



- LEGEND**
- IRF ○ IRON ROD FOUND
 - IPF ○ IRON PIPE FOUND
 - UTILITY POLE
 - TREE DECIDUOUS
 - ELEC. TRANSFORMER
 - APPROX. WOOD LINE
 - CONTOUR LINE

Tax Map ID 42-01-32.1
Proposed Lot 2A
 1. Road Frontage – Required 200’ requesting 55.09’ needs a variance of 144.91’

PROPOSED NEW LOT 2A
 AREA = 37.625± ACRES

Tax Map ID 42-01-32.4
 1. Road Frontage – Required 200’ requesting 90.87’ needs a variance of 109.13’
 2. Barn A - Side yard setback – Required 20’ requesting 13’ needs a variance of 7’
 3. Barn B- Side yard setback – Required 20’ requesting 12’ needs a variance of 8’
 4. Barn C - Front yard setback - Required 40’ requesting 16.4’ needs a variance of 23.6’

Lot 2B -
 1. Road Frontage – Required 200’ requesting 40’ needs a variance of 160’
 2. Required 100,000 square feet of area requesting 94,525.2 square feet of area needs a variance of 5,474.8 square feet of area

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 10-20-2022 SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP-TO-DATE ABSTRACT OF TITLE WILL SHOW:
 SINCE N/A DATED _____
 SIGNED: _____

SPAULDING LAND SURVEY
 2519 HITCHINGS ROAD
 LAFAYETTE, NY 13084
 PHONE: (315) 506-0726
 info@spauldinglandsurvey.com

RESUBDIVISION & LOT LINE ADJUSTMENT MAP
 ZION - PECK RD. FARM SUBDIVISION - LOT 2 INTO NEW LOT 2A & LOT 2B
 LOT LINE ADJUSTMENTS BETWEEN TM# 42-01-32.1 & TM# 42-01-32.4
 PART OF LOT 15 - TOWN OF MANLIUS ONONDAGA COUNTY - NEW YORK
 DATE: DECEMBER 17, 2022 | SHEET: 1 of 1 | SCALE: 1"=80' | PROJECT#: MAN42_7869PEC
 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. Copies from the original of this survey map not marked with an original of the land surveyor's inked seal or his embossed seal shall not be considered a valid true copy.

- NOTES**
- TOWN OF MANLIUS BASE ZONING DISTRICT: RA - RESTRICTED AGRICULTURAL
 - CONTOURS AS SHOWN SCALED FROM USGS QUADRANGLE "MANLIUS", 20' CONTOUR INTERVAL.
 - PROPERTY NOT LISTED ON NYSDEC ENVIRONMENTAL RESOURCE MAPPER AS HAVING WETLANDS AND IS NOT LOCATED WITHIN A FLOOD ZONE.
 - PROPERTY IS LISTED ON NYSDEC ENVIRONMENTAL RESOURCE MAPPER AS BEING "IN THE VICINITY" OF ANIMALS LISTED AS ENDANGERED OR THREATENED.
 - NIAGARA MOHAWK UNDERGROUND 10' UTILITY EASEMENT LOCATED WEST OF THE ASPHALT DRIVEWAY TO THE ELEC. TRANSFORMER & SERVICING HOUSE #7865, AS SHOWN ON THE SITE PLAN RECORDED WITH DEED 3709/63. LINE NOT SHOWN ON THIS SURVEY.
- MAP REF.**
- "ZION - PECK ROAD FARM SUBDIVISION"; BY COTRELL LAND SURVEYORS, P.C., DATED 3-1-1996 AND FILED AS MAP No. 8339 IN THE ONONDAGA COUNTY CLERK'S OFFICE.