

- LEGEND**
- 5/8" REBAR "KEYSTONE BING NY"
  - MONUMENT FOUND AND NOTED
  - CONCRETE MONUMENT
  - N/F NOW OR FORMERLY
  - TM# TAX MAP NUMBER
  - PROPERTY LINE
  - - - - - PARCEL LINE
  - - - - - EXISTING EASEMENT LINE
  - UTILITY POLE
  - LIGHT POLE
  - LAMP
  - GUY WIRE
  - BOLLARD
  - ELECTRIC PEDESTAL
  - OHW OVERHEAD UTILITIES
  - TELEPHONE PEDESTAL
  - TELEPHONE MANHOLE
  - GAS LINE MARKER
  - MONITORING WELL
  - CHAIN LINK FENCE
  - ASPHALT HATCH
  - CONCRETE HATCH
  - PARCELS TO BE CONVEYED HATCH

- NOTES**
- PREMISES SOURCE OF TITLE BEING AS FOLLOWS: LIS PENDENS, L. 16 P. 235, FILE NO. 49097, CIVIL # 1032, TRACT A-1 & A-3 THROUGH A-7; L. 528 P. 243, TRACT A-2.
  - SUBJECT TO THE FOLLOWING AS RECORDED IN THE BROOME COUNTY CLERK'S OFFICE:
    - PROPOSED 30 FOOT SEWER EASEMENT GRANTED TO CHENANGO VALLEY CENTRAL SCHOOL DISTRICT.
    - EXISTING 170 FOOT HIGHWAY AND SEWER PIPELINE PERPETUAL EASEMENT IN LIS PENDENS L. 16P. 312, FILE 49375, CIVIL # 1079.
    - EXISTING EASEMENT GRANTED TO NEW YORK STATE ELECTRIC & GAS CORPORATION IN L. 2102 P. 399 ON MARCH 11, 2005.
    - EXISTING 50 FOOT ACCESS AND 20 FOOT UTILITY EASEMENT IN L. 2336 P. 1 ON JANUARY 12, 2011.
    - EXISTING DRAINAGE EASEMENT GRANTED TO THE TOWN OF FENTON IN L. 2379 P. 318 ON JULY 18, 2012.
  - SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR AS FOUND IN THE FIELD.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE TO THE PROPERTY OR A TITLE REPORT.

**ACCESS AND REQUESTED EASEMENT NOTES**

- GSA WILL RETAIN FULL UNFETTERED ACCESS ON CENTRAL AVENUE THROUGH TO THE NORTH SIDE OF THE PROPERTY.
- GSA WILL GRANT EMERGENCY ACCESS TO BROOME COUNTY ON CENTRAL AVENUE THROUGH TO THE HOYT AVENUE SIDE OF THE PROPERTY.
- GSA WILL GRANT FULL ACCESS TO THE OLD ADMINISTRATION BUILDING (BUILDING PARCEL) THROUGH THE HOYT AVENUE SIDE OF THE PROPERTY.
- GSA WILL GRANT AN EASEMENT TO BROOME COUNTY FOR THE WATER MAIN ACCESS (THIS WATER MAIN IS ALSO REFERRED TO AS THE WATER PIT).
- GSA WILL RETAIN AN EASEMENT TO THE PUMPHOUSE AND WATER RESERVOIR FOR AN EMERGENCY BACK UP WATER SUPPLY.

**REFERENCE DATA**

- MAP ENTITLED "SUB-DIVISION OF LAWN HOME, HIRSVILLE, BINGHAMTON N.Y." PREPARED BY S.M. BAIRD, C.E. ON MARCH 14, 1922 AND FILED IN THE BROOME COUNTY CLERK'S OFFICE AS MAP 256 IN BOOK 2 OF MAPS AT PAGE 328.
- MAP ENTITLED "SUBDIVISION OF LANDS OF UNITED STATES OF AMERICA, TOWN OF FENTON, BROOME COUNTY, NEW YORK" PREPARED BY GILBERT VANGULDER & ASSOCIATES ON NOVEMBER 15, 2000.
- MAP ENTITLED "BOUNDARY SURVEY OF LANDS TO BE CONVEYED TO CHENANGO VALLEY CENTRAL SCHOOL DISTRICT, TOWN OF FENTON, BROOME COUNTY, NEW YORK STATE" PREPARED BY KEYSTONE ASSOCIATES ARCHITECTS, ENGINEERS AND SURVEYORS, LLC AS PROJECT NO. 1307-24708 ON DECEMBER 19, 2006 AND REVISED THROUGH JUNE 24, 2009.

