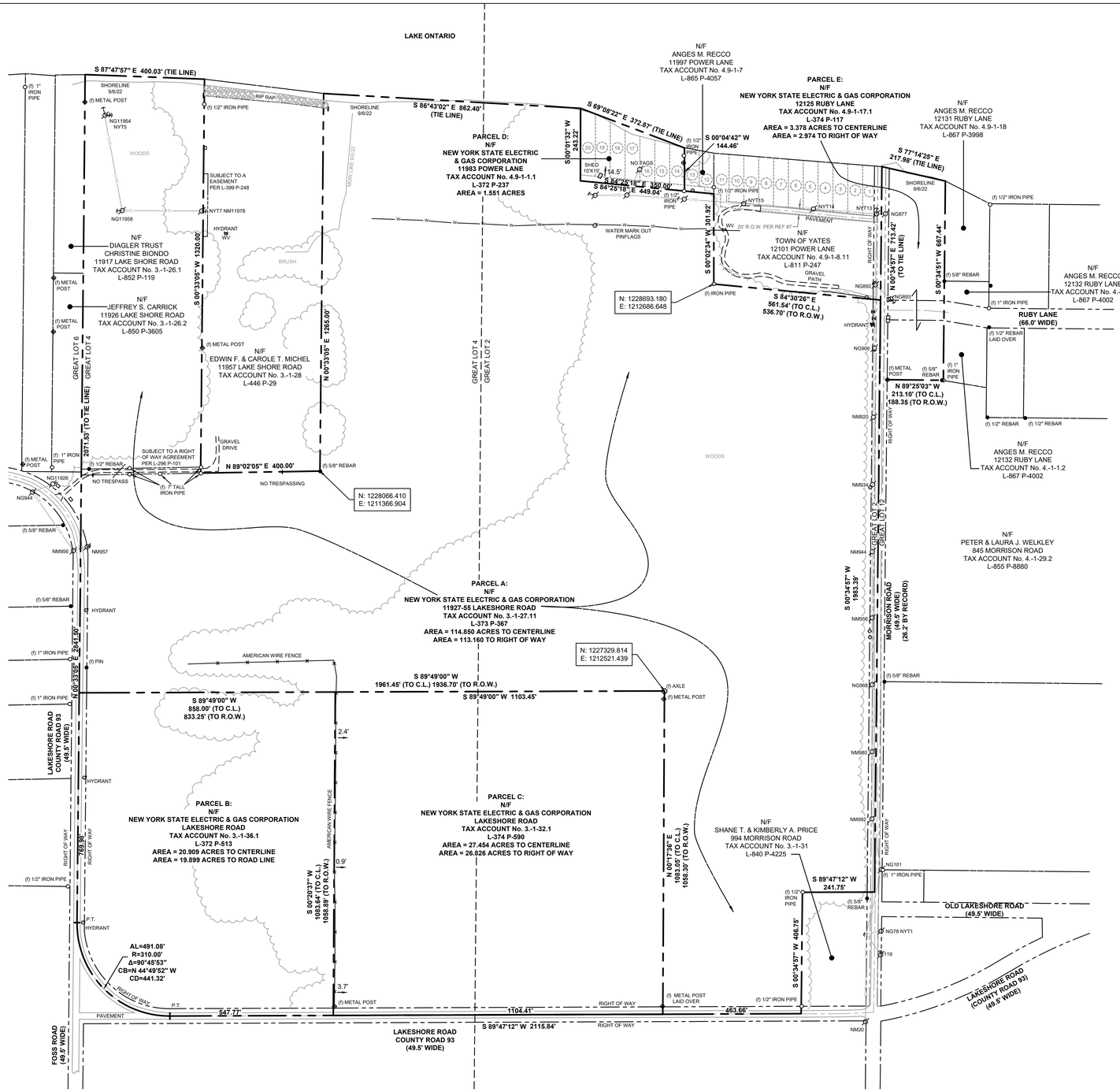


SURVEY NOTES:

