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.

MAP REFERENCES:
1.)"SURVEY OF PARCEL "A" JAMES R. & KAY SHARP.." DATED 7/14/1992 BY GEORGE SCHLECHT.
2.)"SURVEY MAP No. 278 BLACK OAK ROAD..." DATED 7/9/2019 REVISED 4/26/2023 BY T.G. MILLER P.C.

TITLE INFORMATION
PARCEL A, B & C
LISA MUNZER &
WILLIAM MUNZER
INSTRUMENT No. 2023-07947
TAX MAP No. 12.-1-3.2
TOTAL AREA= 30.12 ACRES NET TO ROAD R/W'S

LEGEND
△ –COMPUTED POINT
✱ –IRON PIN FOUND
ø –UTILITY POLE
● –PIN SET WITH CAP
* –PROPOSED NEW DIVISION LINE

TRUE NORTH

WEST ENFIELD CENTER ROAD
(ASSUMED 3 ROD RIGHT OF WAY=49.5')

S 87°28'26" W 200.01'
24.74'
N 87°28'26" E 869.85'
PRESENT CENTERLINE
PRESENT CENTERLINE OF INTERSECTION
N.Y.S.E.&G. EASEMENT SEE 658/826 (20' WIDE)
"DEED TO CENTERLINE OF ROAD, EXCEPT & RESERVE ALL EXISTING PUBLIC ROAD & UTILITY RIGHT OF WAYS"
N.Y.S.E.&G. EASEMENT SEE 577/109
LOT 50
LOT 51
LOT 58
LOT 59
R/W
O.H.

PARCEL A
AREA=2.00 ACRES
NET TO ROAD R/W
(VACANT LAND)

S 02°58'35" E 460.61' TOTAL
*N 02°58'35" W 460.61' TOTAL
442.29' (P TO P)
*N 87°28'26" E 200.01'
℄ OF DRIVE
REMAINS OF HOUSE
WELL
GARAGE
POND
252.2'±
SHED
SHED

PARCEL C
(REMAINING AREA)
AREA=22.12 ACRES
NET TO ROAD R/W

S 02°39'22" E 1031.70'

BLACK OAK ROAD
(ASSUMED 3 ROD RIGHT OF WAY=49.5')

N 02°58'35" W 572.98'
*S 87°22'25" W 1064.08' TOTAL FROM CENTERLINE ROAD
1038.76' (P TO P)
N 02°39'22" W 251.80'
S 02°58'35" E 251.80'
N 87°22'25" E 1062.67' TOTAL TO CENTERLINE ROAD
370.77' (P TO P)
378.75' (P TO P)
287.98' (P TO P)
25.17'

PARCEL B
AREA=6.00 ACRES
NET TO ROAD R/W
(VACANT LAND)

DURLING (R.O.)
2016-06906
TAX MAP No. 12-1-2.1

STENSLAND (R.O.)
2019-09526
TAX MAP No. 12-1-3.11

HOUSE No. 278
GRAVEL DRIVE

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.

CERTIFICATION

I hereby certify to Lisa Munzer, William Munzer 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: Lee Dresser DATED: 10/27/2023

TITLE INFORMATIO
DAVID STENSLAND

T.G. MILLER, P.C.
ENGINEERS AND SURVEYORS
605 WEST STATE STREET, SUITE A
ITHACA, NEW YORK 14850
WWW.TGMILLERPC.COM
607-272-6477

TITLE:
SURVEY MAP
NO. 423 WEST ENFIELD CENTER ROAD
TOWN OF ENFIELD, TOMPKINS COUNTY, NEW YORK

DATE: 7/6/2023
S23500
SCALE: 1"=100'

REVISED
10/27/2023-Created Parcel A&B

STATE OF NEW YORK
LEE DRESSER
050096
LICENSED LAND SURVEYOR