

STEBEN COUNTY, TOWN OF WEST UNION – 10.661 AC.

OPEN AND WOODED, TERRIFIC VIEWS, SOUTHERN EXPOSURE-\$28,900



No. 2477- Steuben County, New York, Town of West Union – 10.661 acres - Open meadow with splendid views and approximately 2 acres of woods along side of property. Gently sloping away from road to nice home site and possible pond site. Big Buck country hunting. On-lot septic approved. Property includes survey. Financing is available. \$28,900

TIMBERLINE REAL ESTATE
ROUTE 267—CHOCONUT, PA
PHONE: 1-800-334-3659

EMAIL: land@timberlinerealestate.net
www.timberlinerealestate.net

LEGEND

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

LINE	BEARING	DISTANCE
L1	S 67°07'18" E	310.55'
L2	S 67°07'18" E	65.02'

0' 200' 400' 600'

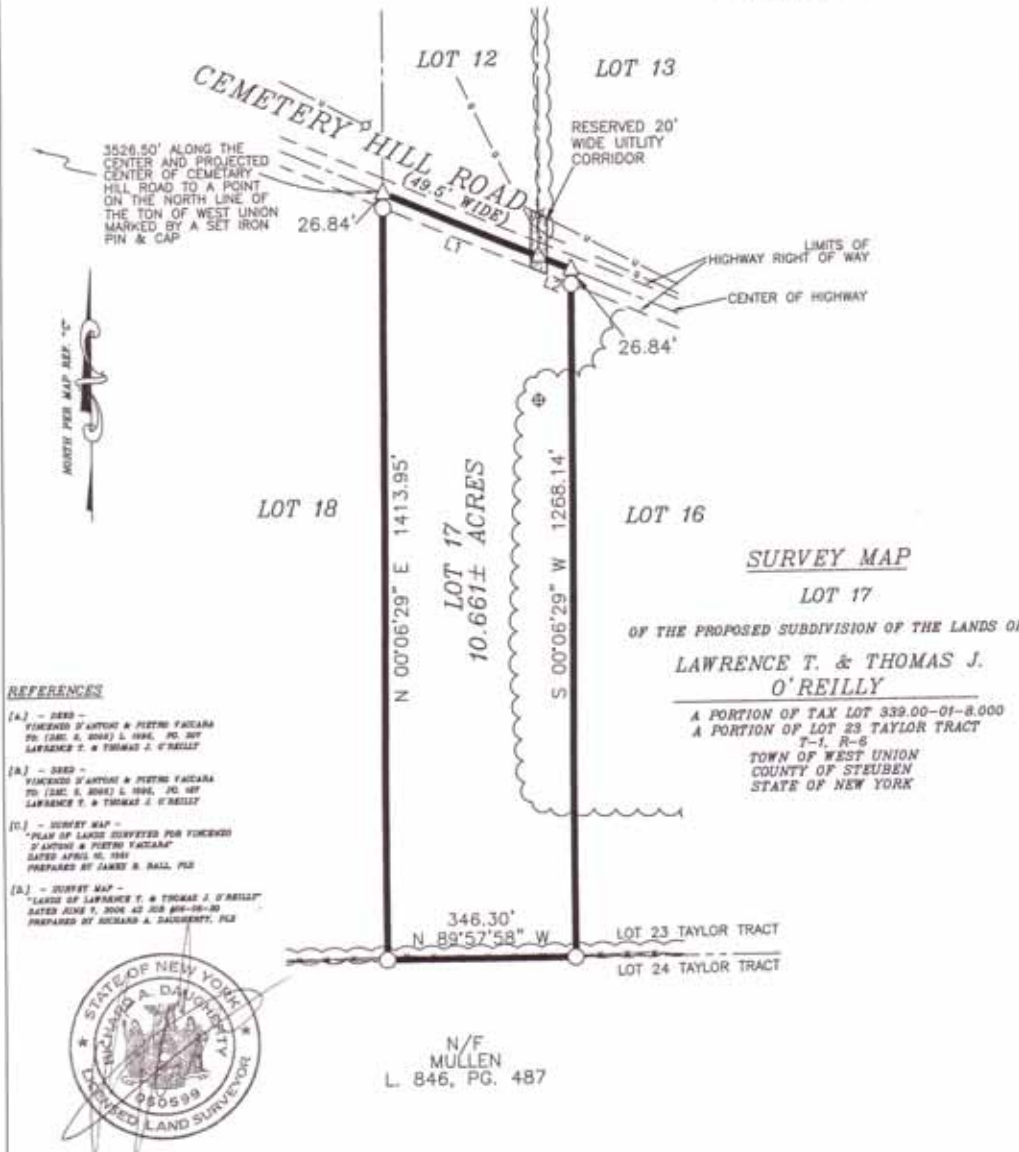
PLAT #06-06-20SUB-L17.DWG

NOTES

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING THE SEAL OF A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7009, SUBDIVISION 6, OF THE NEW YORK STATE EDUCATION LAW"

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

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



SURVEY MAP

LOT 17

OF THE PROPOSED SUBDIVISION OF THE LANDS OF

LAWRENCE T. & THOMAS J. O'REILLY

A PORTION OF TAX LOT 339.00-01-8.000
 A PORTION OF LOT 23 TAYLOR TRACT
 T-1, R-6
 TOWN OF WEST UNION
 COUNTY OF STEUBEN
 STATE OF NEW YORK

