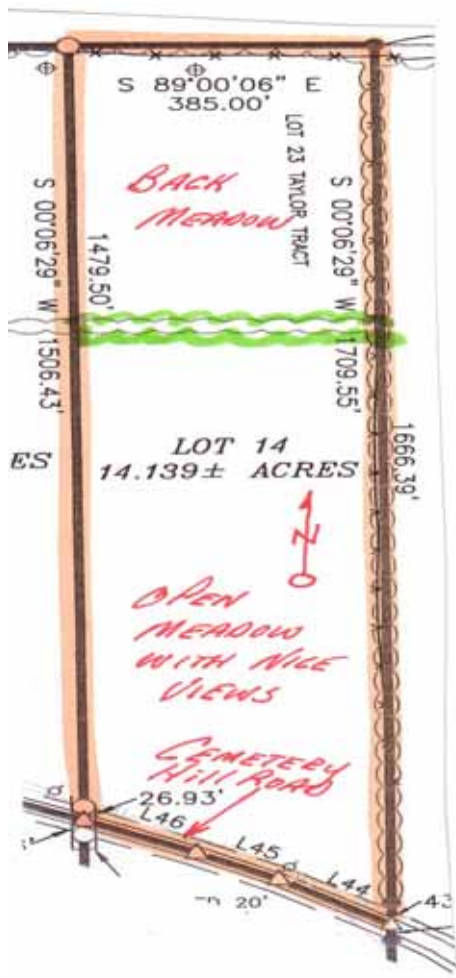


STEBEN COUNTY, TOWNS OF WEST UNION – 14.139 AC.
 OPEN MEADOW WITH HEDGEROWS, TERRIFIC VIEWS, \$38,500



No. 2474- Steuben County, New York, Town of West Union – 14.139 acres - Plenty of Fresh air will take your breath away when you stand on this property. Two small meadows with terrific views and nice building sites. On-lot septic approved. Natural gas line available for hookup, and electric on property. Property includes survey. Financing is available. \$38,500

TIMBERLINE REAL ESTATE
 ROUTE 267—CHOCONUT, PA
 PHONE: 1-800-334-3659
 EMAIL: land@timberlinerealestate.net
www.timberlinerealestate.net

LEGEND

- INK PER POINT
- INK PIN & CAP SET
- △ CURB OR NO PIN
- U OVERHEAD UTILITY LINE
- UTILITY POLE
- ⊙ SOIL TEST PIT
- REINFORCED CONCRETE LINE AS FOUND DELINEATED
- FENCE/FENCE REMNANTS

LINE	BEARING	DISTANCE
L1	N 57°10'12" W	167.80'
L2	N 62°29'28" W	116.33'
L3	N 65°06'44" W	154.76'

0' 200' 400' 600'

PLAT #06-06-20SUB-L14.DWG

NOTES

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

"ONLY COPIES OF THIS SURVEY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SIGNATURE 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"

REFERENCES

- [A] - DEED - "INCORPORATION OF TAYLOR & FLETCHER TRACTS TO (SEC. 8, 2004) L. 1984, PG. 807 LAWRENCE T. & THOMAS J. O'REILLY"
- [B] - DEED - "INCORPORATION OF TAYLOR & FLETCHER TRACTS TO (SEC. 8, 2004) L. 1984, PG. 107 LAWRENCE T. & THOMAS J. O'REILLY"
- [C] - SURVEY MAP - "PLAN OF LANDS SURVEYED FOR TOWN OF GREENWOOD & WEST UNION DATED APRIL 16, 1981 PREPARED BY CAROL B. HALL, PLS"
- [D] - SURVEY MAP - "LANDS OF LAWRENCE T. & THOMAS J. O'REILLY DATED JUNE 1, 2006 AS PER 06-06-18-00 PREPARED BY MICHAEL A. SAUCHERTY, PLS"



I HEREBY CERTIFY TO:

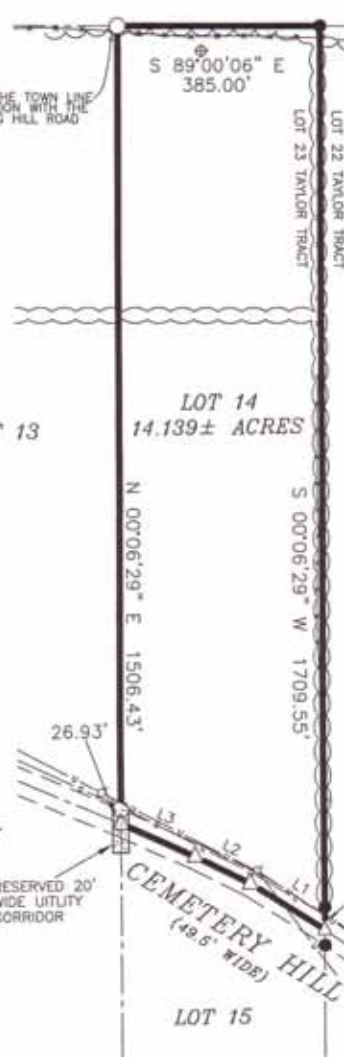
- [A] LAWRENCE T. O'REILLY
- [B] THOMAS J. O'REILLY

I AM A LICENSED LAND SURVEYOR AND THIS MAP DATED JULY 10, 2006 IS BASED ON AN INSTRUMENT SURVEY COMPLETED ON JUNE 8, 2006 UNDER MY SUPERVISION FOR THE STANDARDS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

COPYRIGHT 2006 MICHAEL A. SAUCHERTY (ALL RIGHTS RESERVED)

TOWN OF GREENWOOD
TOWN OF WEST UNION

3209.80' ALONG THE TOWN LINE TO ITS INTERSECTION WITH THE CENTER OF KING HILL ROAD



N/F
HECKMAN
L. 1320, PG. 45

SURVEY MAP

LOT 14
OF THE PROPOSED SUBDIVISION OF THE LANDS OF
LAWRENCE T. & THOMAS J.
O'REILLY
A PORTION OF TAX LOT 335.00-01-8.000
A PORTION OF LOT 23 TAYLOR TRACT
T-1, R-6
TOWN OF WEST UNION
COUNTY OF STEUBEN
STATE OF NEW YORK

RESERVED 20' WIDE UTILITY CORRIDOR



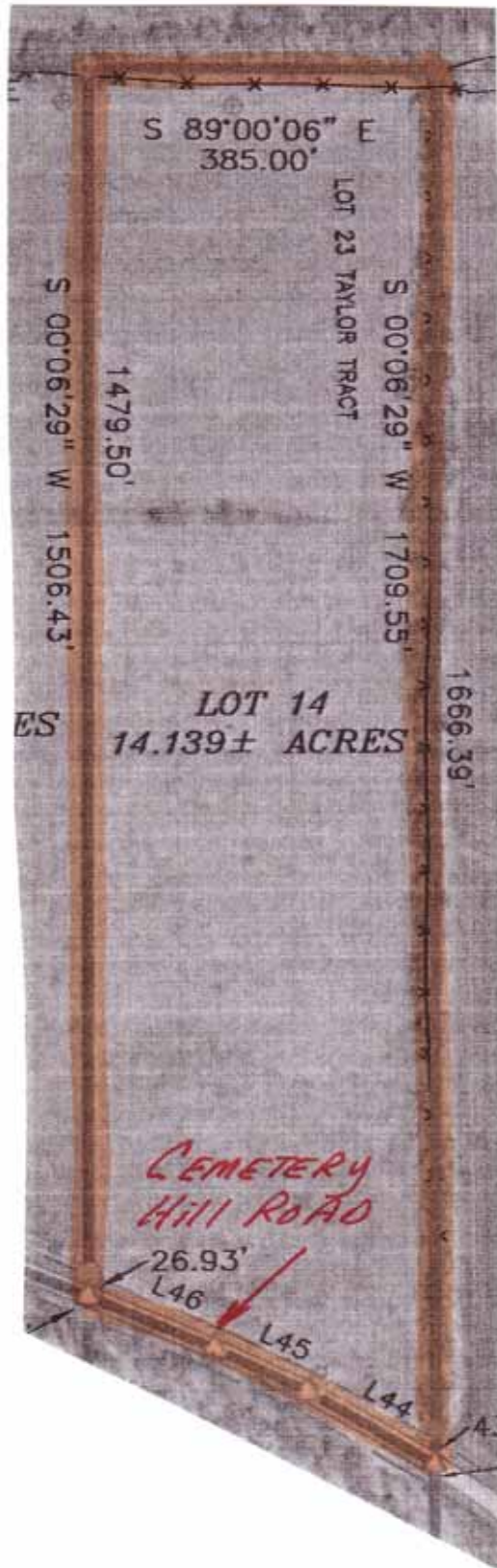
LIMITS OF HIGHWAY RIGHT OF WAY
CENTER OF HIGHWAY

HALLETT SURVEYING & MAPPING, PC

18 COMMUNITY DRIVE, SUITE 102
ADDISON, NEW YORK 14601
PHONE 607-358-2548
FAX 607-358-2549

COMPUTED BY: EMM CHECKED BY: RAO

14.139 Acres





THIS PROPERTY IS ON CEMETERY HILL AND IN THE TOWN
 OF WEST UNION
 14.139 ACRES

*MAP OF NORTHERN TOGA COUNTY, PA AS IT
BORDERS STEUBEN COUNTY, NY*

NY-PA BORDER

*TAKE
NEW YORK
ROUTE 36
TO PROPERTIES*

