SENECA COUNTY
TOWN OF COVERT

TOMPKINS COUNTY
VILLAGE OF TRUMANSBURG

APPROX. LOCATION CORPORATION LINE

3 RODS = 49.5' WIDE

BURNS (R.O.)
795/33
TAX MAP # 20-1-65.2

SOCONY GAS PIPELINE EASEMENT SEE 180/303

bus pulloff

barn

GAR.

gravel drive

TIE MEAS. 662.3'± ALONG ℄ TO ℄ INT. N.Y.S. RTE. 96

NAIL FOUND

R/W

S 88°14'23" W 866.51'

N 88°14'23" E 1165.09'

SENECA ROAD

25.70'

FARM LANE

SOCONY GAS PIPELINE EASEMENT SEE 259/16, 260/334 & 259/260 (No width specified)

(Zoned Commercial/Industrial)
(Zoned Residential 2)

*N 02°28'37" W 1175.40' TOTAL
(PROPOSED NEW DIVISION LINE)

S 02°14'16" E 365.89'

DITMARS/PORTER (R.O.)
2507/6425
TAX MAP # 11-2-2

TOWN OF ULYSSES

S 03°23'25" E 403.34'

GROVE (R.O.)
549444-001
TAX MAP # 11-2-32.11

PARCEL "A"
AREA=29.058 ACRES TO ROAD R/W
(Zoned Commercial/Industrial & Residential 2)

S 86°37'41" W
35.18'

S 02°32'32" E
57.00'

"PUBF"

trailer
shed
gravel drive
M.H.

AUBLE'S MOBILE HOME PARK, LLC (R.O.)
P/O INSTR. No. 2019-07189
TAX MAP # 7.1-1-2.2

S 02°28'37" E 1164.71'

MANN (R.O.)
442159-001

TRUE NORTH

N

LEGEND

- EXISTING IRON PIPE
- EXISTING IRON PIN
- SET IRON PIN
- CALCULATED POINT
- UTILITY POLE
- REMAINS FENCE & HEDGE
- EXISTING WATER VALVE
- EXISTING MANHOLE
- EXISTING GAS METER
- PROPOSED NEW DIVISION LINE

TITLE INFORMATION
PARCEL "A" & "B"
AUBLE'S MOBILE HOME PARK, LLC
P/O INSTRUMENT No. 2019-07189
P/O TAX MAP No. 7.1-1-1
TOTAL AREA= 59.647 ACRES TO ROAD R/W

NOTES:

1.) HORIZONTAL DATUM OF MAPPING IS TRUE NORTH PER G.P.S. OBSERVATION AND VERTICAL DATUM IS APPROXIMATE NGVD29.
2.) UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM AVAILABLE RECORDS, FIELD LOCATIONS OF ABOVE GROUND STRUCTURES AND ANY MARKINGS PROVIDED BY THE UTILITY AUTHORITY. THEREFORE, THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITIES AND/OR STRUCTURES, THE LOCATION AND EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN. LOCATIONS, SIZES AND MATERIALS OF UNDERGROUND UTILITIES ARE BASED ON BEST AVAILABLE EVIDENCE AS NOTED ABOVE. VERIFY ALL UTILITIES PRIOR TO DESIGN OR CONSTRUCTION.
3.) THIS SKETCH MAP PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE PROVIDED, SUBJECT TO ANY STATE OF FACT THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.
4.) WETLANDS SHOWN HEREON ARE APPROXIMATE PER NATIONAL WETLAND WEBSITE. https://www.fws.gov/wetlands/Data/Mapper.html
5.) ORIGINAL FIELD WORK PERFORMED ON 12/11/2020.
6.) THIS 1.176 ACRE PARCEL IS APPARENTLY PART OF LANDS OF "AUBLE" DESCRIBED IN 891/231 PER REF. MAP NO. 2. NOTE OLD HEDGEROW SHOWN HEREON REPRESENTS A POSSIBLE OLD TITLE LINE & LINE OF OCCUPATION. A BOUNDARY LINE AGREEMENT IS RECOMMENDED TO SETTLE ANY POTENTIAL DISPUTES.

