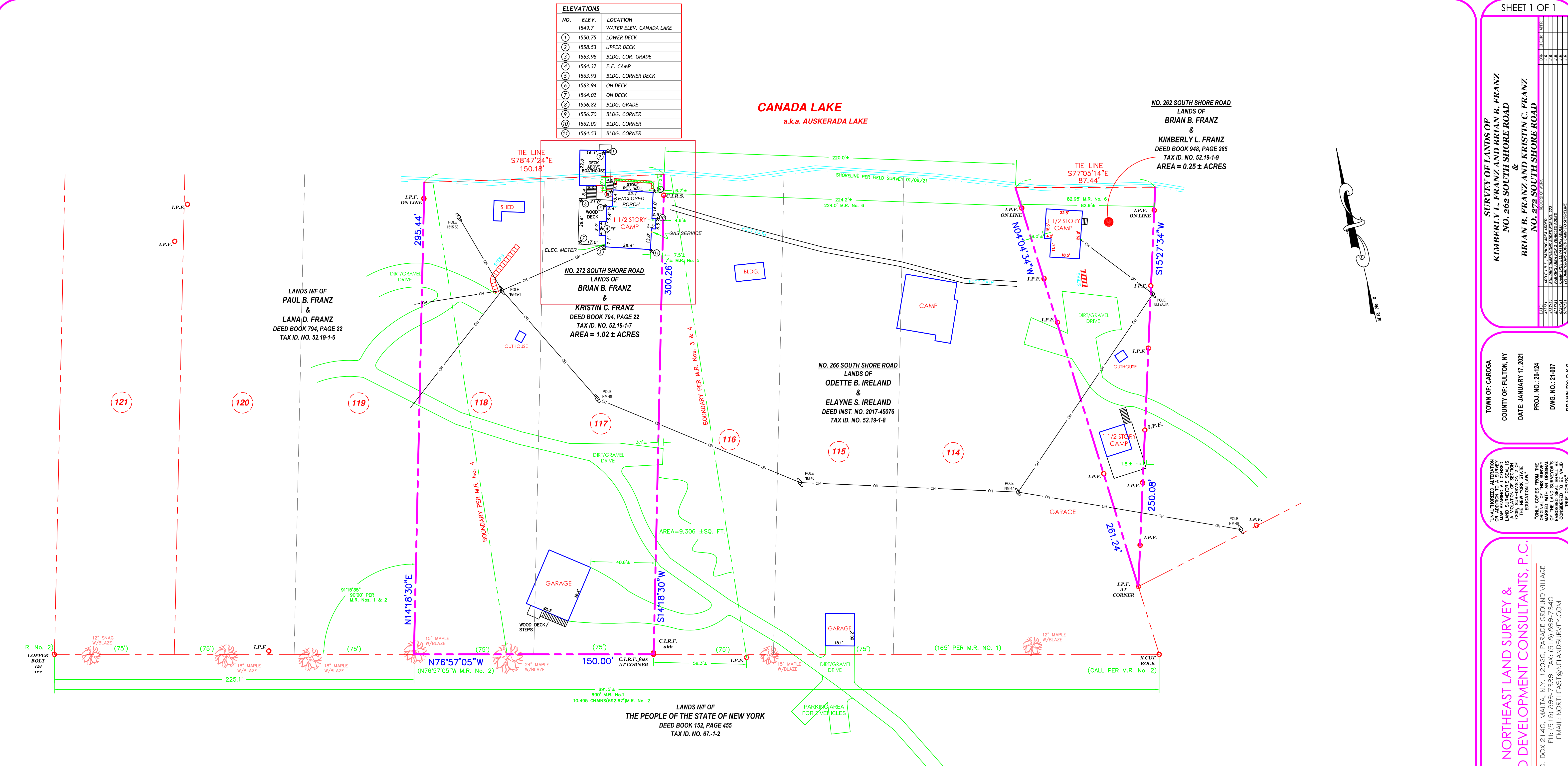


ELEVATIONS		
NO.	ELEV.	LOCATION
	1549.7	WATER ELEV. CANADA LAKE
①	1550.75	LOWER DECK
②	1558.53	UPPER DECK
③	1563.98	BLDG. COR. GRADE
④	1564.32	F.F. CAMP
⑤	1563.93	BLDG. CORNER DECK
⑥	1563.94	ON DECK
⑦	1564.02	ON DECK
⑧	1556.82	BLDG. GRADE
⑨	1556.70	BLDG. CORNER
⑩	1562.00	BLDG. CORNER
⑪	1564.53	BLDG. CORNER

