

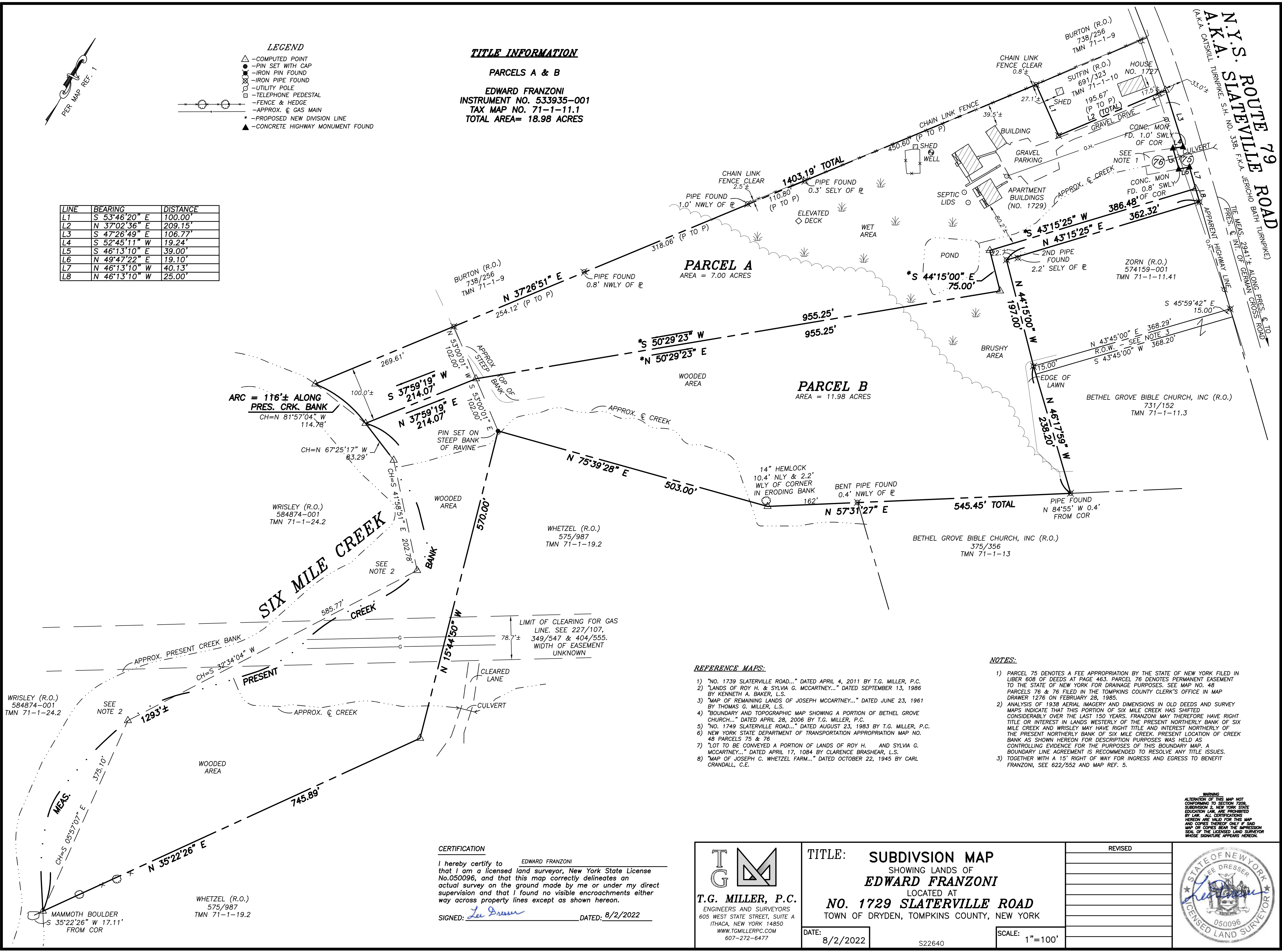
- LEGEND**
- △ - COMPUTED POINT
 - - PIN SET WITH CAP
 - ⊗ - IRON PIN FOUND
 - ⊗ - IRON PIPE FOUND
 - ⊗ - UTILITY POLE
 - ⊗ - TELEPHONE PEDESTAL
 - - FENCE & HEDGE
 - - - - - APPROX. & GAS MAIN
 - * - PROPOSED NEW DIVISION LINE
 - ▲ - CONCRETE HIGHWAY MONUMENT FOUND

