

GRID NORTH
AT 78°25'00" MERIDIAN WEST LONGITUDE

NOTES

1- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 2209, sub-division 2, of the New York State Education Law.

2- Only copies from the original of this survey map with the surveyor's embossed seal are genuine, true and valid copies of the surveyor's original work and opinion.

3- Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, and to the lending institution listed on this survey map and are not transferable.

TITLE INFORMATION

MARVIN P. PRITTS
ALLISON P. PRITTS
P/O DEED BOOK 821 PAGE 307
P/O TAX MAP NO.12-4-18.3
INST. NO.439800-001
TAX MAP NO.12-4-19.2
AREA=16.696 ACRES TO C/L

APPROVAL: MINOR SUBDIVISION NO. MNSUB2512-01
THE TOWN OF ULYSSES HEREBY DETERMINES THAT THIS MINOR SUBDIVISION CONFORMS TO CONSOLIDATED LAWS OF NEW YORK 62-16-276-277 AND THE ZONING CODE OF THE TOWN OF ULYSSES AND IS HEREBY APPROVED.
NOTE: THE TOWN OF ULYSSES DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THIS RECORD OF SURVEY.

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

PLANNING BOARD CHAIR, TOWN OF ULYSSES

Tompkins County Whole Health Department approval signature block

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

TOMPKINS COUNTY WHOLE HEALTH DEPARTMENT

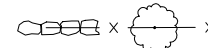
Tompkins County Assessment Department approval signature block

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

TOMPKINS COUNTY ASSESSMENT DEPARTMENT

LEGEND

- -COMPUTED POINT
- -EXISTING IRON, LABELED
- -3/4" REBAR SET WITH CAP
- -UTILITY POLE
- -TELEPHONE PEDESTAL
- FENCE & HEDGE



STREAM IS PART OF NYSDEC WETLAND INVENTORY

CARPENTER (R.O.)
520868-002

PERENNIAL STREAM
100' WIDE BUFFER

HALEY
CREEK

CREEK

APPROXIMATE LOCATION OF
USFAR RIVERINE INTERMITTENT
STREAMBED SEASONALLY FLOODED
WETLAND AND NYSDEC CLASS (C1) STREAM

PROPERTY IS CURRENTLY LOCATED IN
AGRICULTURAL DISTRICT NO.2
FLAG PORTION OF PARCEL A=14.890 ACRES

TITLE INFORMATION PARCEL B

MARVIN P. PRITTS
ALLISON P. PRITTS
P/O DEED BOOK 821 PAGE 307
P/O TAX MAP NO.12-4-18.3
P/O INST. NO.439800-001
P/O TAX MAP NO.12-4-19.2
AREA=15.234 ACRES TO C/L
(15.212 ACRES TO R/W)
("POLE" PORTION=0.344 ACRES)
("FLAG" PORTION=14.890 ACRES)
(VACANT LAND TO BE CONVEYED TO
THE TOWN OF ULYSSES)

FELLOWS (R.O.)
2018-14629

VEGA (R.O.)
718/225

3/4" REBAR

VEGA (R.O.)
718/225

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

COLD SPRINGS ROAD
(3 ROD RIGHT OF WAY=49.5')

MARVIN P. PRITTS
ALLISON P. PRITTS
TOWN OF ULYSSES

I hereby certify to _____
that I am a licensed land surveyor, New York State License No.
050823, and that this map 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
adopted by the New York State Association of Professional Land
Surveyors, and that I found no visible encroachments either way
across property lines except as shown hereon.

SIGNED: EDWARD RIPIC, JR.

DATE: 12/9/2025

TITLE INFORMATION PARCEL A

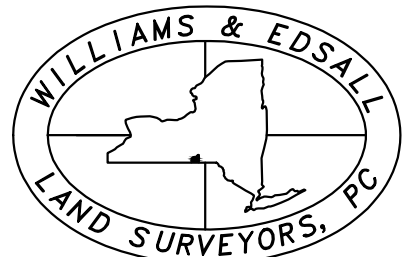
MARVIN P. PRITTS
ALLISON P. PRITTS
P/O INST. NO.439800-001
P/O TAX MAP NO.12-4-19.2
AREA=1.462 ACRES TO C/L
(1.370 ACRES TO R/W)
(TO BE RETAINED)

MAP REFERENCES:

- MAP OF SURVEY BUILDING LOTS OWNED BY ITHACA RENTALS & RENOVATIONS, INC. DATED JUNE 16, 1990 BY ROBERT RUSSLER, L.S.
- MAP OF SURVEY BUILDING PARCEL OF LAND OWNED BY EARL AND CAROL TONGE DATED FEBRUARY 20, 1989 BY ROBERT RUSSLER, L.S.
- SURVEY MAP NO.5210 COLD SPRINGS ROAD DATED NOVEMBER 4, 2016 BY T.G. MILLER, P.C.
- SURVEY MAP NO.5250 COLD SPRINGS ROAD DATED FEBRUARY 9, 2022 BY T.G. MILLER, P.C.
- SURVEY MAP NO.5340 COLD SPRINGS ROAD DATED JANUARY 10, 2019 BY T.G. MILLER, P.C.

TITLE REPORT:

5150 COLD SPRINGS ROAD
TITLE NO.426802 DATED OCTOBER 14,
2025 BY ITHACA TITLE AGENCY LLC



WILLIAMS & EDSALL LAND SURVEYORS, P.C.
The Turner House Suite 101
24 NYS Rte 96 Oswego, NY 13827
phone: (607)687-8953
www.williamsedsall.com

Town of Ulysses
Subdivision Plat for
MARVIN P. PRITTS
and
ALLISON P. PRITTS

LOCATED AT 5230 COLD SPRINGS ROAD
TOWN OF ULYSSES

TOMPKINS COUNTY NEW YORK
DATE: 12/9/2025 SCALE: 1"=80'

JOB NO: 2024-391
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WILLIAMS & EDSALL LAND SURVEYORS, P.C.

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Telephone: (607)687-8953

Suggested Description

PARCEL A

BEGINNING at a point in the centerline of Cold Springs Road which lies 2218± feet westerly of the centerline intersection of Cold Springs Road and Halseyville Road;

THENCE N 70°57'05" W along the centerline of Cold Springs Road for a distance of 162.02 feet to a point;

THENCE N 19°11'56" E passing through a ¾" rebar set with cap at 29.77 feet for a total distance of 393.81 feet to a ¾" rebar set with cap;

THENCE S 70°43'24" E for a distance of 161.75 feet to a 1" pipe;

THENCE S 19°09'31" W passing through a ¾" rebar set with cap at 371.68 feet for a total distance of 393.17 feet to the Point of Beginning;

CONTAINING 1.462 Acres as shown as Parcel A on a survey map prepared by Williams and Edsall Land Surveyors titled Survey for Marvin P. Pritts and Allison P. Pritts and the Town of Ulysses dated November 26, 2024. (job no.2024-391).

WILLIAMS & EDSALL LAND SURVEYORS, P.C.

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Suggested Description

PARCEL B

BEGINNING at a point in the centerline of Cold Springs Road which lies 2218± feet westerly of the centerline intersection of Cold Springs Road and Halseyville Road;

THENCE N 70°57'05" W along the centerline of Cold Springs Road for a distance of 162.02 feet to a point marking the **True Point of Beginning**;

THENCE N 19°11'56" E passing through a ¾" rebar set with cap at 29.77 feet for a total distance of 393.81 feet to a ¾" rebar set with cap;

THENCE N 12°15'59" E for a distance of 623.97 feet to a ¾" rebar set with cap;

THENCE N 01°04'54" W for a distance of 431.88 feet to a ¾" rebar set with cap;

THENCE N 86°19'55" W for a distance of 724.51 feet to a ¾" rebar set with cap;

THENCE S 03°36'04" E for a distance of 900.07 feet to a ¾" rebar
;

THENCE S 70°43'24" E for a distance of 536.27 feet to a ¾" rebar;

THENCE S 19°11'56" W passing through a ¾" rebar set with cap at 367.12 feet for a total distance of 394.03 feet to a point in the centerline of Cold Springs Road;

THENCE S 71°03'16" E along the centerline of Cold Springs Road for a distance of 38.00 feet to the **True Point of Beginning**;

CONTAINING 15.234 Acres as shown as Parcel B on a survey map prepared by Williams and Edsall Land Surveyors titled Survey for Marvin P. Pritts and Allison P. Pritts and the Town of Ulysses dated November 26, 2024. (job no.2024-391).