CANADA LAKE
a.k.a. AUSKERADA LAKE

NO. 262 SOUTH SHORE ROAD
LANDS OF
BRIAN B. FRANZ
&
KIMBERLY L. FRANZ
DEED BOOK 948, PAGE 285
TAX ID. NO. 52.19-1-9
AREA = 0.25 ± ACRES



LANDS N/F OF
PAUL B. FRANZ
&
LANA D. FRANZ
DEED BOOK 794, PAGE 22
TAX ID. NO. 52.19-1-6

NO. 272 SOUTH SHORE ROAD
LANDS OF
BRIAN B. FRANZ
&
KRISTIN C. FRANZ
DEED BOOK 794, PAGE 22
TAX ID. NO. 52.19-1-7
AREA = 1.02 ± ACRES

NO. 266 SOUTH SHORE ROAD
LANDS OF
ODETTE B. IRELAND
&
ELAYNE S. IRELAND
DEED INST. NO. 2017-45076
TAX ID. NO. 52.19-1-8

LANDS N/F OF
THE PEOPLE OF THE STATE OF NEW YORK
DEED BOOK 152, PAGE 455
TAX ID. NO. 67.-1-2

MAP REFERENCES:

- "MAP OF COTTAGE LOTS ON THE SOUTH SIDE OF CANADA LAKE, NY FROM SAND POINT WEST TO XXX XXX LAKE LANDING, OWNED BY CAROGA LUMBER CO.", DATED 1904 AND FILED IN THE OFFICE OF THE FULTON COUNTY CLERK IN PLAN BOOK 24 AT PAGE 18.
- "MAP OF COTTAGE LOTS IN AUSKERADA PARK", PREPARED BY A.H. KING, FOREST ENGINEER & SURVEYOR, CIRCA 1940.
- "SURVEY MAP OF LANDS OF RICHARD J. AND ODETTE B. IRELAND, CANADA LAKE, TOWN OF CAROGA, COUNTY OF FULTON", DATED OCTOBER 07, 1987 AND PREPARED BY A.A. MAJOR, PLS 41.017.
- "SURVEY MAP OF LANDS TO BE CONVEYED BY LOUIS NEHR TO PAUL B. AND ELAINE H. FRANZ", DATED SEPTEMBER 28, 1992 AND PREPARED BY A.A. MAJOR, PLS 41.017.
- "SURVEY MAP OF LANDS OF RICHARD J. IRELAND AND ODETTE B. IRELAND", PREPARED BY CHARLES R. ACKERBAUER, PELS, DATED NOVEMBER 2012.
- "SURVEY MAP OF LANDS OF ODETTE B. AND ELAYNE S. IRELAND, INSTRUMENT NO. 2017-45076, S.B.L. 52.19-1-8. TOWN OF CAROGA, COUNTY OF FULTON, STATE OF NEW YORK", PREPARED BY FERGUSON AND FOSS PROFESSIONAL LAND SURVEYORS, PC, DATED JANUARY 11, 2019.

MAP NOTES:

- NORTH ORIENTATION AND BEARINGS ARE REFERENCED TO DATA DEPICTED ON MAP REFERENCE NO. 2.
- BOTH MAP REFERENCE NO. 1, CIRCA 1904, AND MAP REFERENCE NO. 2, CIRCA 1940, INDICATE GRAPHICALLY OR BY COMPUTATION A SIDELINE ANGLE OF 90 DEGREES FOR LOT NOS. 115 THROUGH 121 INCLUSIVE. MAP REFERENCE NO. 1 (THE 1904 SURVEY) INDICATES LOT WIDTHS OF 75 FEET FOR LOT NOS. 115 THROUGH 121 INCLUSIVE AND A LOT WIDTH OF 165 FEET FOR LOT NO. 114.
- DURING THE COURSE OF CONDUCTING THE FIELDWORK FOR THIS SURVEY, TWO OF THE ORIGINAL BOUNDARY POINTS AS INDICATED ON THE 1940 SURVEY (MAP REFERENCE NO. 2) WERE RECOVERED AND CHECKED. THEY ARE UNIQUE MARKINGS SUCH AS A CHISELED CROSS IN A 5 INCH CIRCLE ON THE FACE OF A LARGE STONE AND A COPPER BOLT SET IN A BOULDER. THESE TWO SURVEY MARKERS ESTABLISH A CONTROL FOR LOT NOS. 114 THROUGH 121 INCLUSIVE. THE DISTANCE BETWEEN THESE TWO POINTS ON MAP REFERENCE NO. 1 TOTALS 690 FEET. THE MAP PREPARED BY KING IN 1940 (MAP REFERENCE NO. 2) INDICATES A MEASURED DISTANCE OF 10.495 CHAINS, OR 692.67 FEET. OUR MEASUREMENT OF THIS LINE YIELDS A DISTANCE OF 691.49 FEET.

