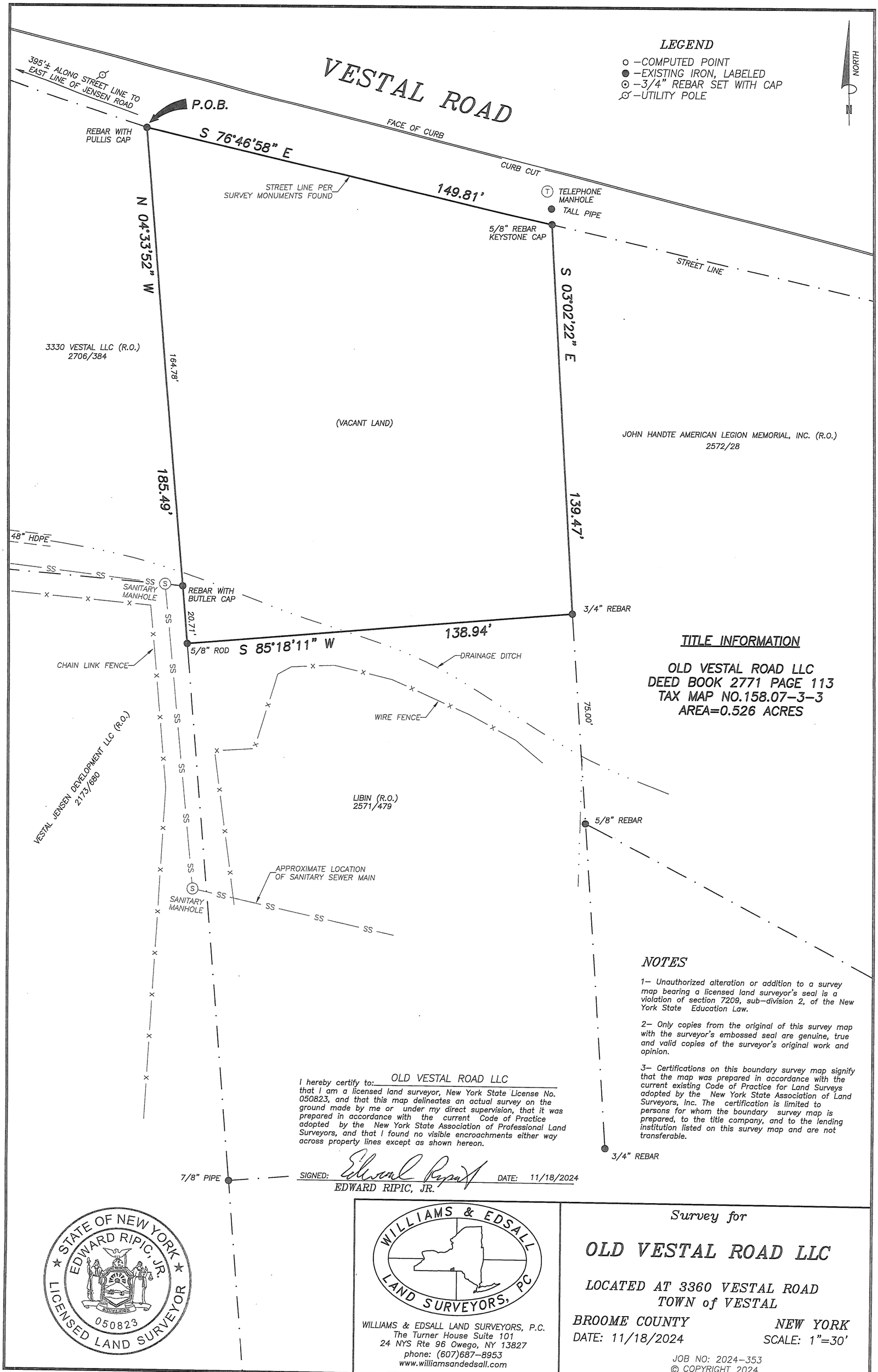
LEGEND
○ –COMPUTED POINT
● –EXISTING IRON, LABELED
⊙ –3/4" REBAR SET WITH CAP
–UTILITY POLE
NORTH
VESTAL ROAD
FACE OF CURB
CURB CUT
STREET LINE
395'± ALONG STREET LINE TO EAST LINE OF JENSEN ROAD
P.O.B.
REBAR WITH PULLIS CAP
S 76°46'58" E
149.81'
STREET LINE PER SURVEY MONUMENTS FOUND
TELEPHONE MANHOLE
TALL PIPE
5/8" REBAR KEYSTONE CAP
N 04°33'52" W
S 03°02'22" E
3330 VESTAL LLC (R.O.) 2706/384
164.78'
(VACANT LAND)
JOHN HANDTE AMERICAN LEGION MEMORIAL, INC. (R.O.) 2572/28
185.49'
139.47'
48" HDPE
SS
SANITARY MANHOLE
REBAR WITH BUTLER CAP
3/4" REBAR
20.71'
138.94'
5/8" ROD
S 85°18'11" W
CHAIN LINK FENCE
DRAINAGE DITCH
WIRE FENCE
75.00'
VESTAL JENSEN DEVELOPMENT LLC (R.O.) 2173/680
LIBIN (R.O.) 2571/479
5/8" REBAR
APPROXIMATE LOCATION OF SANITARY SEWER MAIN
SANITARY MANHOLE
3/4" REBAR
7/8" PIPE
TITLE INFORMATION
OLD VESTAL ROAD LLC
DEED BOOK 2771 PAGE 113
TAX MAP NO.158.07–3–3
AREA=0.526 ACRES
NOTES
1– Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, 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.
I hereby certify to: OLD VESTAL ROAD LLC 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: 11/18/2024
STATE OF NEW YORK
EDWARD RIPIC, JR.
050823
LICENSED LAND SURVEYOR
WILLIAMS & EDSALL LAND SURVEYORS, PC
WILLIAMS & EDSALL LAND SURVEYORS, P.C.
The Turner House Suite 101
24 NYS Rte 96 Owego, NY 13827
phone: (607)687–8953
www.williamsandedsall.com
Survey for
OLD VESTAL ROAD LLC
LOCATED AT 3360 VESTAL ROAD
TOWN of VESTAL
BROOME COUNTY NEW YORK
DATE: 11/18/2024 SCALE: 1"=30'
JOB NO: 2024–353
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