

- LEGEND**
- - COMPUTED POINT
  - - EXISTING IRON, LABELED
  - ⊙ - 3/4" REBAR SET WITH CAP
  - ⊕ - UTILITY POLE
  - - TELEPHONE PEDESTAL
  - x — - FENCE & HEDGE

**MAP REFERENCES:**

- 1) MAP OF SURVEY BUILDING LOTS OWNED BY ITHACA RENTALS & RENOVATIONS, INC. DATED JUNE 16, 1990 BY ROBERT RUSSELL, L.S.
- 2) MAP OF SURVEY BUILDING PARCEL OF LAND OWNED BY EARL AND CAROL YONGE DATED FEBRUARY 20, 1989 BY ROBERT RUSSELL, L.S.
- 3) SURVEY MAP NO.5210 COLD SPRINGS ROAD DATED NOVEMBER 4, 2016 BY T.G. MILLER, P.C.
- 4) SURVEY MAP NO.55250 COLD SPRINGS ROAD DATED FEBRUARY 9, 2022 BY T.G. MILLER, P.C.
- 5) SURVEY MAP NO.5340 COLD SPRINGS ROAD DATED JANUARY 10, 2019 BY T.G. MILLER, P.C.

**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)  
(VACANT LAND TO BE CONVEYED TO THE TOWN OF ULYSSES)

**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)

**NOTES**

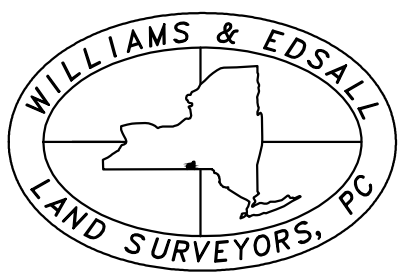
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- 2- Only copies from the original of this survey map with the surveyor's embossed seal are genuine, true and valid copies of the surveyor's original work and opinion.
- 3- Certifications on this boundary survey map signify that the map was prepared 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.

**NOTE:**  
THIS SURVEY MAP PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE PROVIDED, SUBJECT TO ANY STATE OF FACT THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.

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: 11/26/2024



Survey for  
**MARVIN P. PRITTS  
and  
ALLISON P. PRITTS  
and  
TOWN OF ULYSSES**

LOCATED AT 5230 COLD SPRINGS ROAD  
TOWN OF ULYSSES

TOMPKINS COUNTY NEW YORK  
DATE: 11/26/2024 SCALE: 1"=80'

JOB NO: 2024-391  
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