

STEBEN COUNTY, TOWNS OF WEST UNION, AND GREENWOOD—15.263 AC.  
 7.5 AC. MEADOW, 7.5 AC. WOODS, TERRIFIC VIEWS, \$41,500



No. 2472- Steuben County, New York, Towns of West Union and Greenwood — 15.263 acres - Open meadow with hedgerow boundaries gently slopes down to terrific hunting woods with stream. Nice views add to the therapy you can receive while relaxing on this property. Frontage on two roads. On lot septic approved. Natural gas line available for hookup, and electric on property. Property includes survey. Financing is available. \$41,500

**TIMBERLINE REAL ESTATE**  
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**LEGEND**

- IRON PIN & CAP SET
- △-- CORNER NO PIN
- U-- OVERHEAD UTILITY LINE
- UTILITY POLE
- ⊕-- SOIL TEST PIT
- G-- BURIED GAS LINE AS FOUND DELINEATED
- E-- FENCE/FENCE REMNANTS



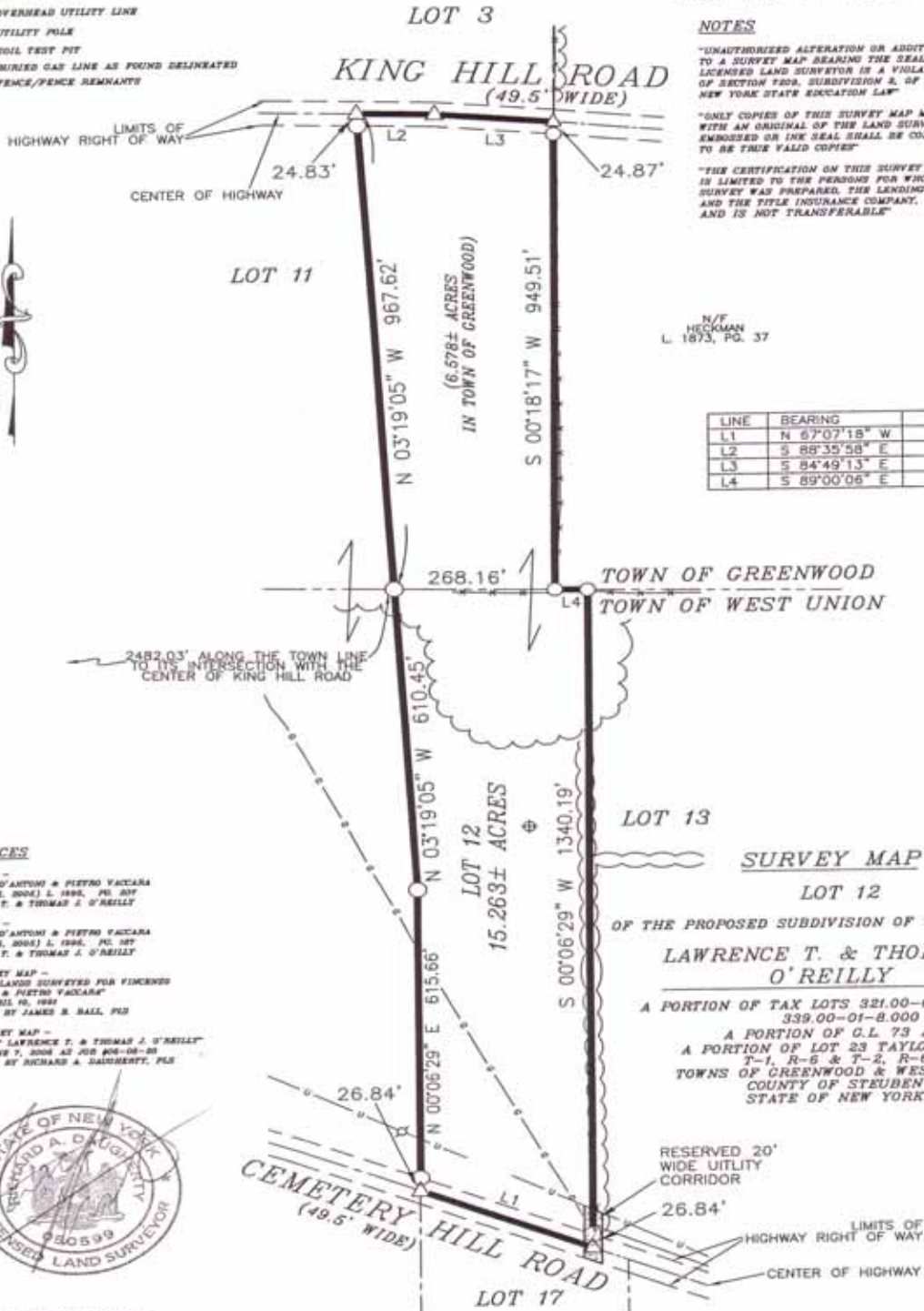
PLAT #06-06-20SUB-L12.DWG

**NOTES**

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING THE SEAL OF A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 2203, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW"

"ONLY COPIES OF THIS SURVEY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INK SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES"

"THE CERTIFICATION ON THIS SURVEY MAP IS LIMITED TO THE PERSONS FOR WHOM THE SURVEY WAS PREPARED, THE LENDING INSTITUTION AND THE TITLE INSURANCE COMPANY. ALL AS NOTED, AND IS NOT TRANSFERABLE"



N/F  
HECKMAN  
L 1873, PG. 37

LINE	BEARING	DISTANCE
L1	N 67°07'18" W	310.55'
L2	S 88°35'58" E	130.93'
L3	S 84°49'13" E	199.10'
L4	S 89°00'06" E	54.71'

**REFERENCES**

- [A.] - DEED -  
VINCENTO D'ANTONIO & PIETRO VACCARA  
TO (SEC. 8, 2004) L 1898, PG. 807  
LAWRENCE T. & THOMAS J. O'REILLY
- [B.] - DEED -  
VINCENTO D'ANTONIO & PIETRO VACCARA  
TO (SEC. 8, 2004) L 1898, PG. 807  
LAWRENCE T. & THOMAS J. O'REILLY
- [C.] - SURVEY MAP -  
"PLAN OF LANDS SURVEYED FOR VINCENTO  
D'ANTONIO & PIETRO VACCARA"  
DATED APRIL 10, 1994  
PREPARED BY JAMES B. BAIL, PLS
- [D.] - SURVEY MAP -  
"LAND OF LAWRENCE T. & THOMAS J. O'REILLY"  
DATED JUNE 7, 2006 AS JOB #06-08-05  
PREPARED BY RICHARD A. DAUGHERTY, PLS



**I HEREBY CERTIFY TO:**

- [A.] LAWRENCE T. O'REILLY
- [B.] THOMAS J. O'REILLY

I AM A LICENSED LAND SURVEYOR AND THIS MAP DATED JULY 15, 2006 IS BASED ON AN INSTRUMENT SURVEY COMPLETED ON JUNE 5, 2006 UNDER MY SUPERVISION FOR THE STANDARDS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

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**SURVEY MAP**  
**LOT 12**

OF THE PROPOSED SUBDIVISION OF THE LANDS OF  
**LAWRENCE T. & THOMAS J. O'REILLY**  
A PORTION OF TAX LOTS 321.00-01-11.000 &  
339.00-01-8.000  
A PORTION OF C.L. 73 AND  
A PORTION OF LOT 23 TAYLOR TRACT  
T-1, R-6 & T-2, R-6  
TOWNS OF GREENWOOD & WEST UNION  
COUNTY OF STEUBEN  
STATE OF NEW YORK

RESERVED 20'  
WIDE UTILITY  
CORRIDOR

26.84'  
LIMITS OF  
HIGHWAY RIGHT OF WAY  
CENTER OF HIGHWAY

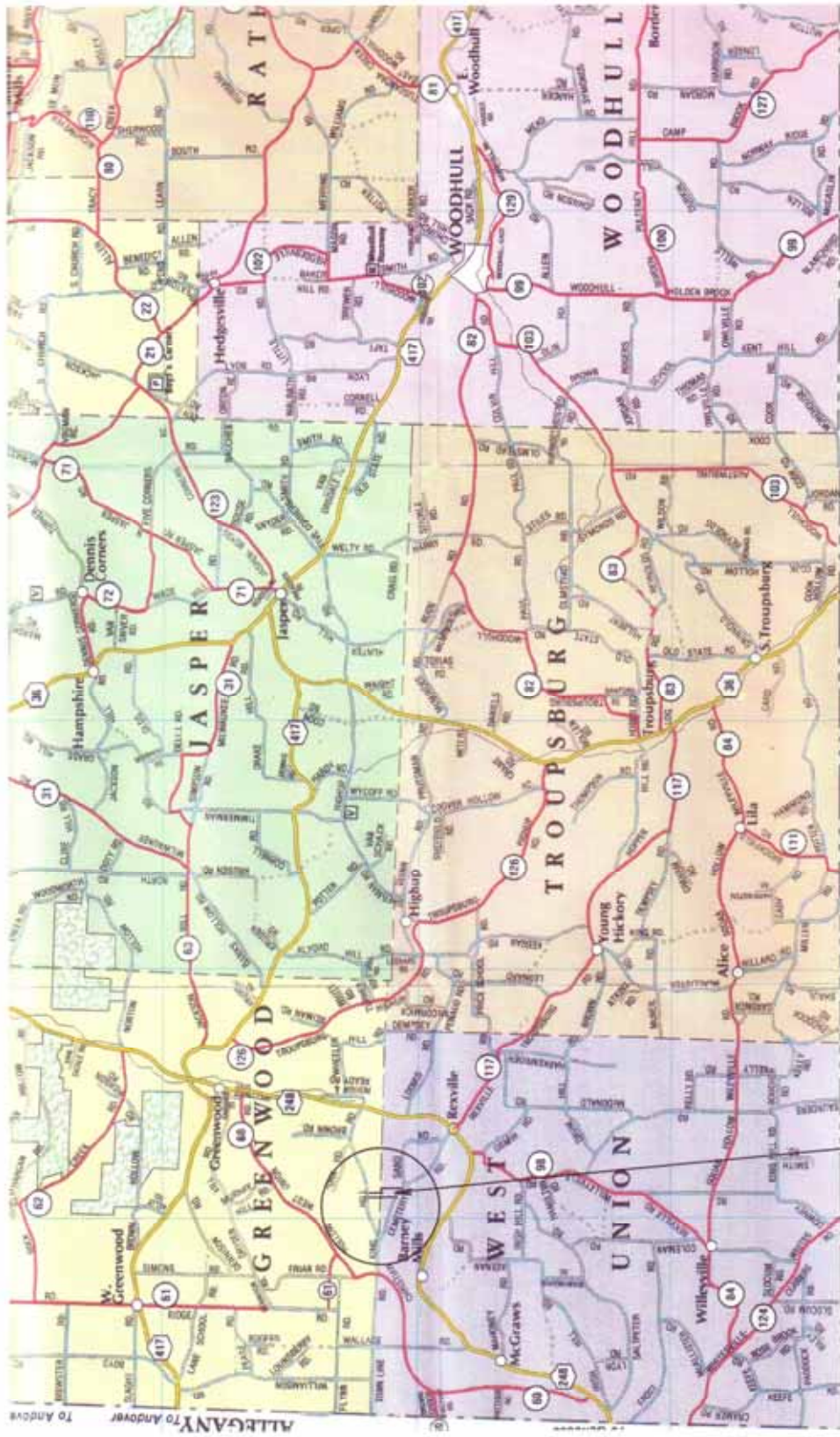
**HALLETT  
SURVEYING & MAPPING, PC**

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COMPUTED BY: KMV CHECKED BY: RAB

15.263 Acres





15.263 Acres } This Property Runs Between Cemetery And Knob Hill  
 Road And Lies In THE TOWN OF WEST UNION AND  
 THE TOWN OF GREENWOOD