REFERENCES

- [A] - DEED -
 VOUCHER OF ANTONI & PIETRO FACARA
 TO (SAC. S. 2004) L. 1994, PG. 307
 LAWRENCE T. & THOMAS J. O'REILLY
- [B] - DEED -
 VOUCHER OF ANTONI & PIETRO FACARA
 TO (SAC. S. 2004) L. 1994, PG. 307
 LAWRENCE T. & THOMAS J. O'REILLY
- [C] - SURVEY MAP -
 "PLAN OF LANDS SURVEYED FOR VOUCHER
 OF ANTONI & PIETRO FACARA"
 DATED APRIL 30, 1991
 PREPARED BY JAMES B. BALL, PLS
- [D] - SURVEY MAP -
 "LANDS OF LAWRENCE T. & THOMAS J. O'REILLY"
 DATED JUNE 7, 2006 AS JOB 890-00-30
 PREPARED BY RICHARD A. BAISHERTY, 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 11, 2006 IS BASED ON AN INSTRUMENT SURVEY COMPLETED ON JUNE 6, 2006 UNDER MY SUPERVISION FOR THE STANDARDS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

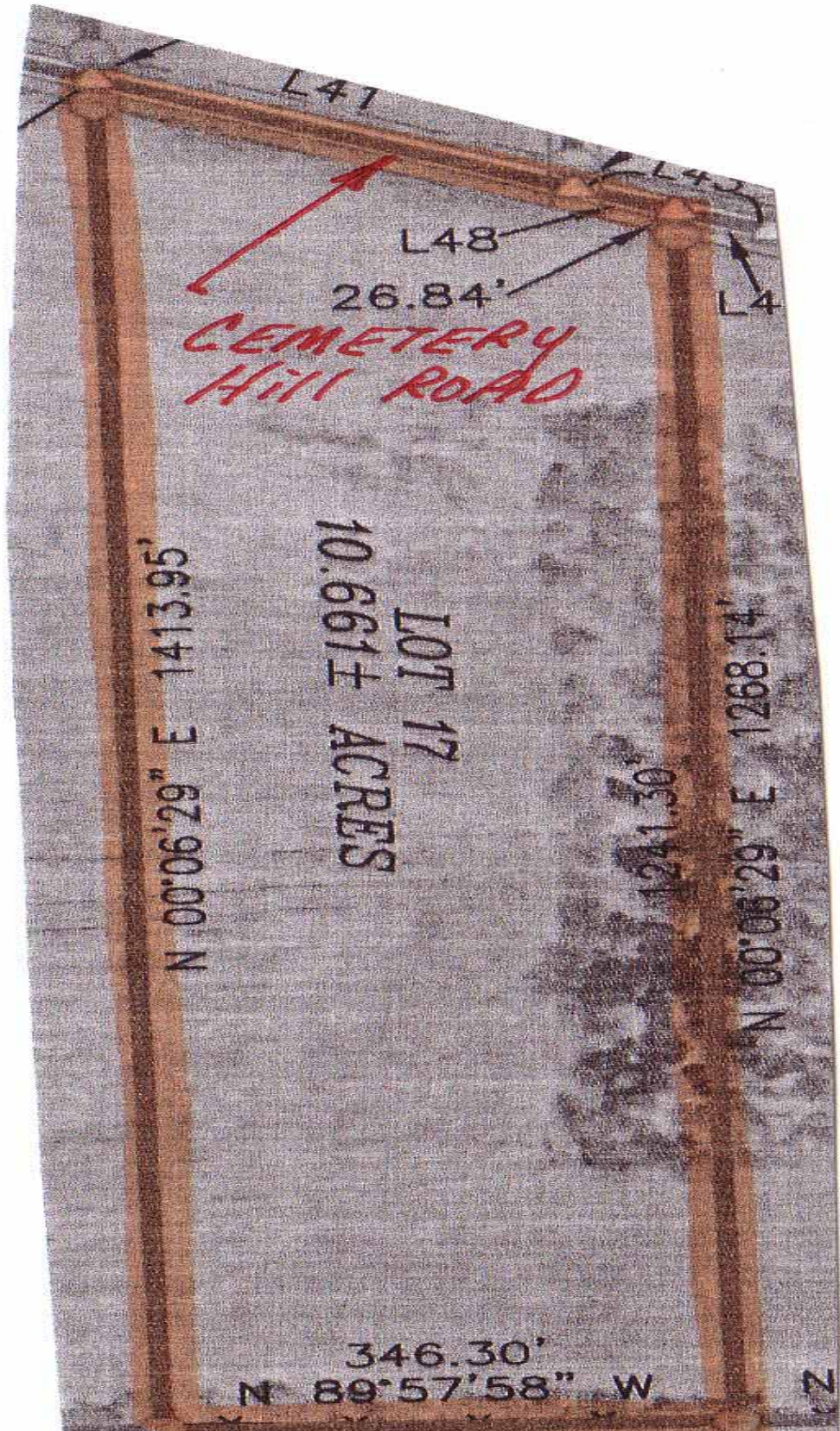
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HALLETT SURVEYING & MAPPING, PC

13 COMMUNITY DRIVE, SUITE 102
 ADDISON, NEW YORK 14601
 PHONE 607-359-5949
 FAX 607-359-4548

COMPUTED BY: RMV CHECKED BY: RAB

10.661 Acres





THIS PROPERTY IS LOCATED ON THE SOUTH SIDE OF CEMETERY ROAD IN THE TOWN OF WEST UNION

10.661 ACRES

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

NY-PA BORDER

TAKE
NEW YORK
ROUTE 36
TO PROPERTIES

