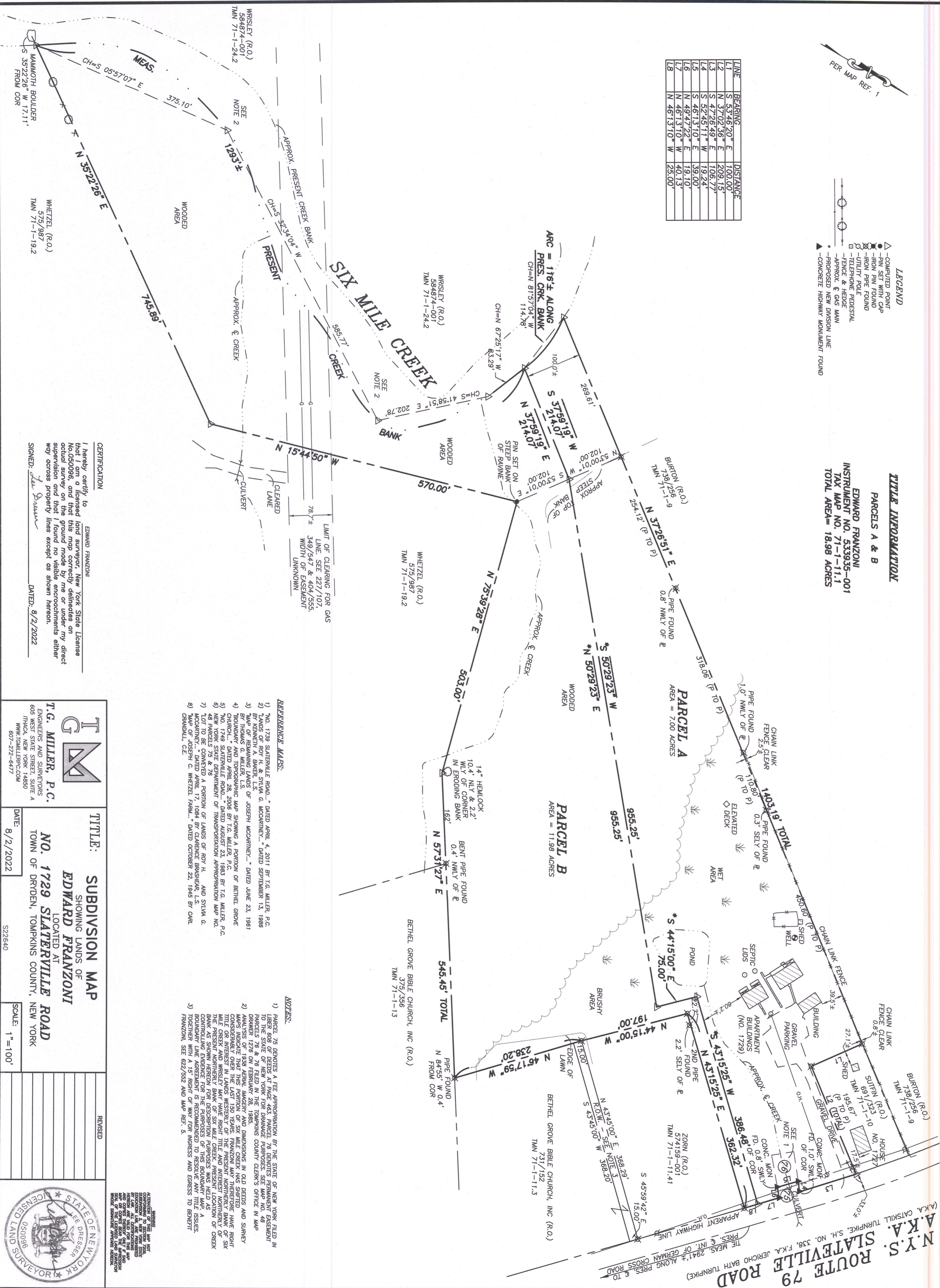


LEGEND

- ▲ COMPUTED POINT
- PIN SET WITH CAP
- IRON PIN FOUND
- IRON PIPE FOUND
- UTILITY POLE
- TELEPHONE FEDERAL
- TELEPHONE FEDERAL
- APPROX. GAS MAIN
- ▲ CONCRETE HIGHWAY MONUMENT FOUND

