division line between the lands now or formerly of Scott Pinney tax parcel number 38.0-1-3.1 on the east and lands now or formerly of the Willow Glen Cemetery tax parcel number 38.0-1-5 on the west; thence

- 1) N 1°39'21" W along said line a distance of 388.37 feet to a point; thence
2) S 87°35'57" W along a line 50.00 feet northerly from and parallel with the division line between the lands now or formerly of Scott Pinney tax parcel number 38.0-1-3.1 on the north and lands now or formerly of the Willow Glen Cemetery tax parcel number 38.0-1-5 on the south a distance of 1340.51 feet to a point; thence
3) N 1°52'33" W along a line 95.00 feet easterly from and parallel with the division line between the lands now or formerly of Scott Pinney tax parcel number 38.0-1-3.1 on the east and lands now or formerly of the Willow Glen Cemetery tax parcel number 39.0-1-28.2 on the west a distance of 1416.01 feet to a point; thence

Through the lands now or formerly of Scott Pinney tax parcel number 38.0-1-3.1 the following courses and distances

- 4) N 89°52'00" E a distance of 1231.12 feet to a point; thence
5) S 0°45'59" W a distance of 381.69 feet to a point; thence
6) S 89°52'00" W a distance of 1188.51 feet to a point; thence
7) S 1°52'33" E a distance of 1008.20 feet to a point; thence
8) N 87°35'57" E a distance of 1340.61 feet to a point; thence
9) S 1°39'21" E a distance of 404.06 feet to a point in the northerly right of way for Dryden Road (N.Y.S. ROUTE 13); thence
10) S 67°15'26" W along said right of way a distance of 26.79 feet to the POINT OF BEGINNING.

The above described parcel contains 12.292 acres (535444 sq. ft.)

LOT 2

Beginning at a point marked by a marked by a found 3/4" Rebar & Cap - Reagan Surveying in the northerly right of way for Dryden Road (N.Y.S. ROUTE 13) at its intersection with the division line between the lands now or formerly of Scott Pinney tax parcel number 38.0-1-3.1 on the east and lands now or formerly of the Willow Glen Cemetery tax parcel number 38.0-1-5 on the west; thence

- 1) N 1°39'21" W along said division line a distance of 222.87 feet to a point marked by a found 3/4" Rebar & Cap - TG Miller; thence
2) N 1°39'21" W continuing along said division line a distance of 164.21 feet to an angle point marked by a found 3/4" Rebar; thence
3) S 87°35'57" W continuing along said division line a distance of 1385.19 feet to a point marked by a found 2" tall pipe, said point being in the division line between the lands now or formerly of Scott Pinney tax parcel number 38.0-1-3.1 on the east and lands now or formerly of the Willow Glen Cemetery tax parcel number 39.0-1-28.2 on the west; thence
4) N 1°52'33" W along said division line a distance of 1713.48 feet to a point marked by a found 1" pipe; thence
5) N 1°52'33" W along the division line between the lands now or formerly of Scott Pinney tax parcel number 38.0-1-3.1 on the east and lands now or formerly of Maxine Cole-Jones tax parcel number 39.0-1-28.6 on the west a distance of 839.39 feet to a point marked by a found 3/4" Rebar & Cap - Reagan Surveying in the division line between the lands now or formerly of Scott Pinney tax parcel number 38.0-1-3.1 on the south and lands now or formerly of the William George Agency tax parcel number 39.0-1-27 on the north; thence
6) N 89°07'43" E along said division line a distance of 1207.42 feet to a point; thence

Through the lands now or formerly of Scott Pinney tax parcel number 38.0-1-3.1 the following courses and distances

- 7) S 00°54'46" E a distance of 258.13 feet to a point; thence
8) S 34°06'30" E a distance of 81.14 feet to a point; thence
9) S 36°25'25" E a distance of 30.30 feet to a point; thence
10) S 00°00'00" E a distance of 185.03 feet to a point; thence
11) S 89°52'00" W a distance of 1187.85 feet to a point; thence
12) S 1°52'33" E a distance of 2005.57 feet to a point; thence
13) N 87°35'57" E a distance of 1340.42 feet to a point; thence
14) S 1°39'21" E a distance of 372.68 feet to an angle point marked by a found 3/4" Rebar & Cap - Reagan Surveying in the northerly right of way for Dryden Road (N.Y.S. ROUTE 13); thence
15) S 27°09'43" W along said right of way a distance of 43.65 feet to an angle point marked by a found 3/4" Rebar & Cap - Reagan Surveying; thence
16) S 68°26'55" W continuing along said right of way a distance of 4.35 feet to the POINT OF BEGINNING.