I hereby certify to UNITED STATES OF AMERICA and BROOME COUNTY that this survey was prepared in accordance with the current Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. This certification is limited to persons for whom this map is prepared. Certifications are not transferable to additional institutions or subsequent owners.

**ORIGINAL USA PARCEL**  
3,890,918 SQ.FT.  
89.323± ACRES

**COUNTY PARCEL (NORTH PORTION OF USA)**  
1,866,436 SQ.FT.  
42.847± ACRES

**COUNTY PARCEL (BUILDING)**  
79,454 SQ.FT.  
1.824± ACRES

**REMAINING USA PARCEL**  
1,945,028 SQ.FT.  
44.652± ACRES

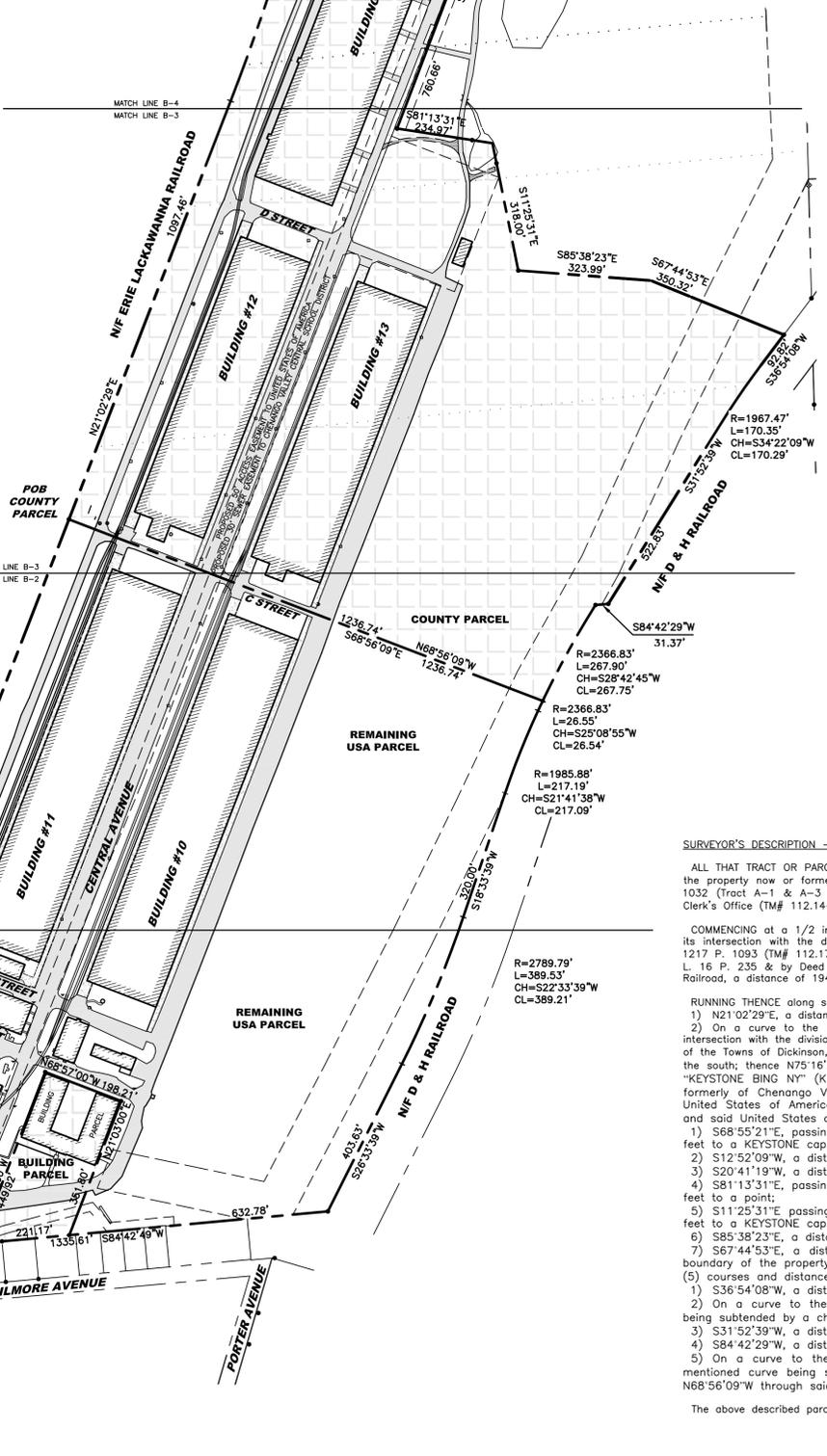
**PROPOSED FORCED MAIN SEWER EASEMENT**  
118,500 SQ.FT.  
2.720± ACRES

**ACCESS EASEMENT FOR GSA**  
103,673 SQ.FT.  
2.380± ACRES

**EMERGENCY ACCESS EASEMENT TO COUNTY PARCEL**  
100,857 SQ.FT.  
2.315± ACRES  
R=5780.20'  
L=861.71'  
CH=N16°45'29"E  
CL=860.91'