LINE	BEARING	DISTANCE
L1	S 53°46'20" E	100.00'
L2	N 37°02'36" E	209.15'
L3	S 47°28'49" E	106.77'
L4	S 52°45'11" W	19.24'
L5	S 46°13'10" E	39.00'
L6	N 49°47'22" E	19.10'
L7	N 46°13'10" W	40.13'
L8	N 46°13'10" W	25.00'

TITLE INFORMATION
 PARCELS A & B
 EDWARD FRANZONI
 INSTRUMENT NO. 533935-001
 TAX MAP NO. 71-1-11.1
 TOTAL AREA= 18.98 ACRES



- REFERENCE MAPS:**
- 1) No. 1739 STATEVILLE ROAD, DATED APRIL 4, 2011 BY T.G. MILLER, P.C.
 - 2) LANDS OF ROY H. & SYLVIA G. MCCORMACK, DATED SEPTEMBER 13, 1986 BY KENNETH A. BAKER, L.S.
 - 3) MAP OF REMAINING LANDS OF JOSEPH MCCORMACK, DATED JUNE 23, 1961
 - 4) BOUNDARY AND TOPOGRAPHIC MAP SHOWING A PORTION OF BETHEL GROVE CHURCH, DATED APRIL 28, 2006 BY T.G. MILLER, P.C.
 - 5) No. 1749 STATEVILLE ROAD, DATED AUGUST 23, 1983 BY T.G. MILLER, P.C.
 - 6) MAP OF THE 27TH DISTRICT OF TRANSPORTATION APPROXIMATION MAP NO. 48
 - 7) LOT TO BE CONVERTED A PORTION OF LANDS OF ROY H. AND SYLVIA G. MCCORMACK, DATED APRIL 17, 1984 BY CLARENCE BRISHEAR, L.S.
 - 8) MAP OF JOSEPH C. WHEZEL FARM, DATED OCTOBER 22, 1949 BY CARL OSWALD, C.E.

- NOTES:**
- 1) PARCELS 76 AND 78 ARE APPROXIMATE BY THE STATE OF NEW YORK FILED IN LIBER 608 OF DEEDS AT THE CLERK'S OFFICE IN DRUIDEN, NEW YORK COUNTY TO THE STATE OF NEW YORK FOR DRAINAGE PURPOSES. SEE MAP NO. 48
 - 2) ANALYSIS OF 1834 AERIAL IMAGERY AND DIMENSIONS IN OLD DEEDS AND SURVEY MAPS INDICATE THAT THIS PORTION OF SIX MILE CREEK HAS SHIFTED CONSIDERABLY OVER THE LAST 150 YEARS. FRANZONI HAS THEREFORE HAD RIGHT-OF-WAY SURVEY CONDUCTED TO ESTABLISH THE PRESENT NORTHERLY BANK OF SIX MILE CREEK AND WHEZEL LANE HAVE RIGHT-OF-WAY SURVEY CONDUCTED TO ESTABLISH THE PRESENT NORTHERLY BANK OF SIX MILE CREEK. THE PRESENT NORTHERLY BANK OF SIX MILE CREEK PRESENT LOCATION OF CREEK BOUNDARY LINE AGREEMENT IS RECOMMENDED TO RESOLVE ANY TITLE ISSUES TOGETHER WITH A 15' RIGHT-OF-WAY FOR INGRESS AND EGRESS TO BENNETT FARMWAY. SEE 622/552 AND MAP REF. 3.

CERTIFICATION
 I hereby certify to EDWARD FRANZONI that I am a licensed land surveyor, New York State License No. 050096, and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision and that the same is true and correct in all respects. My office is located at 605 WEST STATE STREET, SUITE A THACK, NEW YORK 14850.

SIGNED: *Ed Franzoni*
 DATED: 8/2/2022



TITLE: SUBDIVISION MAP
 SHOWING LANDS OF EDWARD FRANZONI
 LOCATED AT NO. 1729 STATEVILLE ROAD
 TOWN OF DRUDEN, TOMPKINS COUNTY, NEW YORK

DATE: 8/2/2022

SCALE: 1"=100'

REVISION	DATE	DESCRIPTION

