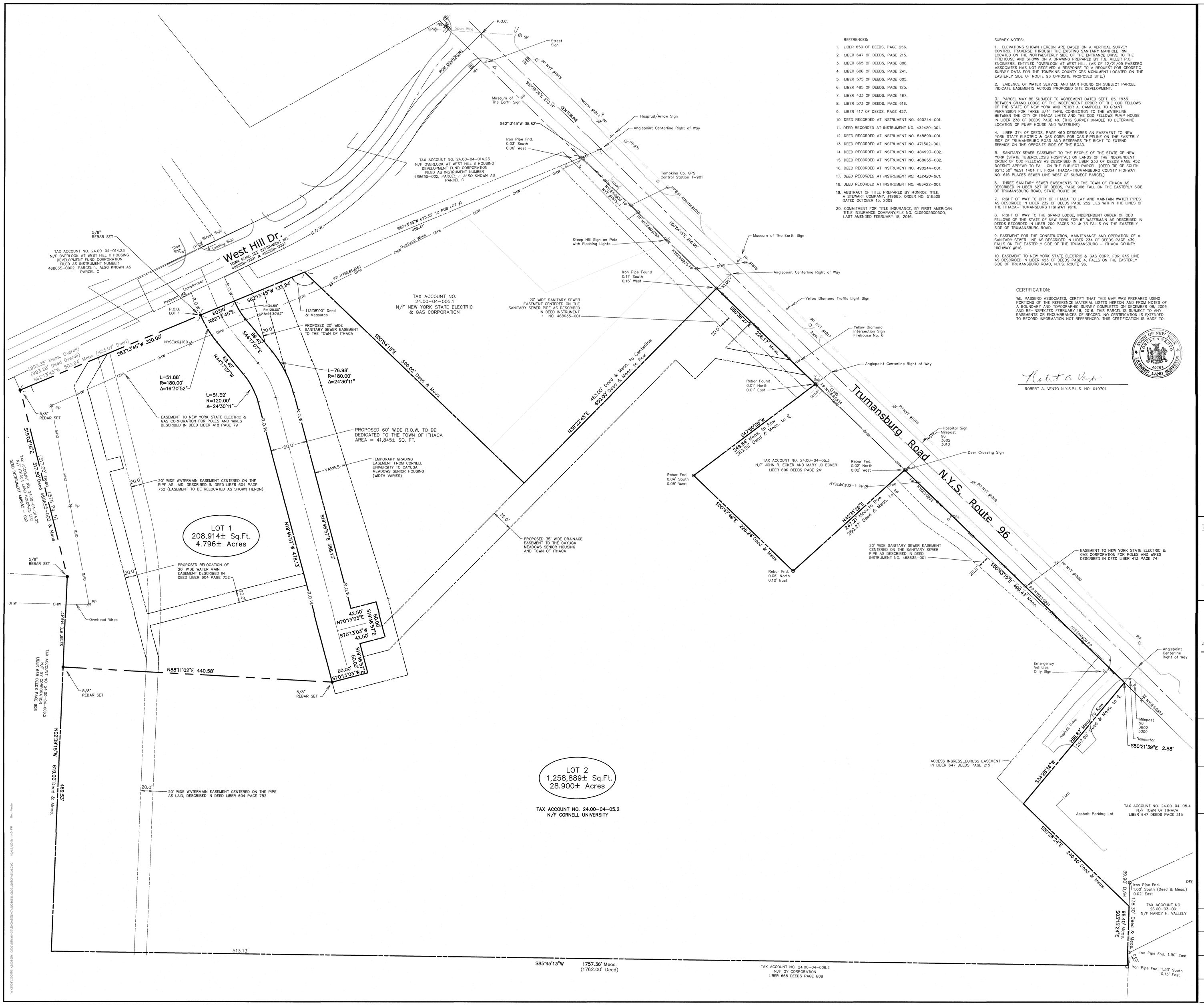


REFERENCES:

