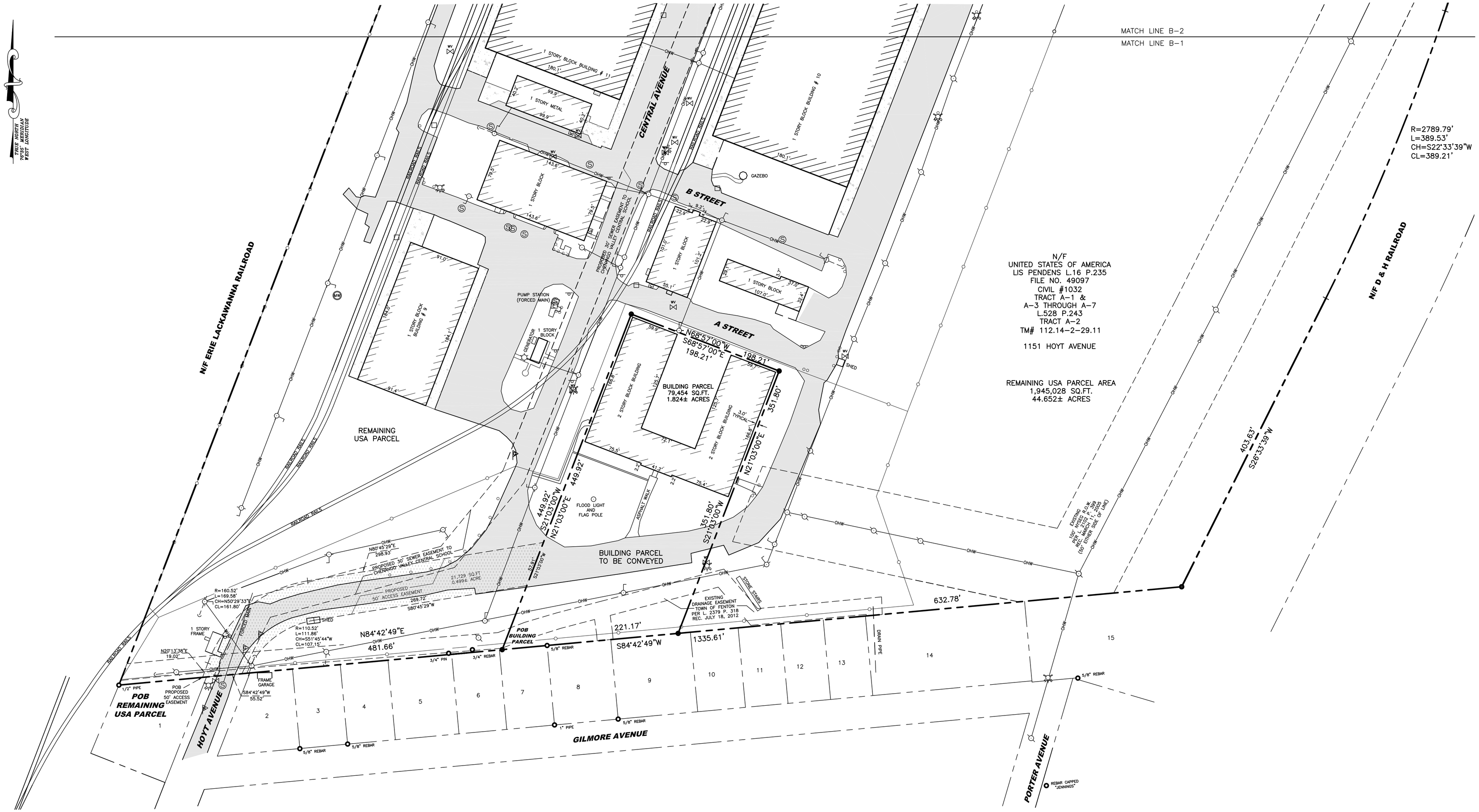

ADJOINING OWNER TABLE FOR HOYT AVENUE AND GILMORE AVENUE

1 AUGUST F. ZANDT, JR. & RACHAEL A. ZANDT, L. 1217 P. 1093, REC. AUGUST 27, 1974, TM# 112.17-5-7, 1149 HOYT AVE.
2 GERALD SABATO & NAN A. SABATO, L. 1785 P. 70, REC. AUGUST 13, 1990, TM# 112.17-5-8, 77 GILMORE AVE.
3 GERALD SABATO & NAN ANN SABATO, L. 1856 P. 170, REC. OCTOBER 05, 1995, TM# 112.17-5-9, 79 GILMORE AVE.
4 PAUL SMITH, L. 2389 P. 170, REC. NOVEMBER 14, 2012, TM# 112.17-5-10, 83 GILMORE AVE.
5 DOROTHY DAVIES, L. 2370 P. 406, REC. MARCH 21, 2012, TM# 112.17-5-11, 87 GILMORE AVE.
6 RONALD A. GILI, L. 2377 P. 118, REC. JUNE 20, 2012, TM# 112.18-1-1, 91 GILMORE AVE.
7 BARBARA M. BROWN, L. 1316 P. 479, REC. MARCH 24, 1981, TM# 112.18-1-2, 93 GILMORE AVE.
8 WALTER WHEATLEY & SHIRLEY WHEATLEY, L. 1899 P. 468, REC. SEPTEMBER 10, 1998, TM# 112.18-1-3, 95 GILMORE AVE.
9 CHARLES F. SAAM & JEAN L. SAAM, L. 704 P. 247, REC. MARCH 08, 1949, TM# 112.18-1-5, 101 GILMORE AVE.
10 LORRAINE S. WAGNER, L. 796 P. 601, REC. APRIL 08, 1952, TM# 112.18-1-6, 105 GILMORE AVE.
11 JOHN S. MANNINO, FRANCES A. GDOVIN & ANN M. LEWIS, L. 1816 P. 1016, REC. NOVEMBER 23, 1992, TM# 112.18-1-7, 107 GILMORE AVE.
12 DONALD P. CRON & BARBARA H. CRON, L. 1174 P. 113, REC. SEPTEMBER 08, 1971, TM# 112.18-1-8, 109 GILMORE AVE.
13 VICTOR POLKOWSKI, L. 2244 P. 256, REC. SEPTEMBER 16, 2008, TM# 112.18-1-9, 111 GILMORE AVE.
14 JOHN E. MCENANEY & BARBARA J. MCENANEY, L. 1129 P. 1127, REC. JANUARY 15, 1968, TM# 112.18-1-10, 113 GILMORE AVE.
