

NOT FOR CONSTRUCTION

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SUN8 PDC LLC.
C/O DISTRIBUTED SUN LLC

601 13TH ST. NW
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

NO.	DATE	DESCRIPTION
REVISIONS		

PROJECT NUMBER: 2170026

DRAWN BY: KDS

REVIEWED BY: MWH

ISSUED FOR: FINAL

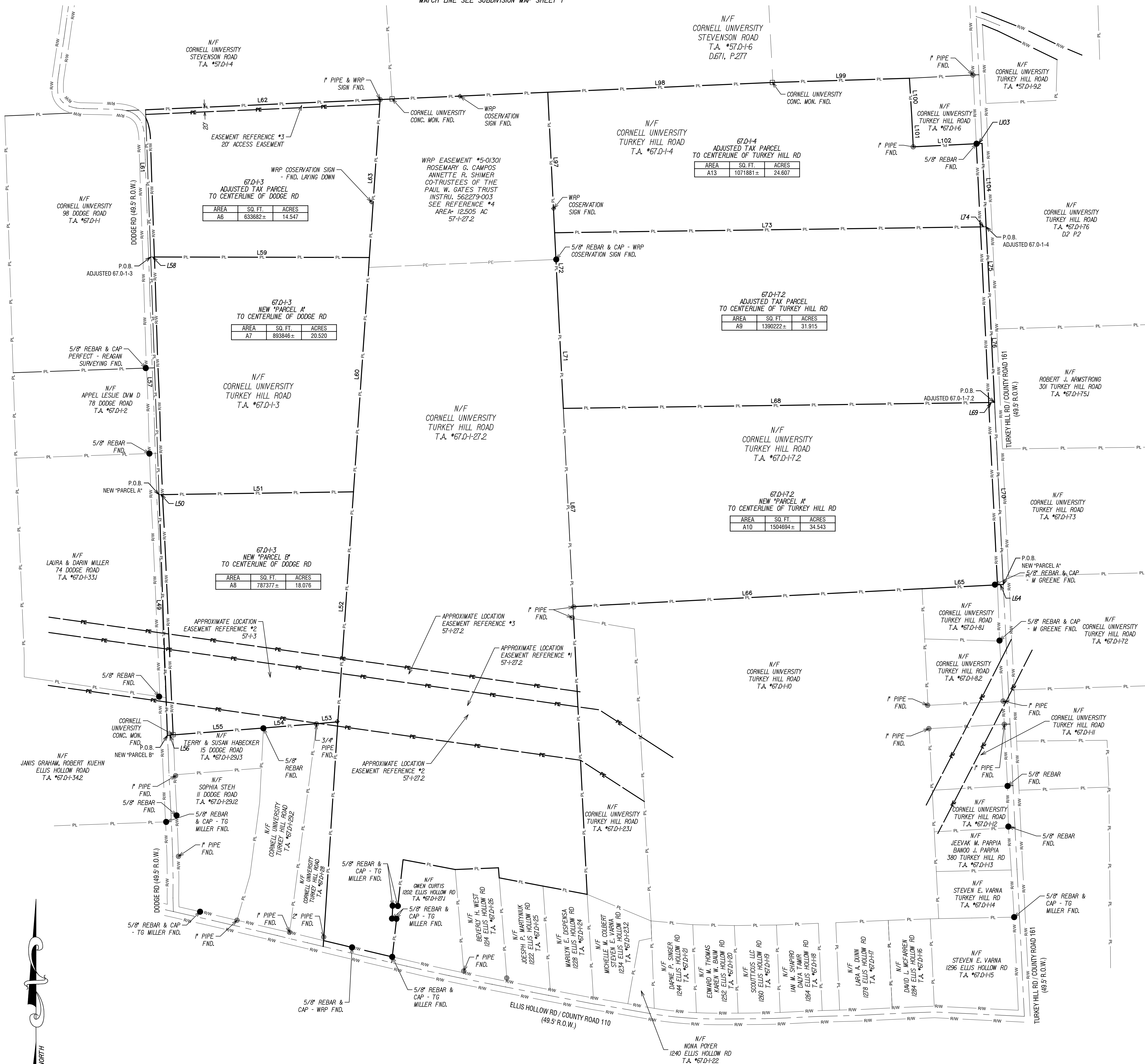
DATE: APRIL 10, 2017

DRAWING NAME:

SUBDIVISION PLAN:
PLAT MAP
(SOUTH HALF)

DRAWING NUMBER:

MATCH LINE SEE SUBDIVISION MAP SHEET 1



LEGEND
THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING.
6X6 WOOD POST
UTILITY POLE
FOUND IRON PIN
FOUND IRON PIPE
FOUND CONC. / STONE MONUMENT
FIRE HYDRANT
WATER VALVE

LEGEND
THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING.
CENTERLINE OF ROADWAY / DRIVE
OVERHEAD ELECTRIC LINE
RIGHT OF WAY
PROPERTY LINE
FENCELINE
EASEMENT LINE
UNDERGROUND CABLE LINE

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DRYDEN RD
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NO.	DATE	DESCRIPTION
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REVISIONS

PROJECT NUMBER: 2170026

DRAWN BY: KDS

REVIEWED BY: MWH

ISSUED FOR: FINAL

DATE: APRIL 10, 2017

DRAWING NAME:

SUBDIVISION PLAN:
PLAT MAP
(NORTH HALF)

DRAWING NUMBER:

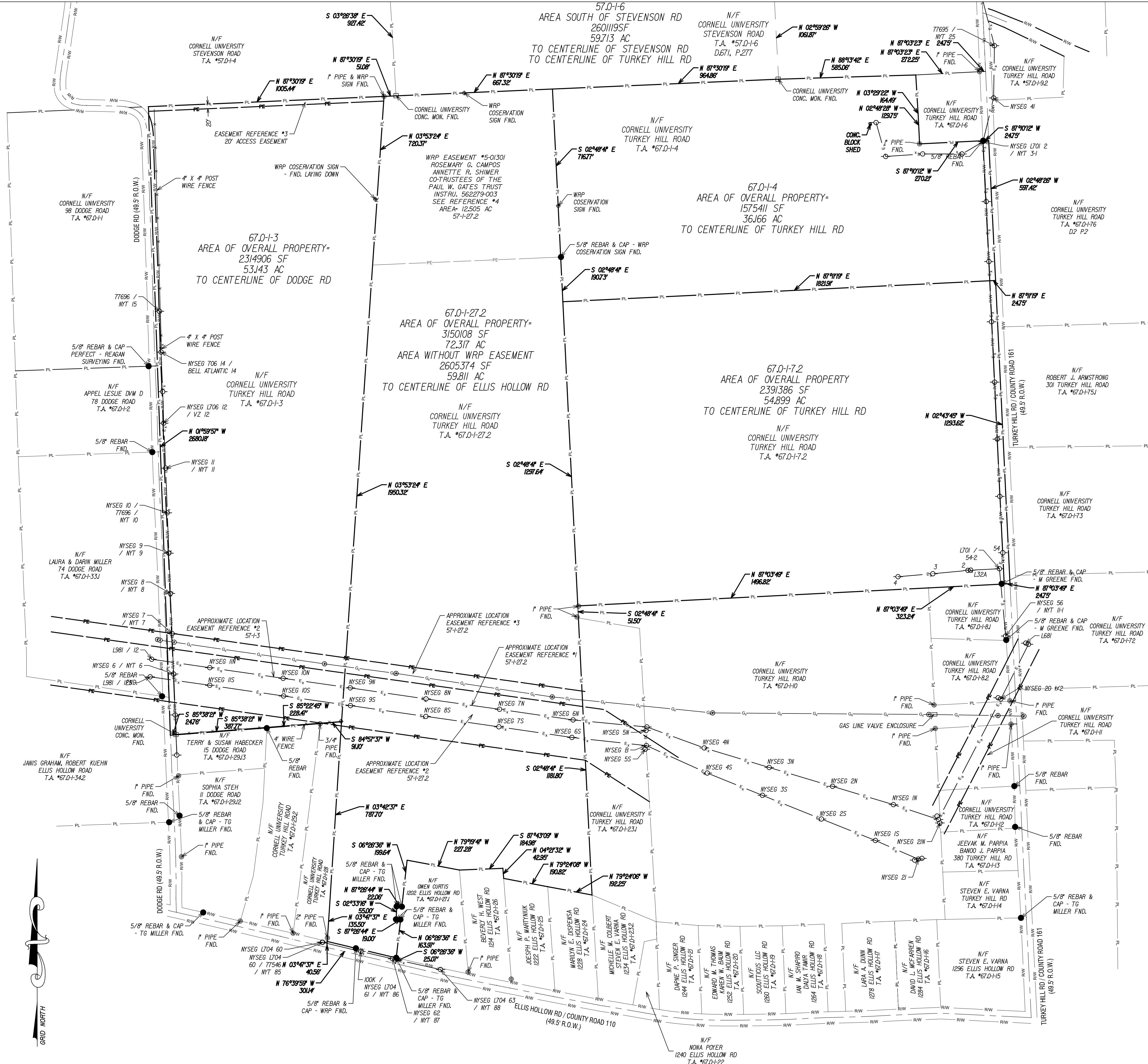
LINE	BEARING	DISTANCE
L1	N 02°21'57" W	23.74'
L2	N 02°21'57" W	1491.59'
L3	N 02°21'57" W	664.00'
L4	N 87°59'45" E	311.22'
L5	N 25°37'49" E	992.96'
L6	N 25°29'12" E	52.27'
L7	S 81°28'41" W	744.67'
L8	S 02°29'55" E	50.94'
L9	S 02°29'55" E	518.35'
L10	S 03°19'55" E	54.55'
L11	N 89°43'36" W	1091.88'
L12	S 25°33'48" W	259.02'
L13	S 87°59'45" W	303.21'
L14	S 02°21'57" E	2133.24'
L15	S 02°21'57" E	24.15'
L16	S 82°28'14" W	20.08'
L17	S 03°19'55" E	523.49'
L18	S 89°47'32" W	1124.39'
L19	S 02°16'40" E	462.25'
L20	N 90°00'00" E	333.17'
L21	S 00°01'07" E	305.89'
L22	S 03°10'31" E	979.64'
L23	S 03°10'31" E	25.45'
L24	S 82°28'14" W	737.32'
L25	S 03°19'55" E	307.55'
L26	N 87°31'28" E	67.71'
L27	S 01°07'10" W	251.58'
L28	S 89°47'37" W	27.25'
L29	S 89°47'37" W	815.99'
L30	S 00°01'07" E	212.62'
L31	S 03°10'31" E	977.68'
L32	S 03°10'31" E	25.33'
L33	S 82°28'14" E	20.06'
L34	S 01°18'21" E	532.86'
L35	S 89°48'50" E	57.57'