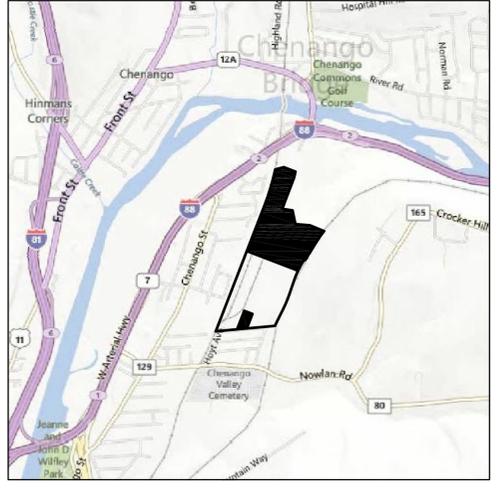
**ACCESS EASEMENT TO FORMER ADMINISTRATION BUILDING**  
21,729 SQ.FT.  
0.499± ACRE

**WATER RESERVOIR EASEMENT**  
84,000 SQ.FT.  
1.928± ACRES



**REVISIONS AND DESCRIPTIONS**

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



**VICINITY MAP**  
1 INCH = 2000± FEET

**SURVEYOR'S DESCRIPTION - PARCEL TO BE RETAINED BY THE UNITED STATES OF AMERICA (GSA)**

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:

BEGINNING 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;

RUNNING THENCE N21°02'29"E along said Erie Lackawanna Railroad, a distance of 1946.93 feet to a point; thence S68°56'09"E through said United States of America, a distance of 1236.74 feet to a point at its intersection with the westerly boundary of the property now or formerly of the D & H Railroad; thence along said D & H Railroad the following five (5) courses and distances:

- On a curve to the left having a radius of 2366.83 feet, an arc length of 26.55 feet to a point, said curve being subtended by a chord having a bearing of S25°08'55"W and a length of 26.54 feet;
- On a curve to the left having a radius of 1985.88 feet, an arc length of 217.19 feet to a point, the last mentioned curve being subtended by a chord having a bearing of S21°41'38"W and a length of 217.09 feet;
- S18°33'39"W, a distance of 320.00 feet to a point;
- On a curve to the right having a radius of 2789.79 feet, an arc distance of 389.53 feet to a point, the last mentioned curve being subtended by a chord having a bearing of S22°33'39"W and a length of 389.21 feet;
- S28°33'39"W, a distance of 403.63 feet to a 5/8 inch rebar capped "KEYSTONE BING NY" (KEYSTONE capped rebar) at its intersection with the division line between the property now or formerly of Valerie Fekette per L. 1872 P. 1256 (TM# 112.18-1-15) on the south and said United States of America on the north; thence S84°42'49"W along the last mentioned division line, along the division line between the property now or formerly of John E. Mcenaney & Barbara J. Mcenaney per L. 1123 P. 1127 (TM# 112.18-1-10) on the south and said United States of America on the north, along the division line between the property now or formerly of Victor Falowski per L. 2244 P. 256 (TM# 112.18-1-9) on the south and said United States of America on the north, along the division line between the property now or formerly of Donald P. Cron & Barbara H. Cron per L. 1174 P. 113 (TM# 112.18-1-8) on the south and said United States of America on the north, along the division line between the property now or formerly of Charles F. Soam & Jean L. Soam per L. 704 P. 247 (TM# 112.18-1-5) on the south and said United States of America on the north, a distance of 632.78 feet to a KEYSTONE capped rebar; thence through said United States of America the following three (3) courses and distances:
  - N21°03'00"E, a distance of 351.80 feet to a point;
  - N68°57'00"W, a distance of 198.21 feet to a point;
  - S21°03'00"W, a distance of 449.92 feet to a KEYSTONE capped rebar at its intersection with the division line between the property now or formerly of Barbara M. Brown per L. 1316 P. 479 (TM# 112.18-1-2) on the south and said United States of America on the north; thence S84°42'49"W along the last mentioned division line, along the division line between the property now or formerly of Ronald J. Gill per L. 2377 P. 118 (TM# 112.18-1-1) on the south and said United States of America on the north, along the division line between the property now or formerly of Dorothy Davies per L. 2370 P. 406 (TM# 112.17-5-11) on the south and said United States of America on the north, along the division line between the property now or formerly of Paul Smith per L. 2389 P. 170 (TM# 112.17-5-10) on the south and said United States of America on the north, along the division line between the property now or formerly of Gerald Sabato & Nan Ann Sabato per L. 1856 P. 170 (TM# 112.17-5-9) on the south and said United States of America on the north, along the division line between the property now or formerly of Gerald Sabato & Nan Ann Sabato per L. 1785 P. 70 (TM# 112.17-5-8) on the south and said United States of America on the north, along the northerly end of said Hoyt Avenue, and along the division line between said Zandt on the south and said United States of America on the north, a distance of 481.66 feet to the POINT OF BEGINNING.

The above described parcel contains 1,945,028 square feet or 44.652 acres, more or less square feet.

**SURVEYOR'S DESCRIPTION - 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 N21°02'29"E along said Erie Lackawanna Railroad, a distance of 1946.93 feet to a point being the POINT OF BEGINNING;

RUNNING THENCE along said Erie Lackawanna Railroad the following two (2) courses and distances:

- On a curve to the left having a radius of 1997.46 feet to a point;
- On a curve to the left having a radius of 5780.20 feet, an arc length of 861.71 feet to a concrete monument at the intersection of the property now or formerly of the Board of Education of Central School District No. 1 of the Towns of Dickinson, Fenton, Chenango & Kirkwood (TM# 112.10-2-21) on the north and said United States of America on the south; thence N75°16'29"E along the last mentioned division line, a distance of 198.72 feet to a 5/8 inch rebar capped "KEYSTONE BING NY" (KEYSTONE capped rebar) at its intersection with the division line between the property now or formerly of Chenango Valley Central School District per L. 2336 P. 1 (TM# 112.14-2-29.2) on the north and said United States of America on the south; thence along the division lines between said Chenango Valley Central School and said United States of America the following seven (7) courses and distances:
  - S68°55'21"E, passing through a KEYSTONE capped rebar at a distance of 231.75 feet, a total distance of 282.13 feet to a KEYSTONE capped rebar;
  - S12°52'09"W, a distance of 132.58 feet to a KEYSTONE capped rebar;
  - S20°41'19"W, a distance of 123.14 feet to a KEYSTONE capped rebar;
  - N21°43'19"E, a distance of 686.91 feet to a point;
  - S11°25'31"E passing through a KEYSTONE capped rebar at a distance of 50.00 feet, a total distance of 318.00 feet to a KEYSTONE capped rebar;
  - S85°38'23"E, a distance of 323.99 feet to point at an utility pole;
  - S67°44'53"E, a distance of 350.32 feet to a KEYSTONE capped rebar at its intersection with the northwesterly boundary of the property now or formerly of the D & H Railroad; thence along said D & H Railroad the following five (5) courses and distances:
    - S36°54'08"W, a distance of 92.82 feet to a point;
    - On a curve to the left having a radius of 1967.47 feet, an arc length of 170.35 feet to a point, said curve being subtended by a chord having a bearing of S34°22'09"W and a length of 170.29 feet;
    - S31°52'39"W, a distance of 522.83 feet to a KEYSTONE capped rebar;
    - S84°42'29"W, a distance of 31.37 feet to a KEYSTONE capped rebar;
    - On a curve to the left having a radius of 2366.83 feet, an arc length of 267.90 feet to a point, the last mentioned curve being subtended by a chord having a bearing of S28°42'45"W and a length of 267.75 feet; thence N68°56'09"W through said United States of America, a distance of 1236.74 feet to the POINT OF BEGINNING.