15 VALERIE FEKETTE, L. 1872 P. 1256, REC. NOVEMBER 27, 1996, TM# 112.18-1-15, 1148 PORTER AVE.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

SURVEYOR'S DESCRIPTION – BUILDING PARCEL TO BE CONVEYED TO BROOME COUNTY

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Fenton, County of Broome, State of New York, being a portion of the property now or formerly of United States of America described in Lis Pendens Liber 16 Page 235, File No. 49097, Civil # 1032 (Tract A-1 & A-3 through A-7) and by deed in Liber 528 Page 243 (Tract A-2) as recorded in the Broome County Clerk's Office (TM# 112.14-2-29.11), bounded and described as follows:

COMMENCING at a 1/2 inch pipe on the easterly boundary of the property now or formerly of the Erie Lackawanna Railroad at its intersection with the division line between the property now or formerly of August F. Zandt, Jr. & Rachael A. Zandt per L. 1217 P. 1093 (TM# 112.17-5-7) on the south and the property now or formerly of the United States of America in Lis Pendens L. 16 P. 235 & by Deed L. 528 P. 243 (TM# 112.14-2-29.11) on the north; thence N84°42'49"E along the southerly line of said United States of America, a distance of 481.66 feet to a point, being the Point of Beginning;

RUNNING THENCE through said United States of America the following four (4) courses and distances:
1) N21°03'00"E, a distance of 449.92 feet to a point;
2) S68°57'00"E, a distance of 198.21 feet to a point;
3) S21°03'00"W, a distance of 351.80 feet to a point;
4) S84°42'49"W, a distance of 221.17 feet to the POINT OF BEGINNING.