L36	S 02°59'26" E	553.79'
L37	S 02°59'26" E	27.37'
L38	S 83°11'37" W	783.12'
L39	S 82°28'14" W	83.51'
L40	N 87°31'28" E	872.77'
L41	N 87°31'28" E	27.85'
L42	S 02°40'30" E	1037.79'
L43	S 86°16'46" W	29.18'
L44	S 86°16'46" W	620.00'
L45	S 02°44'08" E	274.69'
L46	S 02°44'08" E	29.80'
L47	S 85°19'26" W	49.83'
L48	S 84°52'45" W	188.32'
L49	S 01°59'57" E	1031.28'
L50	N 89°09'54" E	15.25'
L51	N 89°09'54" E	817.59'
L52	S 03°53'24" W	987.29'
L53	S 84°57'37" W	91.10'
L54	S 85°22'45" W	228.47'
L55	S 85°38'21" W	387.77'
L56	S 85°38'21" W	24.76'
L57	N 01°59'57" W	1018.27'
L58	S 89°52'03" E	15.96'
L59	S 89°52'03" E	920.53'
L60	S 03°53'24" W	1005.67'
L61	N 01°59'57" W	630.62'
L62	N 87°30'19" E	1005.44'
L63	S 03°53'24" W	677.73'
L64	S 87°03'49" W	24.75'
L65	S 87°03'49" W	323.24'
L66	S 87°03'49" W	1496.82'
L67	N 02°47'46" W	849.98'
L68	N 89°12'41" E	1821.64'
L69	N 89°12'41" E	25.21'
L70	S 02°43'45" E	780.77'
L71	N 02°50'26" W	447.66'
L72	N 02°48'41" W	305.28'
L73	N 89°12'41" E	1820.05'
L74	N 89°12'41" E	27.79'
L75	S 02°48'26" E	240.06'
L76	S 02°43'45" E	512.85'
L77	N 65°24'28" E	12.14'
L78	S 15°54'14" E	33.38'
L79	S 15°54'14" E	191.22'
L80	S 43°14'04" E	209.66'
L81	N 89°38'41" E	20.38'
L82	S 60°10'13" E	727.30'
L83	S 75°12'51" E	70.00'
L84	S 87°59'45" W	378.00'
L85	N 01°44'05" W	1801.49'
L86	N 75°41'46" E	221.18'
L87	N 72°28'15" E	212.00'
L88	N 14°38'14" E	26.19'
L89	N 43°14'04" W	218.18'
L90	N 15°54'14" W	198.03'
L91	N 15°54'14" W	33.38'
L92	S 63°07'33" E	345.62'
L93	S 02°29'55" E	28.08'
L94	S 02°29'55" E	753.50'
L95	N 25°29'12" E	891.07'
L96	N 25°29'12" E	24.77'
L97	N 02°48'41" W	602.22'
L98	N 87°30'19" E	964.86'
L99	N 88°13'42" E	585.06'
L100	S 03°29'22" E	164.49'
L101	S 02°48'28" E	129.75'
L102	N 87°10'12" E	270.21'
L103	N 87°10'12" E	24.75'
L104	S 02°48'26" E	357.36'