The above described parcel contains 1,866,436 square feet or 42.847 acres, more or less.

**SURVEYOR'S DESCRIPTION - PROPOSED EASEMENT PARCEL TO BE CONVEYED TO CHENANGO VALLEY CENTRAL SCHOOL DISTRICT FOR A FORCED SEWER MAIN**

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 last mentioned division line, a distance of 119.09 feet to its intersection with the northwesterly end of Hoyt Avenue, the last mentioned point being the POINT OF BEGINNING.

RUNNING THENCE through said United States of America the following seven (7) courses and distances:

- N26°48'54"E, a distance of 111.38 feet to a point;
- N74°52'37"E, a distance of 242.51 feet to a point;
- N39°14'19"E, a distance of 123.14 feet to a point;
- N21°43'19"E, a distance of 686.91 feet to a point;
- N22°24'27"E, a distance of 300.25 feet to a point;
- N21°00'32"W, a distance of 2243.44 feet to a point;
- N23°31'54"E, a distance of 348.86 feet to a point at its intersection with the division line between the property now or formerly of Chenango Valley Central School District per L. 2336 P. 1 (TM# 112.14-2-29.2) on the east and said United States of America on the west; thence along the last mentioned division line the following two (2) courses and distances:
  - S12°52'09"W, a distance of 116.26 feet to a KEYSTONE capped rebar;
  - S20°41'19"W, a distance of 171.16 feet to a point; thence through said United States of America the following seven (7) courses and distances:
    - S23°31'54"W, a distance of 63.00 feet to a point;
    - S21°00'32"W, a distance of 2243.14 feet to a point;
    - S22°24'27"W, a distance of 300.44 feet to a point;
    - S21°43'19"W, a distance of 691.35 feet to a point;
    - S39°14'19"W, a distance of 137.40 feet to a point;
    - S74°52'37"E, a distance of 238.78 feet to a point;
    - S26°48'54"W, a distance of 79.19 feet to a point at its intersection with the northeasterly end of said Hoyt Avenue; thence S84°42'49"W along said Hoyt Avenue, a distance of 35.41 feet to the POINT OF BEGINNING.

The above described parcel contains 118,500 square feet or 2.720 acres, more or less.

SHEET NO. INDEX PROJECT NO. 286.95515 DATE OF FIELD WORK 07/09/14 DATE OF PLOTTING 08/05/14 DRAWN BY R. J. CAREY, P.L.S.	<b>PROPOSED SUBDIVISION PLAT OF UNITED STATES OF AMERICA FOR BROOME COUNTY BCDPW PROJ. NO. AD-1301 1151 HOYT AVENUE</b>		TOWN OF FENTON BROOME COUNTY NEW YORK STATE	WARNING: It is a violation of Section 7209, Subdivision 2, of the New York State Education Law for any person to use, in any way, any plans, specifications, notes or reports to which the seal of a Professional Architect, Engineer or Surveyor has been applied. Only boundary survey maps with the surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and copies. © Copyright 2013 Keystone Associates Architects, Engineers and Surveyors, LLC			58 Exchange Street Binghamton, New York 13901 Phone: 607.722.1100 Fax: 607.722.2515 Email: info@keystoncomp.com www.keystoncomp.com
	3 2 1	ADDED PARCEL NAMES TO ALL SHEETS AMENDED BUILDING PARCEL AND NOTES REVISED TERMINOLOGY FOR EXISTING AND PROPOSED EASEMENTS					