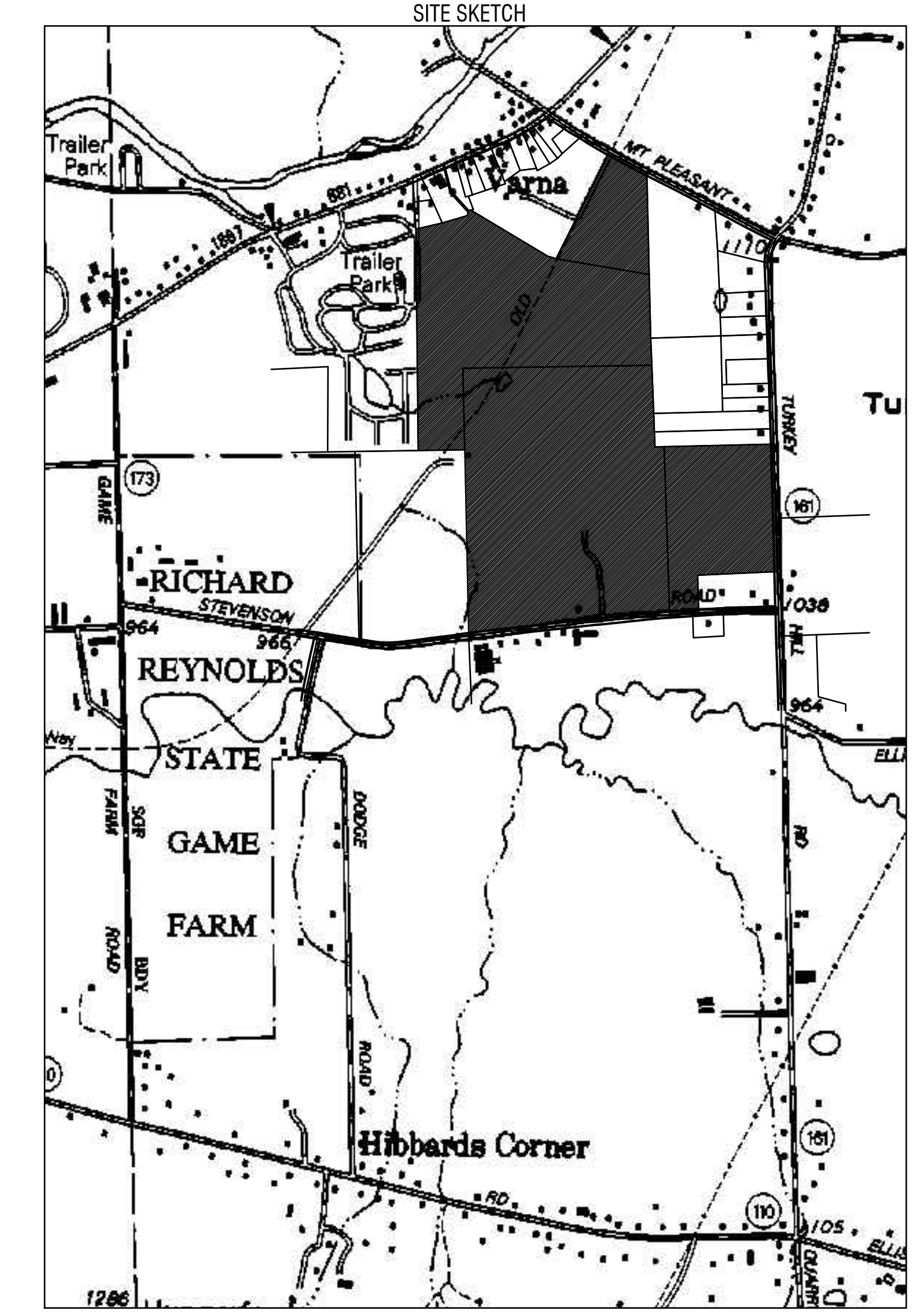


**CERTIFICATION:**  
 WE, LABELLA ASSOCIATES PC, CERTIFY THAT THIS MAP WAS PREPARED USING REFERENCE MATERIAL AS LISTED HEREON AND FROM FIELD NOTES OF AN INSTRUMENT SURVEY COMPLETED MARCH 31 2017 AND THESE PARCELS ARE SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES OF RECORD.