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LAWS REGULATING SURVEYING IN THE STATE OF NEW YORK.
2. IT IS THE INTENT OF THIS MAP TO SHOWN THE BOUNDARY LINES OF LANDS NOW OR FORMERLY OF THE CHIUSANO FAMILY TRUST. ENOUGH FIELD SURVEY WAS COMPLETED TO RETRACT THE BOUNDARIES OF SAID PARCEL AS LAID FORTH IN LIBER 905 OF DEEDS PAGE 48 IN CONJUNCTION WITH FILED MAP 2546.
3. NO ENCROACHMENTS OR SITE IMPROVEMENTS LOCATED AS PART OF THIS SURVEY OTHER THAT WHAT IS SHOWN HEREON.
4. COPY RIGHT 2022 DDS COMPANIES. ALL RIGHTS RESERVED."REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND/OR COPYRIGHT HOLDER IS OBTAINED."
5. "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."
6. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
7. THE PERIMETER SURVEY AND TIES TO CONTROL MONUMENTS WERE ACCOMPLISHED BY PROCEDURES NECESSARY TO ACHIEVE A HORIZONTAL ACCURACY OF 1 PART IN 10,000 (1:10,000) OR BETTER.
8. ANNOTATION BEARINGS SHOWN ARE REFERENCED PER GRID NORTH.
9. HORIZONTAL PROJECTION TO NEW YORK STATE PLANE GRID COORDINATES: NAD 1983 (2011) NY EAST ZONE, COORDINATES DERIVED THROUGH REAL TIME KINEMATIC GPS OBSERVATIONS TIED TO THE NYS CORS NETWORK.
10. VERTICAL PROJECTION IS REFERENCED TO NAVD88 UTILIZING GEOID 18 DERIVED THROUGH REAL TIME KINEMATIC GPS OBSERVATIONS TIED TO THE NYS CORS NETWORK.
11. ALL DISTANCES SHOWN ARE GROUND.
12. THE CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.
13. TREES SHOWN ON THIS MAP ARE OF SIGNIFICANT SIZE AND HAVE REMAINS OF FENCING.
14. NO PROPERTY CORNERS WERE SET AS PART OF THIS SURVEY AT THE CLIENTS REQUEST.

SURVEY CONTROL

THE PERIMETER SURVEY AND TIES TO CONTROL MONUMENTS WERE ACCOMPLISHED BY PROCEDURES NECESSARY TO ACHIEVE A HORIZONTAL ACCURACY OF 1 PART IN 10,000 (1:10,000) OR BETTER.

ALL DISTANCES SHOWN ARE GROUND.

PROJECTION TO NEW YORK STATE PLANE GRID COORDINATES: NAD 1983 (2011) NY WEST ZONE, COORDINATES DERIVED THROUGH REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS TIED TO THE NEW YORK STATE C.O.R.S. NETWORK. ELEVATIONS WHERE SHOWN ARE REFERENCED TO NAVD88 GEOID 12B.

EASEMENT NOTES:

1. UTILITY EASEMENT, LIBER 399 PAGE 248, SHOWN HEREON PARCEL A
2. RIGHT OF WAY AGREEMENT, LIBER 296 PAGE 101 SHOWN HEREON PARCEL A

REFRENCES:

1. LIBER 373 PAGE 367
2. LIBER 374 PAGE 590
3. LIBER 446 PAGE 29
4. LIBER 372 PAGE 513
5. LIBER 374 PAGE 117
6. LIBER 372 PAGE 237
7. MAP OF WINGHART PROPERTY FILED AS MAP BOOK: 5A - 52
8. ABSTRACT PROVIDED BY SOUTHWEST ABSTRACT CORPORATION No. 97354 DATED: APRIL 26, 1974
9. ABSTRACT PROVIDED BY SOUTHWEST ABSTRACT CORPORATION No. 97356 DATED: MARCH 22, 1974
10. ABSTRACT PROVIDED BY SOUTHWEST ABSTRACT CORPORATION No. 96644 DATED: MARCH 22, 1974
11. ABSTRACT PROVIDED BY SOUTHWEST ABSTRACT CORPORATION No. 96708 DATED: MARCH 22, 1974

ABBREVIATIONS

EX.	EXISTING
N/F	NOW OR FORMALLY
TYP.	TYPICAL
W/	WITH
D.I.A.	DIAMETER
REC.	PER RECORD MAPPING
CB	CATCH BASIN
T.G.	TOP GRATE ELEVATION
MH	MANHOLE
MEAS.	MEASURED
(f)	FOUND / RECOVERED
R.O.W.	RIGHT OF WAY
C.L.	CENTERLINE

SITE DATA:

