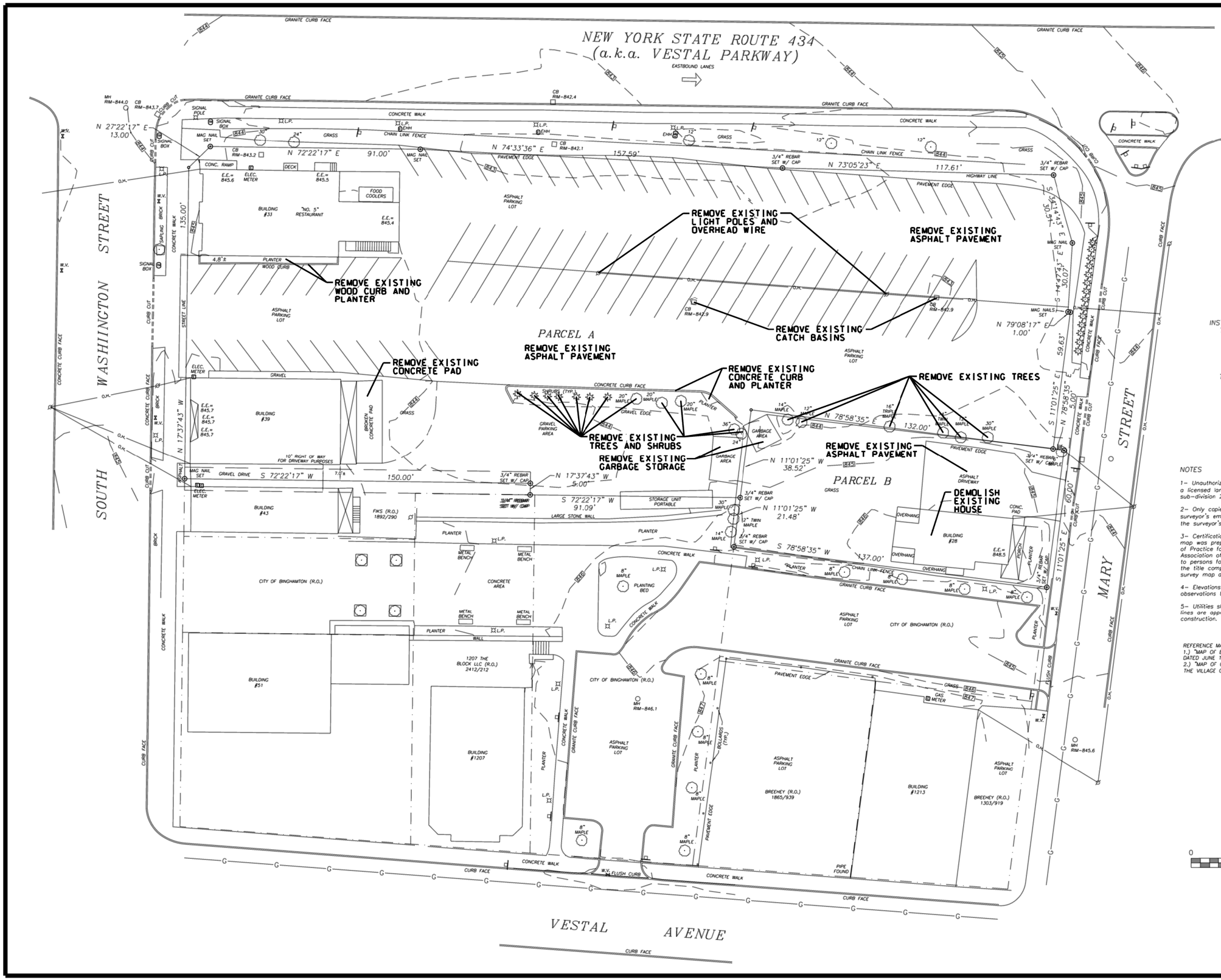


TITLE INFORMATION

PARCEL A
JAMES R. McCOY
DEED BK. 1320 PG. 530
BK. 1720 PG. 156
BK. 1720 PG. 198
BK. 1720 PG. 202
BK. 1817 PG. 1029
INSTRUMENT NO. 201600033067
TAX MAP NO. 160.65-3-1
AREA= 1.159 ACRES

PARCEL B
JAMES McCOY
DEED BK. 1397 PG. 208
TAX MAP NO. 160.65-3-6
AREA= 0.189 ACRES

NOTES

1- 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.

2- Only copies from the original of this survey map with the surveyor's embossed seal are genuine, true and valid copies of the surveyor's original work and opinion.

3- Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, and to the lending institution listed on this survey map and are not transferable.

4- Elevations are referenced to NAVD 1988 established by GPS observations tied to the NYSDOT CORS network.

5- Utilities shown hereon are based on field evidence. Utility lines are approximate. Verify all utilities prior to design or construction.