REFERENCE MAPS

1.) REFERENCE MAP ENTITLED "LANDS OF KATHLEEN B. RIDDLE" DATED 7/27/2005 BY T.G. MILLER, P.C.
2.) REFERENCE MAP ENTITLED "PREMISES OF ALFRED S. TOWNSEND" DATED 7/17/1970 BY DONALD SHEPHERD, L.S.
3.) REFERENCE MAP ENTITLED "NO. 7261 SEARSBURG ROAD" DATED 4/11/2002 BY T.G. MILLER, P.C.
4.) ENTITLED "NO. 7233 SEARSBURG ROAD" DATED 7/22/2003 BY T.G. MILLER, P.C.
5.) REFERENCE MAP ENTITLED "TRUMANSBURG FISH & GAME CLUB" DATED 10/20/1947 BY E.D. CRUMB, L.S.
6.) REFERENCE MAP ENTITLED "PROPERTY OF MABEL GERMAN" DATED 8/30/1960 BY JW SPENCER, P.E.
7.) ENTITLED "MAP OF PROPERTY OF JOSEPH S. & CHERLY S. BORDEN" DATED 3/25/1993 BY ERNEST BAKER, L.S.
8.) ENTITLED "NO. 4230 WEST SENECA ROAD" DATED 6/13/2006 BY T.G. MILLER, P.C.
9.) ENTITLED "NO. 7156 CURRY ROAD" DATED 10/15/1993 BY T.G. MILLER, P.C.
10.) ENTITLED "LANDS OF WILLIAM J. AUBLE" DATED 8/1/2015 BY T.G. MILLER, P.C.

TOWN OF ULYSSES
DITMARS (R.O.)
455/1068
TAX MAP # 11-2-32.2

NEW CORPORATION LINE

S 06°16'08" E 693.51'

VILLAGE OF TRUMANSBURG

Zone A *
BOARDMAN CREEK

Approx. Limits of Flood Zone A

See Firm Flood Insurance Rate Map
Community Panel Number 360855 0005 B
Effective Date: February 19, 1987

Note: Flood Insurance Rate Map referenced show creek Northerly of current location shown hereon. Flood zones shown hereon are based on current location of creek.

LARGE WILLOW STUMP FOUND 5.8' NWLY OF COR.

S 87°38'37" W 551.72'
34.00'
477.88'
73.84'

S 68°20'41" E 610.14'
526.76'

AREA = 1.176 ACRES
SEE NOTE 6

TOWN OF ULYSSES

TRUMANSBURG FISH & GAME INC. (R.O.)
536469-001
TAX MAP PARCEL No. 11-2-33

N 03°14'19" W
214.37'

N 03°14'06" W 580.80' TOTAL

TOWN OF ULYSSES

"PUBF"

N 87°17'58" E 301.65'

S 87°17'58" W 431.80'

EISMAN (R.O.)
2017-08482
TAX MAP # 11-2-29

Approx. location of Wetland "PF01/SS1E"

SOCONY GAS PIPELINE EASEMENT SEE 259/15

PARCEL "B"
AREA=30.589 ACRES TO ROAD R/W
(Zoned Residential 2)

VILLAGE OF TRUMANSBURG

S 87°57'28" W 733.23'

CORPORATION LINE

TOWN OF ULYSSES

Approx. location of Wetland "PF01E"

TOWN OF ULYSSES (R.O.)
2018-01471
TAX MAP # 11-2-8.2

TOWN OF ULYSSES

VILLAGE OF TRUMANSBURG

CORPORATION LINE

THE SIGNATURE BELOW SHALL SERVE AS RECORD OF FINAL SUBDIVISION APPROVAL

DATE:
PLANNING BOARD CHAIR, VILLAGE OF TRUMANSBURG

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
605 WEST STATE STREET, SUITE A
ITHACA, NEW YORK 14850
TEL. (607) 272-6477

TITLE: **FINAL PLAT**
FOR ITHACA NEIGHBORHOOD HOUSING SERVICES
AUBLE MOBILE HOME PARK
No. 4380 WEST SENECA ROAD
VILLAGE OF TRUMANSBURG, TOMPKINS COUNTY, NEW YORK

DATE: 5/5/2021

E20-18

SCALE: 1"=120'

REVISED

STATE OF NEW YORK
LEE DRESSER
050096
LICENSED LAND SURVEYOR