

DE MEAS. 199' ± TO
PRESENT E. INT.

S 88°43'47" W
53.94'
HIGHWAY LINE

PEOPLE OF THE STATE
OF NEW YORK (R.O.)
317/94

78.8' ±

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LEGEND

- OVERHEAD WIRES
- OVERHEAD TELEPHONE
- UNDERGROUND ELECTRIC
- EXISTING DITCH
- PROPERTY LINE
- CONTOURS PER LIDAR (PROVIDED BY TOMPKINS COUNTY DATABASE)
- FEMA SPECIAL FLOOD HAZARD AREA - SEE NOTE 2
- CONCRETE HIGHWAY MONUMENT
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- SIGN
- ENTRANCE ELEVATION
- IRON PIN SET
- IRON PIN FOUND
- IRON PIPE FOUND
- CALCULATED POINT
- PROPOSED NEW DIVISION LINE

YELLOW: PROPOSED REZONE FROM DD3 TO R
PURPLE: WILL REMAIN DD3

TITLE INFORMATION

PARCEL: 503689-20-3-1

DORIS R. MARION &
RICHARD W. MARION

INSTRUMENT No. 201508191

TAX MAP No. 20-3-1

TOTAL AREA 11.952 ± ACRES NET TO ROAD
R/W AND HIGHWAY LINES

HALSEYVILLE ROAD
(ASSUMED 3' ROAD RIGHT OF WAY=49.5')

N 02°31'24" W 849.04'

N 02°33'31" W 400.00'

Local Wetlands

N.Y.S. ROUTE 96
VARIABLE WIDTH STATE HIGHWAY
PRESENT CENTERLINE

Privacy Trees/Plants

AGARD ROAD
(ASSUMED 3' ROAD RIGHT OF WAY=49.5')

- NOTES:
- SUBJECT TO THE FOLLOWING EASEMENTS INsofar AS THEY MAY AFFECT THE PREMISES: NYSEG EASEMENT (337/250), NYSEG EASEMENT (368/269), NYSEG EASEMENT (400/238), & NYSEG EASEMENT (698/215)
 - CROSSHATCHED AREA REPRESENTS FEMA SPECIAL FLOOD HAZARD AREA BASED ON 25 YEAR FLOOD TOMPKINS COUNTY DS DEPARTMENT - ENDED OCTOBER 6, 2020. SEE ALSO FEMA 1:100 INSURANCE RATE MAP 360854 2005 B EFFECTIVE FEBRUARY 19, 1987.
 - NO UNIQUE NATURAL AREAS PRESENT WITHIN BOUNDS OF SUBJECT PARCELS SHOWN. SEE TOMPKINS COUNTY UNIQUE NATURAL AREA INVENTORY.
 - SUBJECT PARCELS ZONED DEVELOPMENT DISTRICT (DD-3) SEE TOWN OF ULYSSES ZONING MAP DECEMBER 2019.
 - 1/8/2024 REVISED PAR B TO 4.32' FRONTAGE

ABSTRACT REFERENCE
REAL ESTATE CLOSING SERVICE, IF THACA, SEARCH NO 14632.
DATED 3/21/2022

MAP REFERENCES

- TRUMANSBURG-THACA STATE HIGHWAY No. 616 MAP No. 12 PARCEL No. 30 SIGNED BY DISTRICT ENGINEER DISTRICT No. 3, WM ROBINSON, DATED 5/4/46. SEE 317/94.
- TRUMANSBURG-THACA STATE HIGHWAY No. 616 MAP No. 13 PARCEL No. 31 SIGNED BY DISTRICT ENGINEER, DISTRICT No. 3 WM ROBINSON, DATED 5/4/46. (SEE 317/79)
- "SURVEY MAP NO. 7256 HALSEYVILLE ROAD..." DATED 4/29/2003, BY T.G. MILLER P.C.

0 80 160 240

SCALE: 1"=80'

CERTIFICATION

I hereby certify to KARYN MARION 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: KARYN MARION DATED: 1/8/2024



T.G. MILLER, P.C.
ENGINEERS AND SURVEYORS
605 WEST STATE STREET, SUITE A
ITHACA, NEW YORK 14850
WWW.TGMILLERPC.COM
607-272-5477

TITLE: 2012 Trumansburg Rd. Subdivision Rezone

SHOWING LANDS OF
DORIS R. MARION
LOCATED AT

NO. 2012 TRUMANSBURG ROAD
TOWN OF ULYSSES, TOMPKINS COUNTY, NEW YORK

DATE: 8/22/2023

523644

SCALE: 1"=80'

REVISED
1/8/2024 - PER NOTES 2-5