MICHAEL W. HALEY PLS  
 NYS PLS NO. 049788



**LABELLA**  
 300 State Street, Suite 201 Rochester, NY 14614  
 585.454.6110

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 SUITE 450 SOUTH  
 WASHINGTON, DC 20005

**SOLAR PHOTOVOLTAIC PANELS**

53 MT. PLEASANT RD  
 ITHACA, NY 14850  
 56.0-5-19.2

200 STEVENSON ROAD  
 ITHACA, NY 14850  
 57.0-1-7

131-199 STEVENSON ROAD  
 ITHACA, NY 14850  
 57.0-1-6

DRYDEN ROAD  
 ITHACA, NY 14850  
 56.0-5-31

21-95 DODGE ROAD  
 ITHACA, NY 14850  
 67.0-1-3

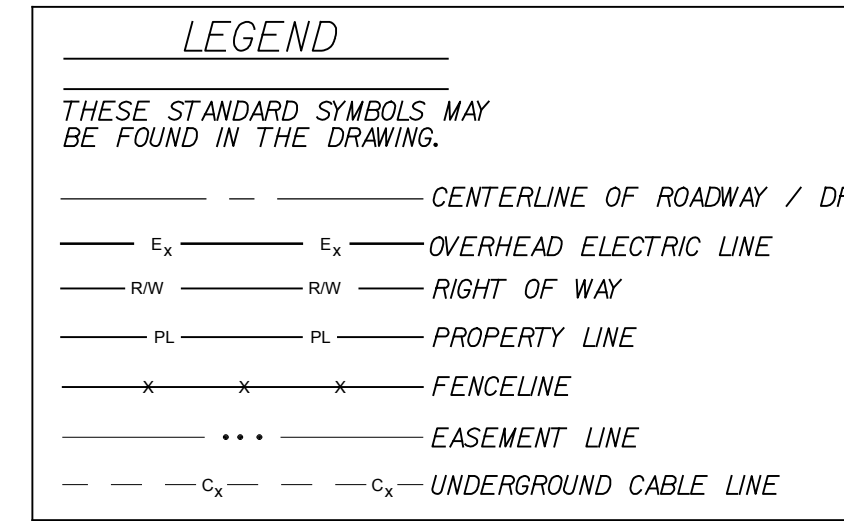
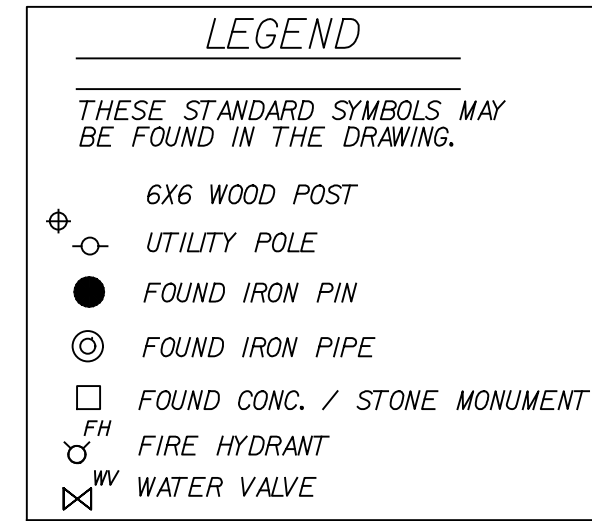
DRYDEN RD  
 ITHACA, NY 14850  
 67.0-1-27.2

