

North By The New York State Plane
Coordinate System NAD 83, Central Zone



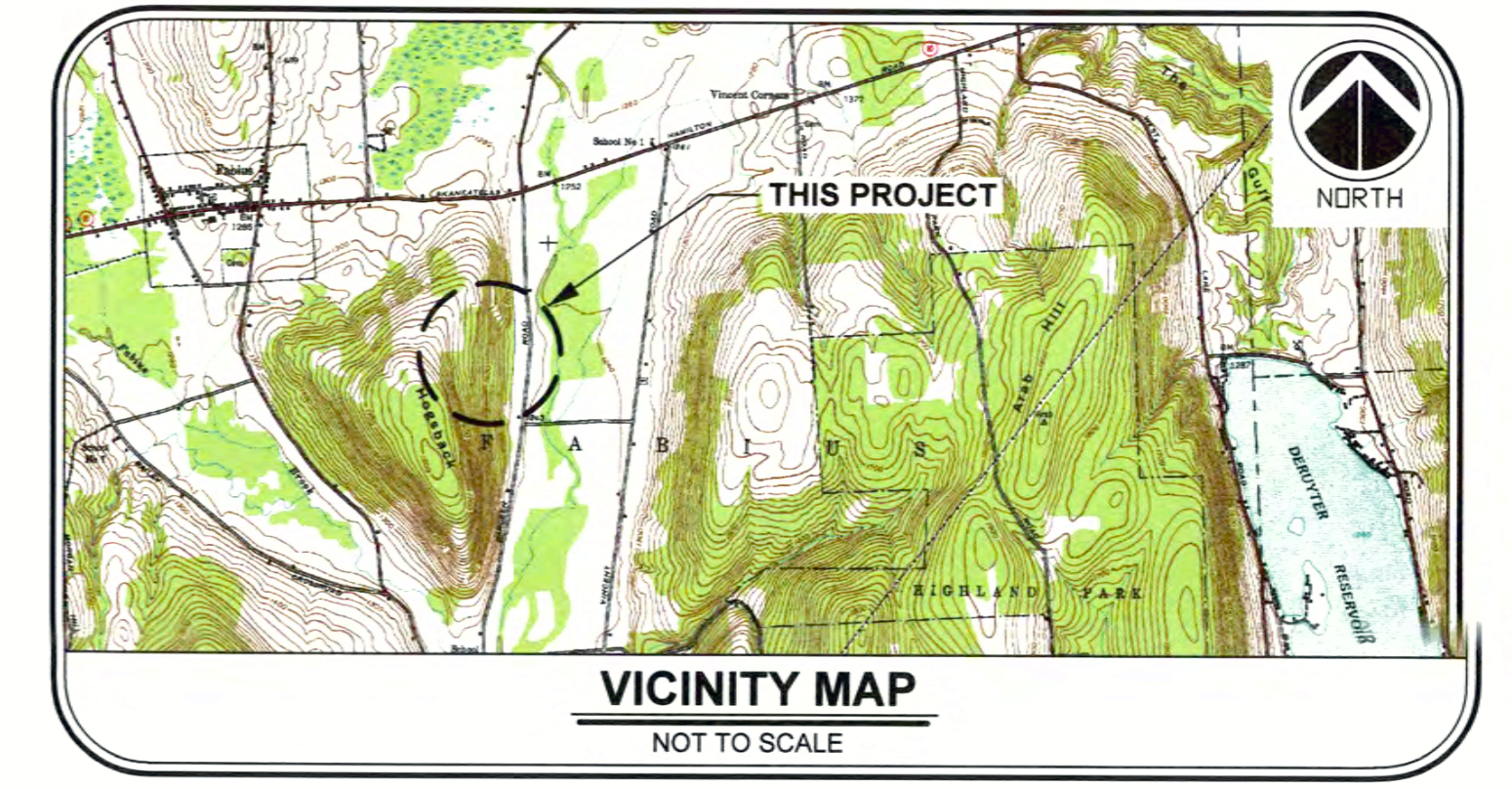
Photo

— Charles R. McDevitt —
And
Nancy J. McDevitt
(Now or Formerly)
Liber 4935 / Page 190
Tax Parcel 117.00-01-2
(7988 Route 80)



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VICINITY MAP
NOT TO SCALE

GENERAL NOTE:

1. Adjoining boundary lines are shown for reference only.

MAP REFERENCE:

"Survey Map Of Lot Line Adjustment Tax ID: 117.00-1-7.1"
Town of Fabius, Onondaga County, State of New York
By David Bardoun, Dated March 31, 2017, and filed in the Onondaga
County Clerk's Office on August 25, 2017 as File No. 12423.

DEED REFERENCES:

- (D.R. #1)** Togg Realty Corp.
to
Togg Mountain, LLC
Deed - Dated: November 6, 2015
Liber 5351 Of Deeds / Page 475
 - (D.R. #2)** Carl R. Vaas And Debra H. Vaas
to
Togg Mountain, LLC
Warranty Deed - Dated: May 9, 2016
Liber 5381 Of Deeds / Page 224
 - (D.R. #3)** Carl R. Vaas And Debra H. Vaas
to
Togg Mountain, LLC
Warranty Deed - Dated: December 20, 2017
Instrument No. 2018-00004647
- Subject to the rights of the public to those portions of lands lying within the bounds of Toggenburg Road.
- Also subject to a perpetual right of way and easement as to the New York Telephone Company as described in Liber 2485 of Deed, Page 552 to construct, maintain, repair, replace, and operate communication lines.
- Also subject to a perpetual right of way and easement as to the New York Telephone Company as described in Liber 2473 of Deed, Page 1107 to construct, maintain, repair, replace, and operate communication lines.
- Also subject to a perpetual right of way and easement as to the New York Telephone Company as described in Liber 2477 of Deed, Page 486 to construct, maintain, repair, replace, and operate communication lines.
- Also subject to an underground line easement to Niagara Mohawk Power Corporation as described in Liber 3820 of Deed, Page 163, and plotted hereon.
- Also subject to an easement to Verizon New York Inc. as described in Liber 4738 of Deed, Page 907, and plotted hereon.
- Also subject to any other easements, covenants, or restrictions of record.
Being Tax Parcels 117.00-1-7.2, 8, 9, 10, 11, 117.00-2-7, & 8.4

LEGEND:

- ⊙ Denotes Existing Iron Pipe
- ⊙ Denotes Existing Iron Rod
- ⊙ Denotes Existing Light Pole
- ⊙ Denotes Existing Power Pole
- ⊙ Denotes Existing Lean-Out Snow Machine
- ⊙ Denotes Existing Ski-Lift Support Pole
- ⊙ Denotes Existing Telecommunications Box
- — — Denotes Overhead Power Pole Line
- — — Denotes Existing Fence Line
- — — Denotes Edge Of Water
- — — Denotes Edge Of Existing Tree Canopy
- ▭ Denotes Existing Building
- ▭ Denotes Concrete Area
- ☀ Denotes Existing Coniferous Tree

SURVEYOR'S CERTIFICATION:

The undersigned hereby certifies that this is an accurate map of actual field survey dated May 14, 2021 and that both map and survey are correct.

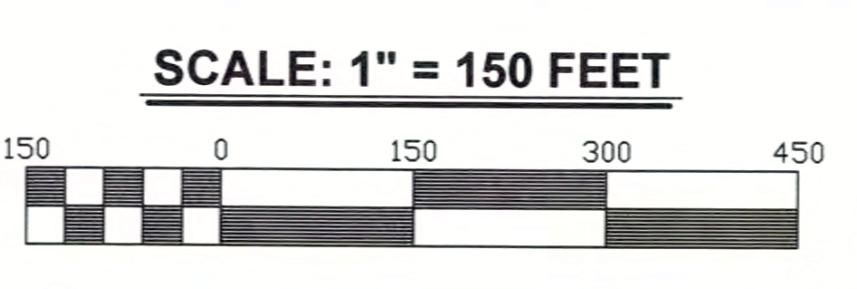
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7206, sub-division 2, of the New York State Education Law.

The alteration of survey maps by anyone other than the original preparer is misleading, confusing and not in the general welfare and benefit of the public.

Only survey maps with the surveyor's enclosed seal are genuine true and correct copies of the surveyor's original work and opinion.

This boundary line survey was prepared in accordance with the findings of Abstract File No. 022150B dated April 3, 2021 and prepared by Atlas American Abstract Corp. This survey is subject to the findings of a current abstract of the

NO.	DATE	REVISION	BY	NO.	DATE	REVISION	BY
1	7-4-21	To Incorporate Abstract File No. 022150B	CJ				



JACOBS
LAND SURVEYING
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Munnsville, NY 13409
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info@jacobslandsurveying.com

MAP OF SURVEY PREPARED FOR

Prepared for
Togg Mountain, LLC

1135 Toggenburg Road, Part of Military Lot #27
Town of Fabius
County of Onondaga
State of New York
Date: May 14, 2021
Project Number: 2021.040.001
Being Tax Parcels 117.00-1-7.2, 8, 9, 10, 11, 117.00-2-7, & 8.4
CAD Drafter: C. Jacobs
Reviewer: C. Jacobs

SHEET
1 OF 1