Bonze Blayk

2014.08.07 12:58:26 -04'00'

MAGNETIC 1994

N

2382'± TO INTERSECTION OF VANDORN CORNERS ROAD

33'

PIPE FOUND

66'

TRUMANSBURG ROAD (NYS RTE 96)

HIGHWAY LINE

PRESENT CENTERLINE

FRANCIS O'PRAY
BK.806 PG.91
TAX MAP NO.34-3-10

347.65'

N 43°53'04" E

S 45°07'45" E 200.03'

295.85'

DRIVEWAY ENCROACHES 13.2'±

S 45°07'45" E 413.67'

ASPHALT PARKING

SIGN

HOUSE NO.1654

WELL

SHED

ASPHALT PARKING

(350' WOOD FENCE)

N 34°09'58" E 24.00'

PIN FOUND

PIN FOUND

N 07°02'46" E 251.00'

*N 07°02'46" E 133.07'

200.00'

NYSE&G EASEMENT SEE 344/503 O.H.

O.H.

PARCEL A
SADEGH DELJOO
P/O BK.835 PG.174
P/O TAX MAP NO. 34-3-11
AREA= 4.03 ACRES TO HIGHWAY LINE

PIPE FND

33'

S 44°36'10" W 200.89'

T.G.M. PIN WITH CAP

KEVIN SAUNDERS (R.O.)
BK.724 PG.29
TAX MAP NO.34-3-7.21

Not found 4/19/03

PIN FOUND

S 83°51'35" E 310.00'

FENCE POST

Not found 4/19/03

*N 45°07'45" W

PARCEL B
SADEGH DELJOO
P/O BK.835 PG.174
P/O TAX MAP NO. 34-3-11
AREA= 10.01 ACRES TO HIGHWAY LINE

S 06°59'31" W 253.42'

483.51'

Found 4/19/03

S 06°59'31" W 162.19'

N 06°53'41" E 402.67'

WILLIAM T. WEITZEL (R.O.) BK.811 PG.263
TAX MAP NO.34-3-7.221

T.G.M. PIN WITH CAP

4/19/03 Not found

891.00'

N 83°24'03" W

FENCE POST

Found 4/19/03

Found

- Ulysses Zoning Map 11-08-13 - LEGEND -
Overlay courtesy bonze anne blayk - 7 Aug 2014

- A1 - Agricultural District
- A2 - Special Agricultural District
- R1 - Rural Residence District
- R2 - Moderate Density Residence District
- MHP - Manufactured Home Park
- H1 - Hamlet District
- H2 - Hamlet Residential District
- B1 - Business District
- MD - Marina District

SUSAN BROWN MATSON (R.O.)
BK.840 PG.294
TAX MAP NO.34-3-12

NOTES:

1) BEARINGS WITH A "*" PRECEEDING IT REPRESENT A PROPOSED NEEW DIVISION LINE.

2) REFERENCE TO SURVEY MAP OF NO.1654 TRUMANSBURG ROAD DATED JAN 3, 1995 BY T.G. MILLER, P.C.

⊗ INDICATES PIN TO BE SET

CERTIFICATION

I hereby certify to that I am a licensed land surveyor, New York State License No.049269, and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision; that it was prepared in accordance with the current code of practice for land title surveys adopted by the New York Association of Professional Land Surveyors; and that I found no visible encroachments either way across property lines except as shown hereon.

SADEGH DELJOO
THE MAGUIRE FAMILY LIMITED PARTNERSHIP
ADAMS, THEISEN, MAY, MILLER & YEHL

SIGNED: Allen T. Fullerton DATED: 2/12/03

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
203 NORTH AURORA STREET
P.O. BOX 777
ITHACA, NEW YORK 14851


TITLE:
# PROPOSED SUBDIVISION OF NO.1654 TRUMANSBURG ROAD
TOWN OF ULYSSES, TOMPKINS COUNTY, NEW YORK

DATE: 2/12/2003

S03086

SCALE: 1"=100'

REVISED

STATE OF NEW YORK · ALLEN T. FULLERTON · No. 049269 · LICENSED LAND SURVEYOR