REFERENCE MAPS:
1.) "MAP OF BENJAMIN PLATT'S LOCATION 5TH WARD" DATED JUNE 1870 BY H.C. MERRICK
2.) "MAP OF COX PLACE ON SOUTH SIDE SUSQUEHANNA RIVER IN THE VILLAGE OF BINGHAMTON" DATED APRIL 1850 BY WM WENTZ

LEGEND

- -COMPUTED POINT
- -MONUMENT SET AS NOTED
- -SIGN
- -LIGHT POLE
- -ELECTRIC HANDHOLE
- -ELECTRIC METER
- -GAS METER
- -CATCH BASIN
- -SIGNAL BOX
- -WATER VALVE
- -MANHOLE
- -UTILITY POLE

GRIFFITHS ENGINEERING
13 South Washington Street, Suite 1
Binghamton, New York 13903
Telephone: (607)724-2400
Fax: (607)724-2436

FOR REVIEW PURPOSES ONLY NOT FOR CONSTRUCTION

NO.	DATE:	DESCRIPTION:

REVISIONS

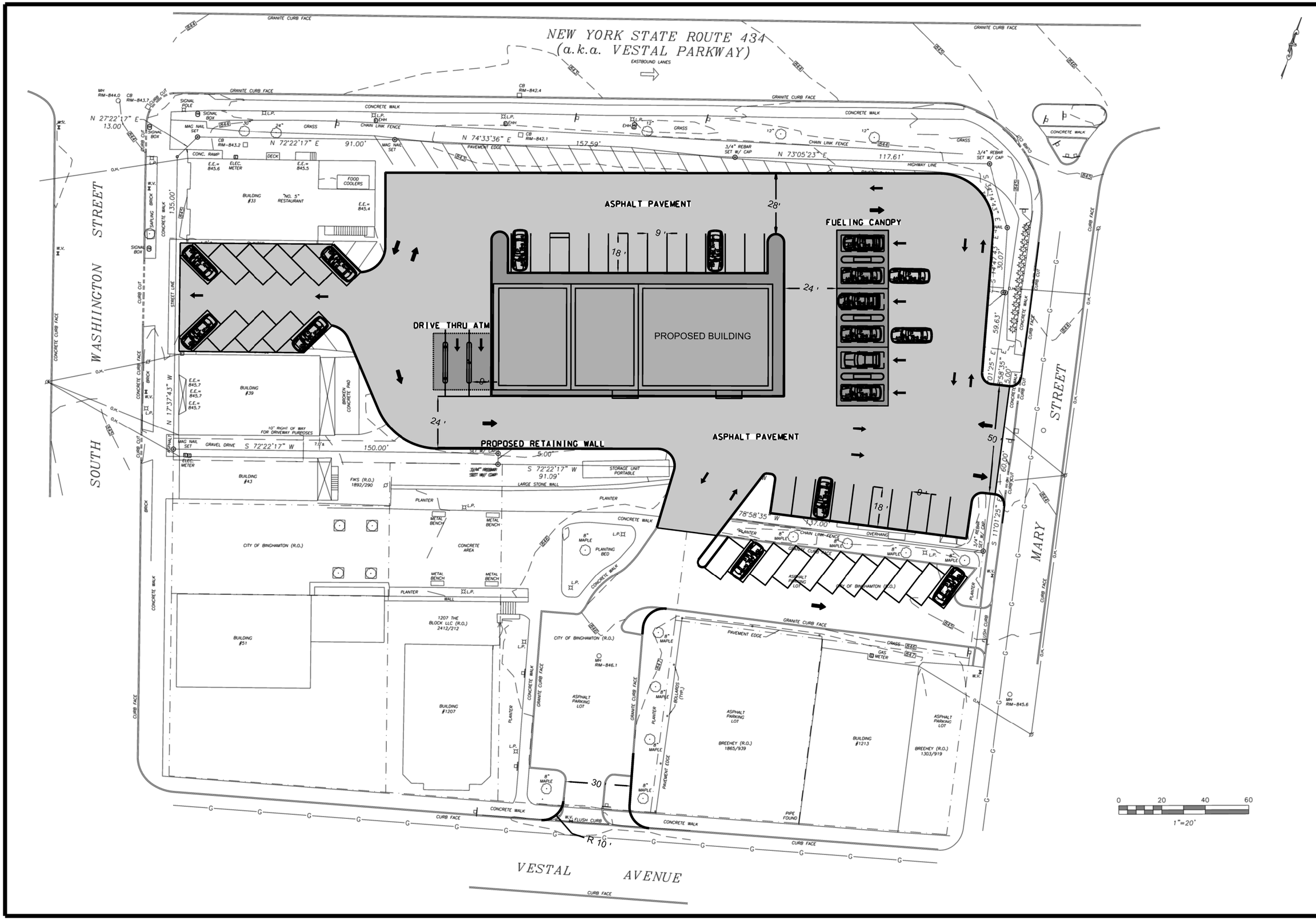
Date: 1-8-2020
Project No.: 2019-163
Designed by: CSS
Drawn by: CSS
Chd by: D.C.
Plot Scale: 1"=20'

