LEGEND

⊿ –COMPUTED POINT
⊗ –IRON PIPE FOUND
⊙ –UTILITY POLE
* –PROPOSED NEW DIVISION LINE
–DECIDUOUS TREE
⋈ –WATER VALVE
** –SEE NOTE No. 2

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

PER DEED

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

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

R/W

S 12°57'49" E 151.29'

NORTH SUNSET DRIVE

APPROX. TOP OF BANK

20'

SETBACK LINE SHOWN HEREON
20' OFF TOP OF BANK
PER CAYUGA HEIGHTS CODE ENFORCER

S.B.

56.10'

**POSSIBLE LOCATION FOR DRIVEWAY PER OTHERS

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

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

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

**POSSIBLE LOCATION FOR BUILDING AREA PER OTHERS

PULL OFF

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

520' 526' 532' 538' 544' 548' 560' 572' 578'

75.62' (P TO P)

N 05°41'40" W 35.80'

*S 66°25'25" W 394.94' TOTAL

126.00'

69.24'

33.2'±

115.06'

57.48'

CARPORT

OVERHANG

HOUSE No. 102

COVERED WALK

DECK

CLEAN OUT ° LID

GRAVEL

ASPHALT DRIVE

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

119.60' (P TO P)

S 05°41'40" E 225.38'

59.06' (P TO P)

46.72'

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

N 12°57'49" W 216.57'

TIE=53.1'

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

PRESENT CENTERLINE OF INTERSECTION

MANHOLE

DEVON ROAD

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

0' 50' 100' 150'

LIDAR NOTE: EXISTING CONTOUR INFORMATION IS BASED ON MAPPING PROVIDED BY THE TOMPKINS COUNTY GIS DIVISION. THE END USER OF THIS MAPPING AGREES TO ACCEPT THE DATA "AS IS" WITH FULL KNOWLEDGE THAT ERRORS AND OMISSIONS MAY EXIST AND TO HOLD THE COUNTY AND T.G. MILLER. P.C. HARMLESS FOR ANY DAMAGES THAT RESULT FROM AN INAPPROPRIATE USE OF THIS MAP.

NOTES:
1.)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
2.)BUILDING ENVELOPE SLOPE NEEDS TO BE LESS THAN 15% AND DRIVEWAY NEEDS TO LESS THAN 10% MAXIMUM. INFORMATION PROVIDED BY OTHERS. VERIFY ALL EXISTING GRADES PRIOR TO DESIGN OR CONSTRUCTION. INFORMATION SHOWN HEREON IS ONLY FOR CAYUGA HEIGHTS PLANNING BOARD NOT INTENDED FOR SITE PLAN OR DESIGN.

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: _____

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