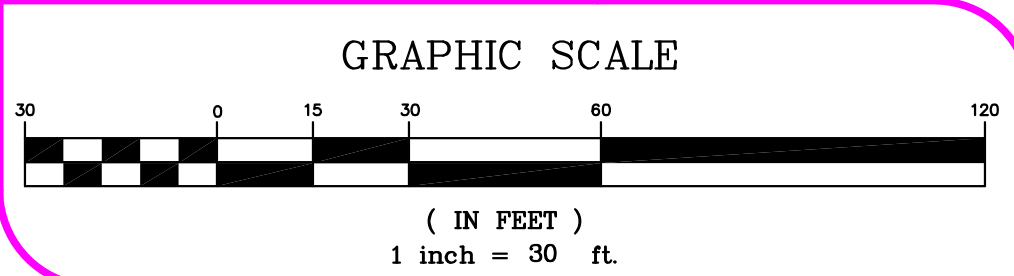
AS THESE LOTS ARE PART OF A SUBDIVISION THEY COULD BE CONSIDERED SIMULTANEOUS CONVEYANCES WITH EQUAL STANDING, WITH NO PARTICULAR LOT HAVING SENIORITY. EACH 75 FOOT WIDE LOT WOULD GET SLIGHTLY LARGER PROPORTIONALLY DISTRIBUTING THE ERROR.

HOWEVER, THERE ARE A NUMBER OF PROPERTY MARKERS THAT WERE RECOVERED THAT APPEAR TO BE LONG-STANDING EVIDENCE OF BOUNDARY OCCUPATION AND CHECK WITHIN REASON. IT IS THE DECISION OF THE UNDERSIGNED THAT WHEREVER POSSIBLE THE PHYSICAL EVIDENCE OF OCCUPATION WILL BE HELD.

FURTHERMORE, IT IS MY OPINION THAT THE SURVEY THAT WAS PREPARED BY A.A. MAJOR (MAP REFERENCE NOS. 3 AND 4) ARE IN ERROR BY AS MUCH AS 58 FEET, THE SURVEY PREPARED BY CHARLES ACKERBAUER (MAP REFERENCE NO. 5) APPEARS TO BE REASONABLY ACCURATE AND THE SURVEY PREPARED BY FERGUSON AND FOSS (MAP REFERENCE NO. 6) APPEARS TO BE AN ACCURATE REPRESENTATION OF THE BOUNDARY LINES FOR WHICH THE UNDERSIGNED IS IN GENERAL AGREEMENT WITH.

LEGEND

(DC).....	DEED CALL
W/W.....	WITH WIRE
C.I.R.S.....	CAPPED IRON ROD SET
I.P.F.....	IRON PIPE FOUND
C.I.R.F.....	CAPPED IRON ROD FOUND
I.R.F.....	IRON ROD FOUND
116.00/2.29	TAX MAP SECTION-BLOCK-LOT
B.769 P.986	DEED BOOK & PAGE
N/F.....	NOW OR FORMERLY
(176.5).....	DEED INFORMATION
OH.....	OVERHEAD UTILITY LINES
---	PROPERTY LINE



SURVEY OF LANDS OF
KIMBERLY L. FRANZ AND BRIAN B. FRANZ
&
BRIAN B. FRANZ AND KRISTIN C. FRANZ
NO. 262 SOUTH SHORE ROAD
&
NO. 272 SOUTH SHORE ROAD

TOWN OF: CAROGA
COUNTY OF: FULTON, NY
DATE: JANUARY 17, 2021
PROJ. NO.: 20-124
DWG. NO.: 21-007
DRAWN BY: D.K.S.

"UNREGISTERED ATTERNEY OR AN ATTORNEY AT LAW IN ADDITION TO A SURVEYOR'S LICENSE. LAND SURVEYORS' SEALS IS A VIOLATION OF SECTION 7-100 OF THE EDUCATION LAW."

"ONLY COPIES FROM THE ORIGINAL SURVEY MAP SHALL BE CONSIDERED TO BE VALID. THESE COPIES."

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