DRYDEN RD  
 ITHACA, NY 14850  
 67.0-1-4

DRYDEN RD  
 ITHACA, NY 14850  
 67.0-1-7.2

- SUBJECT PARCEL ABSTRACTS:**
1. ABSTRACT BY STEWART TITLE, ABSTRACT/TITLE INS. NO. 24547 FOR CORNELL UNIVERSITY, 0 STEVENSON ROAD, TOWN OF DRYDEN, TOMPKINS COUNTY - T\*57D-1-7J
  2. ABSTRACT BY STEWART TITLE, ABSTRACT/TITLE INS. NO. 24560 FOR CORNELL UNIVERSITY, 0 DRYDEN ROAD, TOWN OF DRYDEN, TOMPKINS COUNTY - T\*56D-5-3
  3. ABSTRACT BY STEWART TITLE, ABSTRACT/TITLE INS. NO. 24550 FOR CORNELL UNIVERSITY, 0 STEVENSON ROAD, TOWN OF DRYDEN, TOMPKINS COUNTY - T\*57D-1-6
  4. ABSTRACT BY STEWART TITLE, ABSTRACT/TITLE INS. NO. 24546 FOR CORNELL UNIVERSITY, 140 DODGE ROAD, TOWN OF DRYDEN, TOMPKINS COUNTY - T\*67D-1-3
  5. ABSTRACT BY STEWART TITLE, ABSTRACT/TITLE INS. NO. 24546 FOR CORNELL UNIVERSITY, 0 ELLIS HOLLOW ROAD, TOWN OF DRYDEN, TOMPKINS COUNTY - T\*57D-1-27.2
- SURVEY NOTES:**
1. CONTROL FOR THIS PROJECT IS BASED ON CONTROL POINTS ESTABLISHED UTILIZING THE NYSNET 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.
  2. BEARINGS SHOWN ARE REFERENCED TO GRID BEARINGS. DISTANCES SHOWN ARE GROUND DISTANCES.
  3. COMB. (SEA LEVEL & SCALE FACTOR) \* 0.9998987 GROUND DIST \* COMBINED FACTOR = GRID DISTANCE
  4. MAP PREPARED FROM AN INSTRUMENT SURVEY COMPLETED MARCH 31, 2017.

- ADDITIONAL DEED REFERENCES:**
1. INSTRUMENT NO. 2015-0454 FOR T\*67D-1-2
  2. LIBER 806, PAGE 9 OF DEEDS FOR T\*56D-5-27
  3. INSTRUMENT NO. 2013-02305 FOR T\*56D-5-23
  4. INSTRUMENT NO. 50787-001 FOR T\*56D-5-19.4
  5. INSTRUMENT NO. 424029-001 FOR T\*56D-5-28 & 56D-5-29
  6. INSTRUMENT NO. 2015-0941 FOR T\*56D-5-27
  7. INSTRUMENT NO. 2015-05961 FOR T\*56D-5-26
  8. LIBER 826, PAGE 166 FOR T\*56D-5-25J1
  9. INSTRUMENT NO. 427907-003 FOR T\*56D-5-24
  10. INSTRUMENT NO. 2016-07876 FOR T\*56D-5-23
  11. LIBER 911, PAGE 291 FOR T\*56D-5-22
  12. LIBER 814, PAGE 226 FOR T\*56D-5-21
  13. LIBER 427, PAGE 3 FOR T\*56D-5-20
  14. LIBER 658, PAGE 946 FOR T\*56D-5-19.2
  15. LIBER 309, PAGE 173 FOR T\*57D-1-4