LEGEND
THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING.
⊕ 6X6 WOOD POST
○ UTILITY POLE
● FOUND IRON PIN
⊙ FOUND IRON PIPE
□ FOUND CONC. / STONE MONUMENT
⊕ FIRE HYDRANT
⊕ WATER VALVE

LEGEND
THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING.
— CENTERLINE OF ROADWAY / DRIVE
— OVERHEAD ELECTRIC LINE
— RIGHT OF WAY
— PROPERTY LINE
— FENCELINE
— EASEMENT LINE
— UNDERGROUND CABLE LINE

MATCH LINE SEE ALTA MAP SHEET 1



MAY BE SUBJECT TO:

TAX ACCOUNT 67.0-1-3 EASEMENTS:

- RIGHT OF WAY TO NEW YORK STATE ELECTRIC & GAS CORP. BY INSTRUMENT DATED AUGUST 17, 1928 AND RECORDED AUGUST 17, 1928, IN SAID CLERK'S OFFICE IN L. 215 P. 171. (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 TO NEW YORK STATE ELECTRIC & GAS CORP. BY INSTRUMENT DATED MARCH 1, 1938 AND RECORDED DECEMBER 12, 1941, IN SAID CLERK'S OFFICE IN L. 305 P. 321. (EASEMENT TO CONSTRUCT, RECONSTRUCT, OPERATE, INSPECT, MAINTAIN, AND AT ITS PLEASURE REMOVE A POLE LINE, LOCATED 115 FT NORTHERLY FROM ELLIS HOLLOW RD ON GRANTORS EAST PROPERTY LINE THEN TRAVELING NORTHWESTERLY TO GRANTORS WEST PROPERTY LINE BEING CENTERLINE OF DODGE RD)
- PERMANENT EASEMENT TO ROSEMARY G. CAMPOS ANNETTE R. SHIMER BY INSTRUMENT DATED JULY 9, 2008 AND RECORDED OCTOBER 3, 2008 IN INSTRUMENT NO. 532692-001. (EASEMENT FOR INGRESS AND EGRESS TO TA 67.0-1-2, 20' WIDE STRIP RUNNING ON SOUTH SIDE OF GRANTOR PROPERTY LINE)

MAY BE SUBJECT TO:

TAX ACCOUNT 67.0-1-2 EASEMENTS:

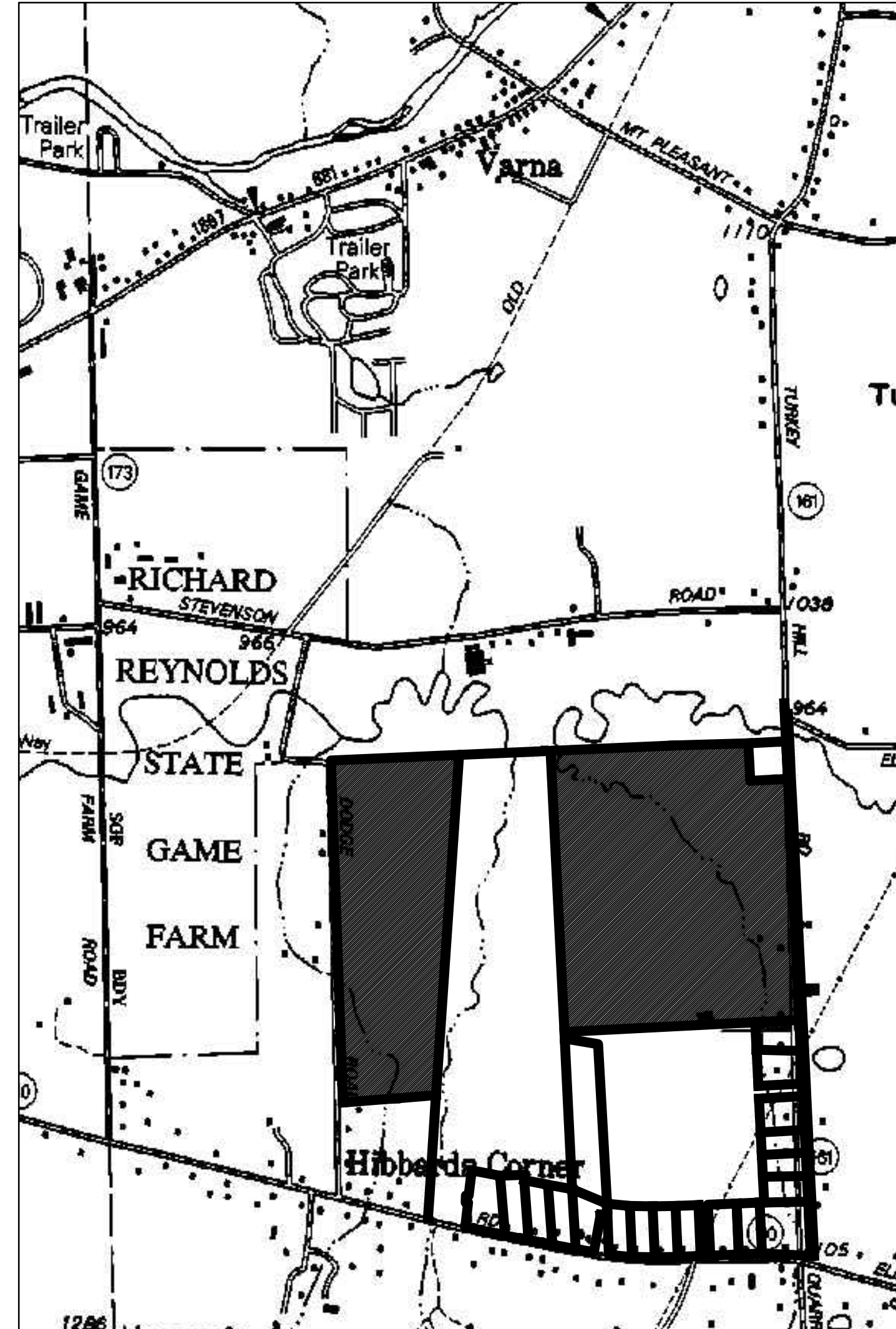
- RIGHT OF WAY TO NEW YORK STATE ELECTRIC & GAS CORP. BY INSTRUMENT DATED AUGUST 8, 1945 AND RECORDED OCTOBER 20, 1947 IN L. 305 P. 317. (EASEMENT TO CONSTRUCT, RECONSTRUCT, OPERATE, INSPECT, MAINTAIN, AND AT ITS PLEASURE REMOVE A POLE LINE, LOCATED 105 FT NORTHERLY FROM ELLIS HOLLOW RD ON GRANTORS EAST PROPERTY LINE THEN TRAVELING NORTHWESTERLY TO A POINT 115 FT NORTHERLY FROM ELLIS HOLLOW RD ON THE GRANTORS WEST PROPERTY LINE)
- RIGHT OF WAY TO NEW YORK STATE GAS & ELECTRIC CORP. BY INSTRUMENT DATED AUGUST 15, 1940 AND RECORDED MARCH 10, 1964 IN L. 449 P. 899. (225 FT EASEMENT FOR POLE LINE, SOUTHERLY EDGE OF SAID WIDTH ENTERS GRANTORS EAST PROPERTY LINE 104 FT NORTH OF ELLIS HOLLOW RD THEN TRAVELING NORTHWESTERLY TO GRANTORS WEST PROPERTY LINE)
- RIGHT OF WAY TO NEW YORK STATE GAS & ELECTRIC CORP. BY INSTRUMENT DATED OCTOBER 10, 2006 AND RECORDED NOVEMBER 13, 2006 IN INSTRUMENT NO. 499672-001. (65 FT WIDE EASEMENT RUNNING PARALLEL AND NORTH OF EXISTING EASEMENT L&P 1289)
- WETLAND RESERVE PROTECTION PROGRAM EASEMENT TO ROSEMARY CAMPOS AND ANNETTE SHIMER BY INSTRUMENT DATED JULY 26, 2010 AND RECORDED JULY 26, 2010 IN INSTRUMENT NO. 562279-003. (TO RESTORE, PROTECT, MANAGE, MAINTAIN, AND ENHANCE FUNCTIONAL VALUES OF WETLANDS)