The above described parcel contains 19.203 acres (836497 sq. ft.)

LOT 5

Beginning at a point in the northerly right of way for Dryden Road (N.Y.S. ROUTE 13) at its intersection with a line 75.13 feet parallel with and easterly from the division line between the lands now or formerly of Scott Pinney tax parcel number 38.0-1-3.1 on the east and lands now or formerly of the Willow Glen Cemetery tax parcel number 38.0-1-5 on the west; thence

- 1) N 1°39'21" W along said line a distance of 404.06 feet to a point; thence
2) S 87°35'57" W along a line 75.00 feet northerly from and parallel with the division line between the lands now or formerly of Scott Pinney tax parcel number 38.0-1-3.1 on the north and lands now or formerly of the Willow Glen Cemetery tax parcel number 38.0-1-5 on the south a distance of 1340.61 feet to a point; thence
3) N 1°52'33" W along a line 120.00 feet easterly from and parallel with the division line between the lands now or formerly of Scott Pinney tax parcel number 38.0-1-3.1 on the east and lands now or formerly of the Willow Glen Cemetery tax parcel number 39.0-1-28.2 on the west a distance of 1008.20 feet to a point; thence

Through the lands now or formerly of Scott Pinney tax parcel number 38.0-1-3.1 the following courses and distances

- 4) N 89°52'00" E a distance of 1188.51 feet to a point; thence
5) S 00°45'59" W a distance of 293.80 feet to a point; thence
6) N 89°52'00" E a distance of 193.76 feet to a point; thence
7) S 1°39'21" E a distance of 1054.91 feet to a point in the northerly right of way for Dryden Road (N.Y.S. ROUTE 13); thence
8) S 67°15'26" W along said right of way a distance of 26.79 feet to the POINT OF BEGINNING.

The above described parcel contains 29.763 acres (1296476 sq. ft.)

LOT 3

Beginning at an angle point marked by a found 3/4" Rebar & Cap - Reagan Surveying in the northerly right of way for Dryden Road (N.Y.S. ROUTE 13) at its intersection with a line 25.13 feet parallel with and easterly from the division line between the lands now or formerly of Scott Pinney tax parcel number 38.0-1-3.1 on the east and lands now or formerly of the Willow Glen Cemetery tax parcel number 38.0-1-5 on the west; thence

- 1) N 1°39'21" W along said line a distance of 372.68 feet to a point; thence
2) S 87°35'57" W along a line 25.00 feet northerly from and parallel with the division line between the lands now or formerly of Scott Pinney tax parcel number 38.0-1-3.1 on the north and lands now or formerly of the Willow Glen Cemetery tax parcel number 38.0-1-5 on the south a distance of 1340.42 feet to a point; thence
3) N 1°52'33" W along a line 70.00 feet easterly from and parallel with the division line between the lands now or formerly of Scott Pinney tax parcel number 38.0-1-3.1 on the east and lands now or formerly of the Willow Glen Cemetery tax parcel number 39.0-1-28.2 on the west and an extension of said line a distance of 2005.57 feet to a point; thence

Through the lands now or formerly of Scott Pinney tax parcel number 38.0-1-3.1 the following courses and distances

- 4) N 89°52'00" E a distance of 1280.19 feet to a point; thence
5) S 00°34'13" W a distance of 563.35 feet to a point; thence
6) S 89°52'00" W a distance of 1231.12 feet to a point; thence
7) S 1°52'33" E a distance of 1416.01 feet to a point; thence
8) N 87°35'57" E a distance of 1340.51 feet to a point; thence
9) S 1°39'21" E a distance of 388.37 feet to a point in the northerly right of way for Dryden Road (N.Y.S. ROUTE 13); thence
10) S 67°15'26" W along said right of way a distance of 26.79 feet to the POINT OF BEGINNING.

The above described parcel contains 18.207 acres (793107 sq. ft.)