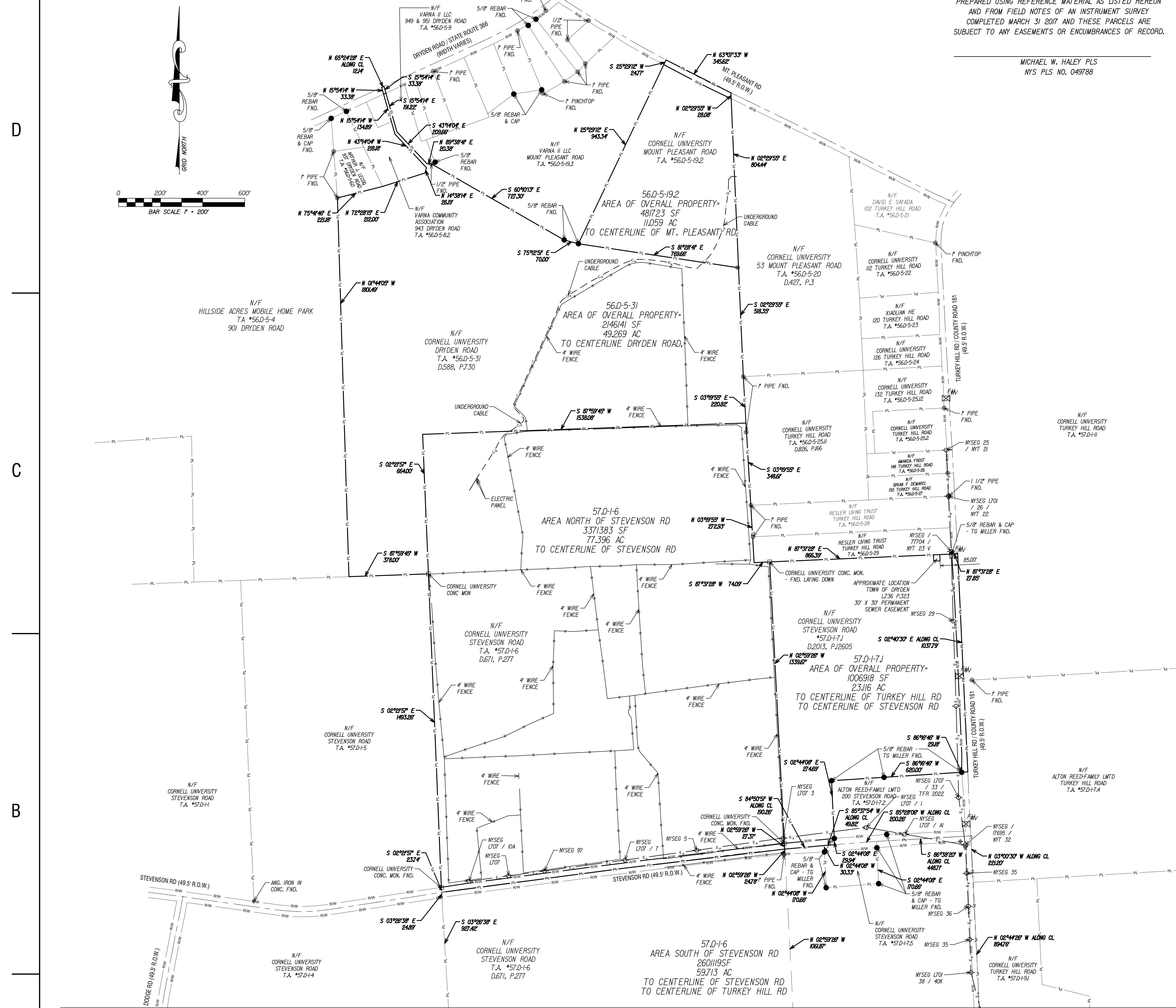


- MAP REFERENCES:**
1. TAX MAP NO. 56
  2. TAX MAP NO. 57
  3. TAX MAP NO. 67
  4. SURVEY MAP TITLED "SURVEY MAP SHOWING THE LANDS OF THE ALTON REED FAMILY LIMITED PARTNERSHIP TOWN OF DRYDEN, COUNTY OF TOMPKINS, STATE OF NEW YORK," DATED JULY 16, 2013, BY T.G. MILLER P.C. A COPY OF WHICH WAS FILED IN THE TOMPKINS COUNTY CLERK'S OFFICE AS INSTRUMENT NO. 2013-12606 ON SEPTEMBER 17, 2013.
  5. SURVEY MAP TITLED "MAP OF MILDRED F. SCHUTT FARM ON MILITARY LOT 71 - TOWN OF DRYDEN," DATED AUGUST 4, 1943 BY CARL CRANDALL, A COPY OF WHICH WAS FILED IN THE TOMPKINS COUNTY CLERK'S OFFICE AS INSTRUMENT NO. 20515-001 IN DRAWER 57.
  6. SURVEY MAP FOR VAN W. CLARK, TOWN OF DRYDEN, COUNTY OF TOMPKINS, STATE OF NEW YORK, DATED NOVEMBER 11, 1983, BY GEORGE SCHLECHT, A COPY OF WHICH WAS FILED IN THE TOMPKINS COUNTY CLERK'S OFFICE AS INSTRUMENT NO. 26308-001 ON DECEMBER 13, 1983.
  7. SURVEY MAP TITLED "1202 ELLIS HOLLOW ROAD, TOWN OF DRYDEN, TOMPKINS COUNTY, NEW YORK" DATED 6/27/2000 BY T.G. MILLER P.C. A COPY OF WHICH WAS FILED IN THE TOMPKINS COUNTY CLERK'S OFFICE AS INSTRUMENT NO. 287704-001 ON JULY 7, 2000.
  8. SURVEY MAP TITLED "LANDS OF VARNA COMMUNITY ASSOCIATION, INC. LOT 61, TOWN DRYDEN, TOMPKINS COUNTY, NEW YORK; DATED JUNE OF 1999 BY MANZARI & REAGAN LAND SURVEYORS. A COPY OF WHICH IS FILED IN THE TOMPKINS COUNTY CLERK'S OFFICE IN DRAWER NW. 138.
  9. SURVEY MAP TITLED "SURVEY MAP SHOWING LANDS OF JOHN C. DUNN, TURKEY HILL ROAD, TOWN OF DRYDEN, TOMPKINS COUNTY, NEW YORK," DATED JUNE 9, 1988 BY T.G. MILLER P.C. A COPY OF WHICH IS FILED IN THE TOMPKINS COUNTY CLERK'S OFFICE AS INSTRUMENT NUMBER 286347-001 ON ????? IN DRAWER 41, 112.
  10. SURVEY MAP OF 949-951 DRYDEN ROAD DATED AUGUST 27, 2009 BY L. FABBRONI, A COPY OF WHICH IS FILED IN THE TOMPKINS COUNTY CLERK'S OFFICE AS INSTRUMENT NO. 552412-001.
  11. SURVEY MAP TITLED "946 DRYDEN RD, TOWN OF DRYDEN, TOMPKINS COUNTY, NEW YORK," DATED JULY 25, 1997 BY KENNETH A. BAKER. A COPY OF WHICH WAS FILED IN TOMPKINS COUNTY CLERK'S OFFICE AS LIBER 813, PAGE 75.