MAY BE SUBJECT TO:

TAX ACCOUNT 67.0-1-4 / 67.0-1-2 EASEMENTS:

- RIGHT OF WAY TO NEW YORK STATE GAS & ELECTRIC CORP. DATED AUGUST 30, 1929 AND RECORDED SEPTEMBER 30, 1929 100 FT RIGHT OF WAY CENTERED ON POLE LINE FOR THE RIGHT TO CUT, TRIM AND REMOVE ANY TREES OBSTRUCTING THE RIGHT OF WAY
- RIGHT OF WAY TO NEW YORK STATE GAS & ELECTRIC CORP. DATED AUGUST 30, 1929 AND RECORDED SEPTEMBER 30, 1929 100 FT RIGHT OF WAY CENTERED ON POLE LINE FOR THE RIGHT TO CUT, TRIM AND REMOVE ANY TREES OBSTRUCTING THE RIGHT OF WAY
- RIGHT OF WAY TO NEW YORK GAS & ELECTRIC CORP. DATED MAY 29, 1941 AND RECORDED JUNE 3, 1941 IN L. 260 P. 386 OF DEEDS. (EASEMENT TO CONSTRUCT, RECONSTRUCT, EXTEND, OPERATE, INSPECT, AND MAINTAIN TRANSMISSION AND/OR DISTRIBUTION OF ELECTRIC CURRENT FOR PUBLIC USE THROUGH GRANTORS PROPERTY)

SITE SKETCH



LABELLA

Engineering
Architecture
Environmental
Planning

www.labellapc.com

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56.0-5-19.2200 STEVENSON ROAD
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ITHACA, NY 14850
57.0-1-6DRYDEN ROAD
ITHACA, NY 14850
56.0-5-3121-95 DODGE ROAD
ITHACA, NY 14850
67.0-1-3DRYDEN RD
ITHACA, NY 14850
67.0-1-27.2DRYDEN RD
ITHACA, NY 14850
67.0-1-4DRYDEN RD
ITHACA, NY 14850
67.0-1-7.2

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

SURVEY NOTES:

- 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 1/10,000 OR BETTER.
- BEARINGS SHOWN ARE REFERENCED TO GRID BEARINGS. DISTANCES SHOWN ARE GROUND DISTANCES.
- COMB. (SEA LEVEL & SCALE FACTOR) - 0.99989817 GROUND DIST X COMBINED FACTOR - GRID DISTANCE
- MAP PREPARED FROM AN INSTRUMENT SURVEY COMPLETED MARCH 31, 2017.

ADJONER DEED REFERENCES:

- INSTRUMENT 2014-04225 FOR TA 67.0-1-25
- INSTRUMENT 45124-001 FOR TA 67.0-1-24
- LIBER 638, PAGE 654 FOR TA 67.0-1-23
- INSTRUMENT NO. 545934-001 FOR TA 67.0-1-28
- INSTRUMENT NO. 593211-001 FOR TA 67.0-1-29
- INSTRUMENT NO. 2014-01651 FOR TA 67.0-1-8
- LIBER 546, PAGE 849 FOR TA 67.0-1-19
- LIBER 851, PAGE 25 FOR TA 67.0-1-6

LEGEND

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- UTILITY POLE
- FOUND IRON PIN
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- WATER VALVE

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THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING.

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- OVERHEAD ELECTRIC LINE
- RIGHT OF WAY
- PROPERTY LINE
- FENCE LINE
- EASEMENT LINE
- UNDERGROUND CABLE LINE

DRAWING NUMBER:

SUBDIVISION PLAN: EXISTING CONDITIONS (SOUTH HALF)

DRAWING NUMBER:

SHEET 2 OF 5

V-2

