LEGEND

—COMPUTED POINT
—IRON PIPE FOUND
—UTILITY POLE
* —PROPOSED NEW DIVISION LINE
—DECIDUOUS TREE
—WATER VALVE

PER DEED

TITLE INFORMATION
PARCEL "A" & "B"
KENNETH M. KING & ELIZABETH B. KING
DEED BOOK 592, PAGE 700
TAX MAP No. 8-1-9

ROGERS (R.O.)
2016-11661
TAX MAP No. 8-1-13.2

DIMANCHE (R.O.)
2023-04192
TAX MAP No. 8-1-8

MEASURE 305.2'± ALONG PRESENT ℄ OF CREEK
CH=N 79°26'27" E 300.69'

PRESENT CENTERLINE
O.H.
MANHOLE
HEADWALL
CULVERT
R/W

APPROX. TOP OF BANK
20'
SETBACK LINE SHOWN HEREON
20' OFF TOP OF BANK
PER CAYUGA HEIGHTS CODE ENFORCER
S.B.

56.10'
N 09°31'00" E 217.67'
85.95' (P TO P)
(BASIS OF BEARINGS)
75.62' (P TO P)

S 12°57'49" E 151.29'

"DEED TO CENTERLINE OF ROAD, EXCEPT & RESERVE ALL EXISTING PUBLIC ROAD & UTILITY RIGHT OF WAYS"

ROGERS (R.O.)
2016-11661
TAX MAP No. 8-1-12.1

EAST LINE OF UNIQUE NATURAL AREA
LINE SHOWN HEREON
PER INFORMATION PROVIDED
BY CAYUGA HEIGHTS CODE ENFORCER

PULL OFF

PARCEL "B"
AREA=1.41 ACRES
NET TO ROAD R/W

69.24'
126.00'
33.2'±
*S 66°25'25" W 394.94' TOTAL
115.06'
57.48'
N 05°41'40" W
35.80'

CARPORT
OVERHANG
HOUSE No. 102
COVERED WALK
DECK
CLEAN OUT ○ LID
GRAVEL
ASPHALT DRIVE

N 12°57'49" W 216.57'

119.60' (P TO P)
S 05°41'40" E 225.38'
59.06' (P TO P)
46.72'

PARCEL "A"
AREA=1.90 ACRES
NET TO ROAD R/W

BATTISTI (R.O.)
466358-001
TAX MAP No. 8-1-11

HEADWALL
TIE=53.1'

PRESENT CENTERLINE OF INTERSECTION
MANHOLE

MEASURE 473.2'± ALONG PRESENT ℄ OF CREEK
CH=N 66°12'13" E 424.26'

CORNELL UNIVERSITY (R.O.)
201/525
TAX MAP No. 8-1-10

NORTH SUNSET DRIVE

DEVON ROAD

MAP REFERENCES:
1.)MAP BY DENKENBERGER & ASSOC. FOR KENNETH M. KING & ELIZABETH B. KING..." DATED 4/13/1983 REVISED 11/9/1998

CERTIFICATION

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: _____ DATED: _____

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.

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 THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

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:

SURVEY MAP

NO. 102 NORTH SUNSET DRIVE

VILLAGE OF CAYUGA HEIGHTS, TOMPKINS COUNTY, NEW YORK

DATE: 10/31/2023

S23907

SCALE: 1"=50'

REVISED