NO.	DATE	DESCRIPTION
REVISIONS		
PROJECT NUMBER:	2170026	
DRAWN BY:	KDS	
REVIEWED BY:	MWH	
ISSUED FOR:	FINAL	
DATE:	APRIL 10, 2017	
DRAWING NAME:		

**SUBDIVISION PLAN:  
 EXISTING CONDITIONS  
 (NORTH HALF)**

DRAWING NUMBER:



- MAY BE SUBJECT TO:**
- TAX ACCOUNT 57-16 / 57-17J EASEMENTS**
1. RIGHT OF WAY TO NEW YORK STATE GAS AND ELECTRIC CORP. DATED NOVEMBER 2, 1939 AND RECORDED NOVEMBER 16, 1939 IN L. 254 P. 181. (CONSTRUCTION OF POLE NO. 104-B IN EXISTING LINE TO MOVE EASTERLY)
  2. RIGHT OF WAY TO NEW YORK STATE GAS AND ELECTRIC CORP. DATED MARCH 17, 1965 AND RECORDED MARCH 18, 1965 IN L. 455 P.684. (EASEMENT TO CONSTRUCT, MAINTAIN, REPAIR AND OPERATE POLE LINES 35 FT WEST AND ADJACENT TO CENTER LINE OF TURKEY HILL ROAD)
  3. RIGHT OF WAY TO NEW YORK STATE GAS AND ELECTRIC CORP. DATED AUGUST 18, 1981 AND RECORDED SEPTEMBER 11, 1981 IN L.585 P.737. (POLE TO BE LOCATED 45 FT SOUTH OF STEVENSON RD AROUND 438 FT EASTERLY OF GRANITE WEST PROPERTY LINE - 10 FT IN WIDTH)
  4. RIGHT OF WAY TO NEW YORK STATE GAS AND ELECTRIC CORP. DATED NOVEMBER 7, 1929 AND RECORDED JUNE 21, 1930 IN L. 222 P.30. (EASEMENT FOR POLE LINE TO CUT THRU TREES WITHIN 6 FT)
  5. RIGHT OF WAY TO NEW YORK STATE GAS AND ELECTRIC CORP. DATED OCTOBER 20, 1939 AND RECORDED NOVEMBER 16, 1939 IN L. 254 P. 176. (EASEMENT TO CONSTRUCT, MAINTAIN, REPAIR AND OPERATE POLE LINES WITHIN 10 FT)
- MAY BE SUBJECT TO:**
- TAX ACCOUNT 57-16 / 57-17J EASEMENTS**
6. RIGHT OF WAY TO NEW YORK STATE GAS AND ELECTRIC CORP. DATED NOVEMBER 27, 1939 AND RECORDED APRIL 10, 1941 IN L. 254 P. 300. (EASEMENT TO CONSTRUCT, MAINTAIN, REPAIR AND OPERATE POLE LINES WITHIN 10 FT)
  7. RIGHT OF WAY TO NEW YORK STATE GAS AND ELECTRIC CORP. DATED JANUARY 6, 1967 AND RECORDED FEBRUARY 21, 1967 IN L. 467 P. 521. (EASEMENT TO CONSTRUCT, MAINTAIN, REPAIR AND OPERATE POLE LINES)
  8. RIGHT OF WAY TO NEW YORK TELEPHONE COMPANY DATED MAY 15, 1962 AND RECORDED JUNE 1, 1962 IN L. 440 P. 279. (CONSTRUCT, MAINTAIN, REPAIR AND OPERATE POLE LINES WITHIN 40 FT EAST OF TURKEY HILL CENTERLINE)
  9. A 20 FOOT RIGHT OF WAY KNOWN AS "FARM LANE" RUNNING NORTH AND SOUTH THROUGH GRANITE WEST PROPERTY ASSIGNMENT OF OVERRIDING ROYALTY DELIVERED BY ANSCHUTZ EXPLORATION CORP. INSTRUMENT NO. 564836-002