PARCEL A:
OWNER/DEVELOPER: NEW YORK ELECTRIC AND GAS CORPORATION
PROJECT LOCATION: 11927-55 LAKE SHORE ROAD, TOWN OF YATES, NY
TAX ACCOUNT No.: 3.-1-27.11
TOTAL AREA: 114.850 ACRES

PARCEL B:
OWNER/DEVELOPER: NEW YORK ELECTRIC AND GAS CORPORATION
PROJECT LOCATION: LAKE SHORE ROAD, TOWN OF YATES, NY
TAX ACCOUNT No.: 3.-1-36.1
TOTAL AREA: 20.917 ACRES

PARCEL C:
OWNER/DEVELOPER: NEW YORK ELECTRIC AND GAS CORPORATION
PROJECT LOCATION: LAKE SHORE ROAD, TOWN OF YATES, NY
TAX ACCOUNT No.: 3.-1-32.1
TOTAL AREA: 27.454 ACRES

PARCEL D:
OWNER/DEVELOPER: NEW YORK ELECTRIC AND GAS CORPORATION
PROJECT LOCATION: 11983 POWER LANE, TOWN OF YATES, NY
TAX ACCOUNT No.: 4.9-1-1.1
TOTAL AREA: 1.551 ACRES

PARCEL E:
OWNER/DEVELOPER: NEW YORK ELECTRIC AND GAS CORPORATION
PROJECT LOCATION: 12125 RUBY LANE, TOWN OF YATES, NY
TAX ACCOUNT No.: 4.9-1-17.1
TOTAL AREA: 3.378 ACRES

GRID83 (2011)

CERTIFICATIONS:

TO:
NEW YORK STATE ELECTRIC & GAS CORPORATION

THIS IS TO CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT THIS PLAN WAS COMPLETED ON 9/30/2022 FROM NOTES OF A FIELD SURVEY COMPLETED BY DDS COMPANIES ON 9/6/2022 FROM THE REFERENCES LISTED HEREON.

SIGNED
CORY R. TUFANO, L.S. 050935

GRAPHIC SCALE
200 0 100 200 400 600
(IN FEET)
1 inch = 200 ft.

LEGEND

- SUBJECT BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE OF RIGHT-OF-WAY
- CENTERLINE OF PAVEMENT
- CHAIN LINK FENCE LINE
- VINYL/WOOD FENCE LINE
- TREE LINE, DECIDUOUS TREE, CONIFEROUS TREE
- SANITARY LINE, CLEANOUT, MANHOLE
- STORM LINE, CATCH BASIN, MANHOLE
- WATER MAIN, VALVE, HYDRANT
- ELECTRIC LINE, METER, UTILITY PEDESTAL,
- TRANSFORMER
- OVERHEAD ELECTRIC, POWERPOLE, ANCHOR
- GAS LINE, VALVE, GAS METER, FINK, LINE MARKER
- FIBER OPTIC LINE, HAND-HOLE, LINE MARKER
- AXLE, DETECT, PIN, PIPE, MONUMENT, CONCRETE MONUMENT, DRILL HOLE, SET PIN
- BENCHMARK, SIGN, UTILITY MARK-OUT, BOLLARD

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OWNER ENGINEER: NYSEG

DRAWING PREPARED BY:
THE DDS COMPANIES
45 HENDRIX ROAD
WEST HENRIETTA, NY 14586
PHONE: (585) 340-7540
FAX: (585) 340-7541

STATE OF NEW YORK · CORY R. TUFANO · 050935 · Licensed Land Surveyor

ENGINEERING SERVICES
CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION
Property of AVANGRID

NYSEG

REV.	DATE	BY	DESCRIPTION	APP.
05				
04				
03				
02				
01				

LANDS NOW OR FORMERLY
NEW YORK ELECTRIC AND GAS CORPORATION
BEING PART OF GREAT LOT 4,2, AND 12, IN SECTION 6 & 3 OF TOWNSHIP 16, RANGE 3 OF THE HOLLAND LAND COMPANY'S LAND, IN THE TOWN OF YATES , ORLEANS COUNTY, STATE OF NEW YORK

DR:	R. TELLIER
CK:	M. GOTWALT
APP:	C. TUFANO
SCALE:	1" = 200'
DATE:	9/30/2022

INSTRUMENT SURVEY
FILE: S:\Projects\70 Survey\2022\70220173 - NYSEG - Lakeshore Road & Ruby Lane\DWG
SHEET 1 OF 1
REV: 0