1. LIBER 650 OF DEEDS, PAGE 256.
2. LIBER 647 OF DEEDS, PAGE 215.
3. LIBER 665 OF DEEDS, PAGE 808.
4. LIBER 606 OF DEEDS, PAGE 241.
5. LIBER 575 OF DEEDS, PAGE 005.
6. LIBER 485 OF DEEDS, PAGE 125.
7. LIBER 433 OF DEEDS, PAGE 467.
8. LIBER 573 OF DEEDS, PAGE 916.
9. LIBER 417 OF DEEDS, PAGE 427.
10. DEED RECORDED AT INSTRUMENT NO. 490244-001.
11. DEED RECORDED AT INSTRUMENT NO. 432420-001.
12. DEED RECORDED AT INSTRUMENT NO. 548899-001.
13. DEED RECORDED AT INSTRUMENT NO. 471502-001.
14. DEED RECORDED AT INSTRUMENT NO. 484993-002.
15. DEED RECORDED AT INSTRUMENT NO. 468655-002.
16. DEED RECORDED AT INSTRUMENT NO. 490244-001.
17. *DEED RECORDED AT INSTRUMENT NO. 432420-001.*
18. DEED RECORDED AT INSTRUMENT NO. 483422-001.
19. ABSTRACT OF TITLE PREPARED BY MONROE TITLE, A STEWART COMPANY, #19685, ORDER NO. 518508 DATED OCTOBER 15, 2009
20. COMMITMENT FOR TITLE INSURANCE, BY FIRST AMERICAN TITLE INSURANCE COMPANY,FILE NO. CL0900555005C0, LAST AMENDED FEBRUARY 18, 2016.

SURVEY NOTES:

1. ELEVATIONS SHOWN HEREON ARE BASED ON A VERTICAL SURVEY CONTROL TRAVERSE THROUGH THE EXISTING SANITARY MANHOLE RIM LOCATED ON THE NORTWESTERLY SIDE OF THE ENTRANCE DRIVE TO THE FIREHOUSE AND SHOWN ON A DRAWING PREPARED BY T.G. MILLER P.C. ENGINEERS, ENTITLED "OVERLOOK AT WEST HILL, (AS OF 12/21/09 PASSERO ASSOCIATES HAS NOT RECEIVED A RESPONSE TO A REQUEST FOR GEODETIC SURVEY DATA FOR THE TOMPKINS COUNTY GPS MONUMENT LOCATED ON THE EASTERLY SIDE OF ROUTE 96 OPPOSITE PROPOSED SITE.)

2. EVIDENCE OF WATER SERVICE AND MAIN FOUND ON SUBJECT PARCEL INDICATE EASEMENTS ACROSS PROPOSED SITE DEVELOPMENT.

3. PARCEL MAY BE SUBJECT TO AGREEMENT DATED SEPT. 05, 1935 BETWEEN GRAND LODGE OF THE INDEPENDENT ORDER OF THE ODD FELLOWS OF THE STATE OF NEW YORK AND PETER A. CAMPBELL TO GRANT PERMISSION FOR THREE 3/4" TAPS, CONNECTION TO THE WATERLINE BETWEEN THE CITY OF ITHACA LIMITS AND THE ODD FELLOWS PUMP HOUSE IN LIBER 238 OF DEEDS PAGE 49. (THIS SURVEY UNABLE TO DETERMINE LOCATION OF PUMP HOUSE AND WATERLINE)

4. LIBER 374 OF DEEDS, PAGE 460 DESCRIBES AN EASEMENT TO NEW YORK STATE ELECTRIC & GAS CORP. FOR GAS PIPELINE ON THE EASTERLY SIDE OF TRUMANSBURG ROAD AND RESERVES THE RIGHT TO EXTEND SERVICE ON THE OPPOSITE SIDE OF THE ROAD.