LOT 6

Beginning at a point in the northerly right of way for Dryden Road (N.Y.S. ROUTE 13) at its intersection with the division line between the lands now or formerly of Scott Pinney tax parcel number 38.0-1-3.1 on the west and lands now or formerly of Sarah Osmeloski tax parcel number 38.0-1-3.2 on the east; thence

Along the northerly right of way for Dryden Road (N.Y.S. ROUTE 13) the following courses and distances

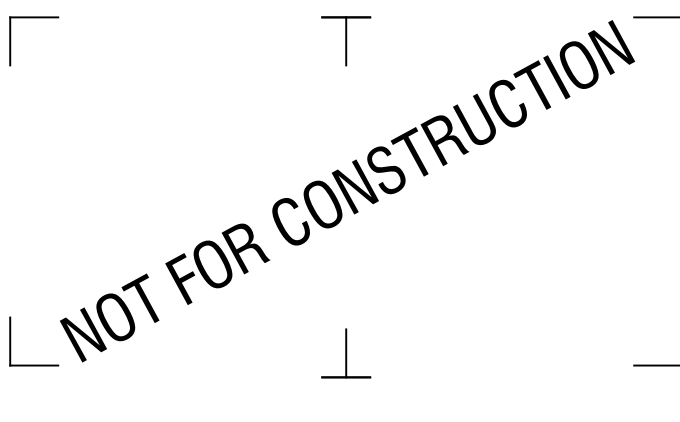
- 1) S 86°51'32" W a distance of 7.15 feet to a point marked by a found concrete highway monument; thence
2) S 34°43'39" W a distance of 37.41 feet to a point marked by a found concrete highway monument; thence
3) S 89°57'08" W a distance of 121.56 feet to a point marked by a found concrete highway monument; thence
4) S 80°31'54" W a distance of 243.95 feet to a point marked by a found concrete highway monument; thence
5) N 36°17'17" W a distance of 47.78 feet to a point marked by a found concrete highway monument; thence
6) N 88°33'35" W a distance of 17.67 feet to a point marked by a found concrete highway monument; thence
7) S 21°55'32" W a distance of 48.77 feet to a point marked by a found concrete highway monument; thence
8) S 67°15'26" W a distance of 258.55 feet to a point; thence
9) N 7°10'42" W through the lands now or formerly of Scott Pinney tax parcel number 38.0-1-3.1 a distance of 560.70 feet to a point; thence
10) N 90°00'00" E continuing through the said lands now or formerly of Scott Pinney a distance of 260.68 feet to a point; thence
11) N 02°55'39" W continuing through the said lands now or formerly of Scott Pinney a distance of 631.08 feet to a point marked by a found 3/4" Rebar & Cap - Reagan Surveying, said point being on the division line between lands now or formerly of Scott Pinney tax parcel number 38.0-1-3.1 on the south and lands now or formerly of Cassandra Petrillose tax parcel number 38.0-1-3.3 on the north; thence
12) N 87°26'04" E along said division line a distances of 405.90 feet to a point marked by a found 3/4" Rebar, said point also described as being on the division line between lands now or formerly of Scott Pinney tax parcel number 38.0-1-3.1 on the west and lands now or formerly of Sarah Osmeloski tax parcel number 38.0-1-3.2 on the east; thence
13) S 7°10'42" E along said division line a distance of 1035.23 feet to the POINT OF BEGINNING.

The above described parcel contains 13.740 acres (598511 sq. ft.)

LABELLA

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It is a violation of New York Education Law Article 145 Sec. 7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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SUN8 PDC LLC
C/O Distributed Sun LLC

601 13th St. NW
Suite 450 South
Washington, DC 20005

SOLAR PHOTOVOLTAIC PLANTS

2150 Dryden Road
Freeville, New York 13068

Table with 3 columns: NO., DATE, DESCRIPTION. Includes project number 2170026, draft status, and date APRIL 12, 2017.

SUBDIVISION PLAN:
DESCRIPTIONS

2150 DRYDEN ROAD
BEING PART OF
MILITARY LOTS 36,37
AND 47
IN THE
TOWN OF DRYDEN
COUNTY OF TOMPKINS
STATE OF NEW YORK

DRAWING NUMBER: