



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.

TITLE INFORMATION

HARRIS ENTERPRISES, INC.
 DEED BOOK 359 page 907
 TAX MAP NO.166.20-1-25.1
 AREA=1.501 ACRES TO C/L
 (1.382 ACRES TO R/W)

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.

LEGEND

- - COMPUTED POINT
- - EXISTING IRON, LABELED
- ⊙ - 3/4" REBAR SET WITH CAP
- ⊗ - UTILITY POLE

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

Law Office of Paul M. Price, Esq.
 R. Dwight Harris
 The Merriman Law Firm, P.L.L.C.
 Virginia Yates as Guardian for R. Dwight Harris
 Stewart Title Insurance Company
 Harris Enterprises, Inc.
 VM 561 Broad Street LLC

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: _____ DATE: 2/8/2023
 EDWARD RIPIC, JR.

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Survey for
VM 561 BROAD STREET LLC
 LOCATED AT 561 BROAD STREET
 VILLAGE of WAVERLY
 TIOGA COUNTY NEW YORK
 DATE: 2/8/2023 SCALE: 1"=40'
 JOB NO: 2022-046
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