5. SANITARY SEWER EASEMENT TO THE PEOPLE OF THE STATE OF NEW YORK (STATE TUBERCULOSIS HOSPITAL) ON LANDS OF THE INDEPENDENT ORDER OF ODD FELLOWS AS DESCRIBED IN LIBER 233 OF DEEDS PAGE 452 DOESN'T APPEAR TO FALL ON THE SUBJECT PARCEL. (DEED TIE OF SOUTH 62°13'50" WEST 1404 FT. FROM ITHACA-TRUMANSBURG COUNTY HIGHWAY NO. 616 PLACES SEWER LINE WEST OF SUBJECT PARCEL)

6. THREE SANITARY SEWER EASEMENTS TO THE TOWN OF ITHACA AS DESCRIBED IN LIBER 627 OF DEEDS, PAGE 906 FALL ON THE EASTERLY SIDE OF TRUMANSBURG ROAD, STATE ROUTE 96.

7. RIGHT OF WAY TO CITY OF ITHACA TO LAY AND MAINTAIN WATER PIPES AS DESCRIBED IN LIBER 232 OF DEEDS PAGE 252 LIES WITHIN THE LINES OF THE ITHACA-TRUMANSBURG HIGHWAY #616.

8. RIGHT OF WAY TO THE GRAND LODGE, INDEPENDENT ORDER OF ODD FELLOWS OF THE STATE OF NEW YORK FOR 6" WATERMAIN AS DESCRIBED IN DEEDS RECORDED IN LIBER 200 PAGES 72 & 73 FALLS ON THE EASTERLY SIDE OF TRUMANSBURG ROAD.

9. EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF A SANITARY SEWER LINE AS DESCRIBED IN LIBER 234 OF DEEDS PAGE 439, FALLS ON THE EASTERLY SIDE OF THE TRUMANSBURG – ITHACA COUNTY HIGHWAY #616.

10. EASEMENT TO NEW YORK STATE ELECTRIC & GAS CORP. FOR GAS LINE AS DESCRIBED IN LIBER 423 OF DEEDS PAGE 4, FALLS ON THE EASTERLY SIDE OF TRUMANSBURG ROAD, N.Y.S. ROUTE 96.

CERTIFICATION:

WE, PASSERO ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED USING PORTIONS OF THE REFERENCE MATERIAL LISTED HEREON AND FROM NOTES OF A BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED ON DECEMBER 08, 2009 AND RE-INSPECTED FEBRUARY 18, 2016. THIS PARCEL IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES OF RECORD. NO CERTIFICATION IS EXTENDED TO RECORD INFORMATION NOT REFERENCED. THIS CERTIFICATION IS MADE TO:

STATE OF NEW YORK · ROBERT A. VENTO · 49701 · LICENSED LAND SURVEYOR

ROBERT A. VENTO N.Y.S.P.L.S. NO. 049701

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL SEAL OR BLUE INK ORIGINAL SIGNATURE SHALL BE CONSIDERED A TRUE AND VALID COPY.

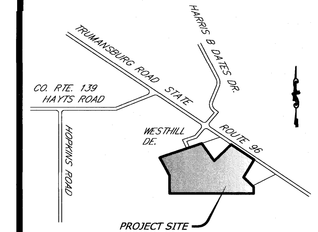
CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE AGENCIES LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

LEGEND	
CB	Catchbasin
c/o	Cleanout
GV	Gas Valve
HYD	Hydrant
LP	Lightpole
MH	Manhole (Unkown Type)
MH	Manhole Electric
MH	Manhole Inlet Storm Drainage
MH	Manhole Storm Drainage
MH	Manhole Sanitary Sewer
	Sign Post (Single)
PP	Utility Pole
	Utility Pole Anchor Wire
PL	Utility Pole with Light
CC	Water Service
WV	Water Valve

Revisions

No.	Date	By	Description
1.	101218	BV	Revised dimension on proposed roadway

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©



Town of Ithaca

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SUBDIVISION MAP CAYUGA MEADOWS SENIOR HOUSING DEVELOPMENT

Being A Portion of Military Lot 87
Town of Ithaca, County Of Tompkins, State of New York

Project No. 20080511.0002

Drawing No. S-1

Sheet No. 1 of 1

Scale: 1" = 50'

Date: February, 2016