The above described parcel contains 79,454 square feet or 1.824 acre, more or less.

SURVEYOR'S DESCRIPTION – PROPOSED EASEMENT PARCEL TO BE CONVEYED TO BROOME COUNTY FOR ACCESS TO THE OLD ADMINISTRATION BUILDING

COMMENCING at a 1/2 inch pipe on the easterly boundary of the property now or formerly of the Erie Lackawanna Railroad at its intersection with the division line between the property now or formerly of August F. Zandt, Jr. & Rachael A. Zandt per L. 1217 P. 1093 (TM# 112.17-5-7) on the south and the property now or formerly of the United States of America in Lis Pendens L. 16 P. 235 & by Deed L. 528 P. 243 (TM# 112.14-2-29.11) on the north; thence N84°42'49"E along the last mentioned division line, a distance of 105.21 feet to a point, the last mentioned point being the POINT OF BEGINNING.

RUNNING THENCE through said United States of America the following three (3) courses and distances:
1) N20°13'38"E, a distance of 19.02 feet to a point;
2) On a curve to the right having a radius of 160.52 feet, an arc length of 169.58 feet to a point, said curve being subtended by a chord having a bearing of N50°29'33"E and a length of 161.80 feet;
3) N80°45'29"E, a distance of 298.93 feet to a point on the northwesterly side of a Parcel to be Conveyed to Broome County; thence S21°03'00"W along the northwesterly line of said Parcel to be Conveyed to Broome County, a distance of 57.91 feet to a point; thence through said United States of America the following two (2) courses and distances:
1) S80°45'29"W, a distance of 269.72 feet to a point;
2) On a curve to the left having a radius of 110.52 feet, an arc length of 111.86 feet to a point at its intersection with the northeasterly end of Hoyt Avenue, the last mentioned curve being subtended by a chord having a bearing of S51°45'44"W and a length of 107.15 feet; thence S84°42'49"W along said Hoyt Avenue, a distance of 55.52 feet to the POINT OF BEGINNING.

The above described parcel contains 21,729 square feet or 0.499 acre, more or less.

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STATE OF NEW YORK · RODNEY L. CAREY · No. 049842 · LICENSED LAND SURVEYOR
RODNEY L. CAREY, PLS LIC. NO. 049842

WARNING:
It is a violation of Section 7209, Subdivision 2, of the New York State Education Law for one person to alter in any way, any plans, specifications, or reports to which the seal of a Professional Architect, Engineer or Surveyor has been applied, unless acting under the direction of a Professional Architect, Engineer or Surveyor who has been applied.
Only assessor's survey maps bear the current date of the survey. Other maps and plans are valid only at the surveyor's original work and opinion.

NO.	REVISIONS AND DESCRIPTIONS	DATE
3	ADDED PARCEL NAMES TO ALL SHEETS	9/4/14
2	AMENDED BUILDING PARCEL AND NOTES	6/18/14
1	REVISED TERMINOLOGY FOR EXISTING AND PROPOSED EASEMENTS	2/17/14

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PROPOSED SUBDIVISION PLAT OF UNITED STATES OF AMERICA FOR BROOME COUNTY BCDPW PROJ. NO. AD-1301

1151 HOYT AVENUE

TOWN OF FENTON · BROOME COUNTY · NEW YORK STATE

SHEET NO.
B-1 of 4

PROJECT NO.
286.35511.5

DATE OF FIELD WORK: 07/09/13
DATE OF MAP: 11/21/13
CAD FILE NO.: 028635511_5B-1.dwg