TITLE INFORMATION

PARCELS A & B

EDWARD FRANZONI
INSTRUMENT NO. 533935-001
TAX MAP NO. 71-1-11.1
TOTAL AREA= 18.98 ACRES

LINE	BEARING	DISTANCE
L1	S 53°46'20" E	100.00'
L2	N 37°02'36" E	209.15'
L3	S 47°26'49" 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'



- REFERENCE MAPS:**
- "NO. 1739 SLATERVILLE ROAD..." DATED APRIL 4, 2011 BY T.G. MILLER, P.C.
 - "LANDS OF ROY H. & SYLVIA G. MCCARTNEY..." DATED SEPTEMBER 13, 1986 BY KENNETH A. BAKER, L.S.
 - "MAP OF REMAINING LANDS OF JOSEPH MCCARTNEY..." DATED JUNE 23, 1961 BY THOMAS G. MILLER, L.S.
 - "BOUNDARY AND TOPOGRAPHIC MAP SHOWING A PORTION OF BETHEL GROVE CHURCH..." DATED APRIL 28, 2006 BY T.G. MILLER, P.C.
 - "NO. 1749 SLATERVILLE ROAD..." DATED AUGUST 23, 1983 BY T.G. MILLER, P.C.
 - NEW YORK STATE DEPARTMENT OF TRANSPORTATION APPROPRIATION MAP NO. 48 PARCELS 75 & 76
 - "LOT TO BE CONVEYED A PORTION OF LANDS OF ROY H. AND SYLVIA G. MCCARTNEY..." DATED APRIL 17, 1984 BY CLARENCE BRASHEAR, L.S.
 - "MAP OF JOSEPH C. WHETZEL FARM..." DATED OCTOBER 22, 1945 BY CARL CRANDALL, C.E.

- NOTES:**
- PARCEL 75 DENOTES A FEE APPROPRIATION BY THE STATE OF NEW YORK FILED IN LIBER 808 OF DEEDS AT PAGE 463. PARCEL 76 DENOTES PERMANENT EASEMENT TO THE STATE OF NEW YORK FOR DRAINAGE PURPOSES. SEE MAP NO. 48 PARCELS 76 & 76 FILED IN THE TOMPKINS COUNTY CLERK'S OFFICE IN MAP DRAWER 1276 ON FEBRUARY 28, 1985.
 - ANALYSIS OF 1938 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 MAY THEREFORE HAVE RIGHT TITLE OR INTEREST IN LANDS WESTERLY OF THE PRESENT NORTHERLY BANK OF SIX MILE CREEK AND WRISLEY MAY HAVE RIGHT TITLE AND INTEREST NORTHERLY OF THE PRESENT NORTHERLY BANK OF SIX MILE CREEK. PRESENT LOCATION OF CREEK BANK AS SHOWN HEREON FOR DESCRIPTION PURPOSES WAS HELD AS CONTROLLING EVIDENCE FOR THE PURPOSES OF THIS BOUNDARY MAP. A BOUNDARY LINE AGREEMENT IS RECOMMENDED TO RESOLVE ANY TITLE ISSUES.
 - TOGETHER WITH A 15' RIGHT OF WAY FOR INGRESS AND EGRESS TO BENEFIT FRANZONI, SEE 622/552 AND MAP REF. 5.

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 I found no visible encroachments either way across property lines except as shown hereon.

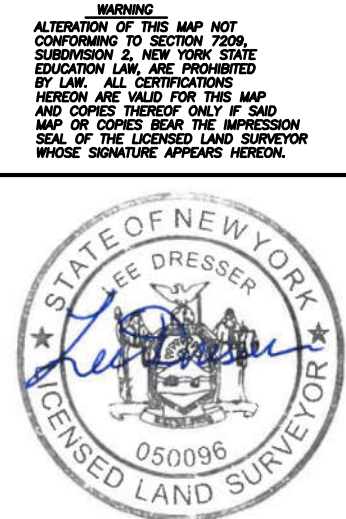
SIGNED: Lee Drexler DATED: 8/2/2022

T.G. MILLER, P.C.
 ENGINEERS AND SURVEYORS
 605 WEST STATE STREET, SUITE A
 ITHACA, NEW YORK 14850
 WWW.TGMILLERPC.COM
 607-272-6477

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

DATE: 8/2/2022 SCALE: 1"=100'

REVISED



WARNING
 ALTERATION OF THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THE MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.