

# Tompkins County Clerk Recording Page

**Return To**

BERNARD CORNELIUS  
ENV

**Maureen Reynolds, County Clerk**

Tompkins County Clerk  
320 North Tioga Street  
Ithaca, NY 14850  
(607) 274-5431

Document Type: **MAP**

Receipt Number: 23-359665

<b>Party 1</b>
CORNELIUS, BERNARD

<b>Party 2</b>

<b>Fees</b>	
Map Filing Fee	\$10.00
Total Fees Paid:	\$10.00

Instrument #: 2023-01731

Property located in **Dryden**

State of New York  
County of Tompkins

Filed on March 3rd, 2023 at 1:14:41 PM with a total page count of **2**.

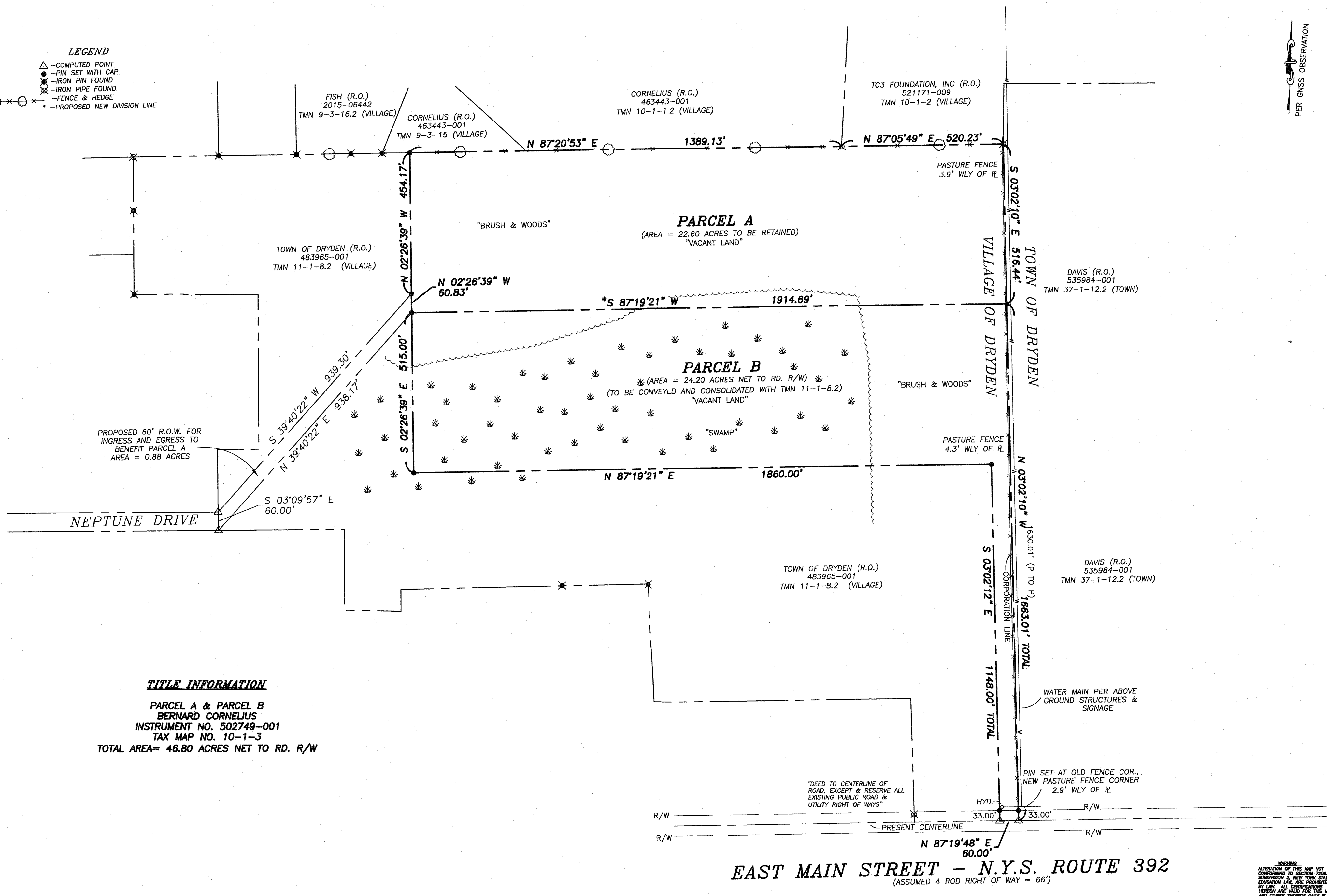
\_\_\_\_\_  
Tompkins County Clerk

*This sheet constitutes the Clerk's endorsement required by section 319 of the Real Property Law of the State of New York*

**Do Not Detach**

- LEGEND**
- △ - COMPUTED POINT
  - - PIN SET WITH CAP
  - ⊗ - IRON PIN FOUND
  - ⊗ - IRON PIPE FOUND
  - - - FENCE & HEDGE
  - \* - PROPOSED NEW DIVISION LINE

PER GNSS OBSERVATION



**TITLE INFORMATION**

PARCEL A & PARCEL B  
 BERNARD CORNELIUS  
 INSTRUMENT NO. 502749-001  
 TAX MAP NO. 10-1-3  
 TOTAL AREA= 46.80 ACRES NET TO RD. R/W

**CERTIFICATION**

BERNARD CORNELIUS  
 TOWN OF DRYDEN  
 TRUE & WALSH, LLP

I hereby certify to 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 Dresser DATED: 12/7/2021

**REFERENCE MAPS:**

1) "SURVEY MAP LANDS OF EMPIRE LIVESTOCK MARKETING LLC..." DATED APRIL 13, 2005 BY MICHAEL J. REAGAN, L.S.

**NOTE:**

THIS SURVEY MAP PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE PROVIDED, SUBJECT TO ANY STATE OF FACT THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.

<p><b>T. G. MILLER P.C.</b>          ENGINEERS AND SURVEYORS          605 WEST STATE STREET          ITHACA, NEW YORK 14850          TEL.(607)272-6477</p>	<p><b>TITLE:</b> SURVEY MAP          SHOWING LOT LINE ADJUSTMENT LANDS OF  <b>BERNARD CORNELIUS</b>          LOCATED ON  <b>EAST MAIN STREET - N.Y.S. ROUTE 392</b>          VILLAGE OF DRYDEN, TOMPKINS COUNTY, NEW YORK</p>	<p>REVISED</p>	
	<p>DATE: 12/7/2021</p>	<p>SCALE: 1"=200'</p>	

**WARNING:**

ALTERATION OF THIS MAP NOT CONFORMING TO SECTION 7504, SUBSECTION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.