  10. RIGHT OF WAY TO TOWN OF DRYDEN BY AN INSTRUMENT DATED MAY 9, 1994 AND RECORDED OCTOBER 14, 1994 IN L. 736 P. 323. (TO ENTER, RE-ENTER, CONSTRUCT, INSTALL, ALTER, REFURGE, MAINTAIN, AND OPERATE A WATER LINE AND SANITARY SEWER LINE)
  11. RIGHT OF WAY TO TOWN OF DRYDEN BY AN INSTRUMENT DATED MAY 9, 1994 AND RECORDED OCTOBER 14, 1994 IN L. 736 P. 323. (TO ENTER, RE-ENTER, CONSTRUCT, INSTALL, ALTER, REFURGE, MAINTAIN, AND OPERATE A WATER LINE AND SANITARY SEWER LINE)
  12. RIGHT OF WAY TO TOWN OF DRYDEN BY AN INSTRUMENT DATED MAY 9, 1994 AND RECORDED OCTOBER 14, 1994 IN L. 737 P. 10. (120' WIDE ACCESS EASEMENT FOR CONSTRUCTION ONLY TO ENTER, RE-ENTER, CONSTRUCT, INSTALL, ALTER, REFURGE, MAINTAIN AND OPERATE A WATER LINE AND SANITARY SEWER LINE)
  13. RIGHT OF WAY TO THE NEW YORK GAS AND ELECTRIC CORP. IN AN INSTRUMENT DATED SEPTEMBER 25, 1936 AND RECORDED JULY 11, 1936 IN L. 241 P. 10. (EASEMENT TO CONSTRUCT, MAINTAIN, REPAIR AND OPERATE POLE LINES)
  14. RIGHT OF WAY TO NEW YORK STATE GAS AND ELECTRIC CORP. DATED NOVEMBER 2, 1939 AND RECORDED NOVEMBER 16, 1939 IN L. 254 P. 181. (CONSTRUCTION OF POLE NO. 104-B IN EXISTING LINE TO MOVE EASTERLY)
  15. OIL AND GAS LEASE DATED NOVEMBER 19, 2007 AND RECORDED FEBRUARY 12, 2008.
  16. ASSIGNMENT OF INTEREST IN OIL AND GAS LEASE BY ANSCHUTZ EXPLORATION CORP. DATED NOVEMBER 19, 2007 AND RECORDED FEBRUARY 12, 2008 IN INSTRUMENT NO. 521605-001.

- MAY BE SUBJECT TO:**
- TAX ACCOUNT 56-5-31 EASEMENTS**
1. RIGHT OF WAY TO THE TOWN OF DRYDEN DATED SEPTEMBER 1, 1977 AND RECORDED SEPTEMBER 12, 1978 IN L. 566 P. 1139. (20 FT WIDE PRIVATE ROAD)
  2. RIGHT OF WAY TO TOWN OF DRYDEN DATED OCTOBER 12, 2016 AND RECORDED ON JANUARY 30, 2017 IN INSTRUMENT NO. 2017-0005. (DESIRE TO PRESERVE, PROTECT, AND ENHANCE LAND IN ITS NATURAL, SCENIC, EDUCATIONAL, HISTORICAL, AGRICULTURAL, FORESTED, AND/OR OPEN SPACE CONDITION)
  3. RIGHT OF WAY TO THE TOWN OF DRYDEN DATED APRIL 20, 1982 AND RECORDED APRIL 21, 1982 IN L.588 P. 630. (PERMANENT EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SEWER AND WATER LINES AND OTHER PUBLIC UTILITY PURPOSES)

9/25/2015 9:14:44 AM