Drawing Name: EXISTING SITE AND DEMOLITION PLAN

Project Location: 33 SOUTH WASHINGTON STREET, BINGHAMTON, NEW YORK 13903

Project Name: PRITCHARD MIRABITO SITE DEVELOPMENT

Drawing Reference Number: C-1



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Seal

REVISIONS		
NO.	DATE:	DESCRIPTION:

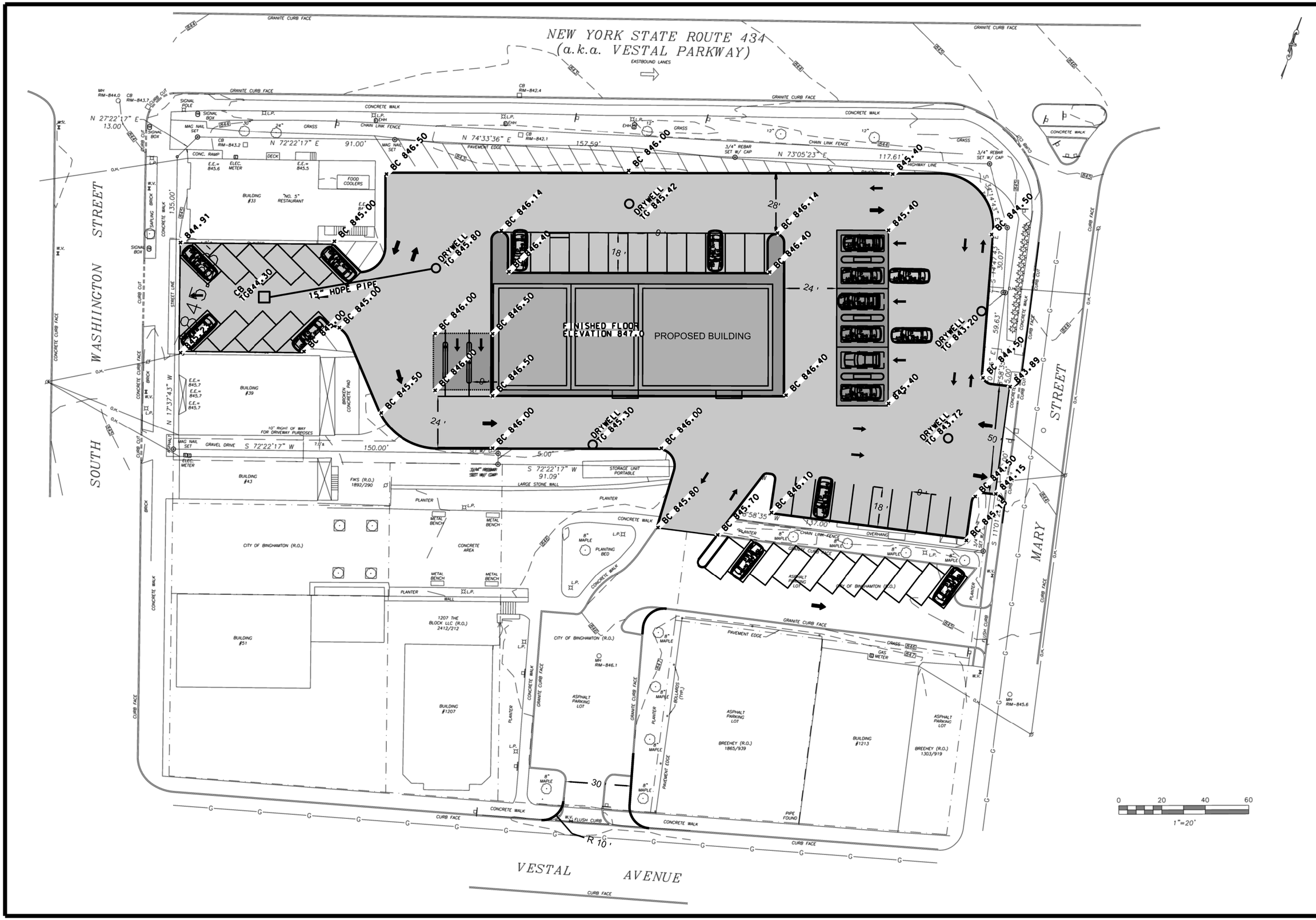
Designed by: CSS
Drawn by: CSS
Ckd by: D.G.
Date: 1-8-2020
Project No.: 2019-163
Plot Scale:

Drawing Name: PRELIMINARY SITE PLAN

Project Location: 33 SOUTH WASHINGTON STREET, BINGHAMTON, NEW YORK 13903

Project Name: PRITCHARD MIRABITO SITE DEVELOPMENT

Drawing Reference Number: C-2



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Seal

REVISIONS		
NO.	DATE:	DESCRIPTION:

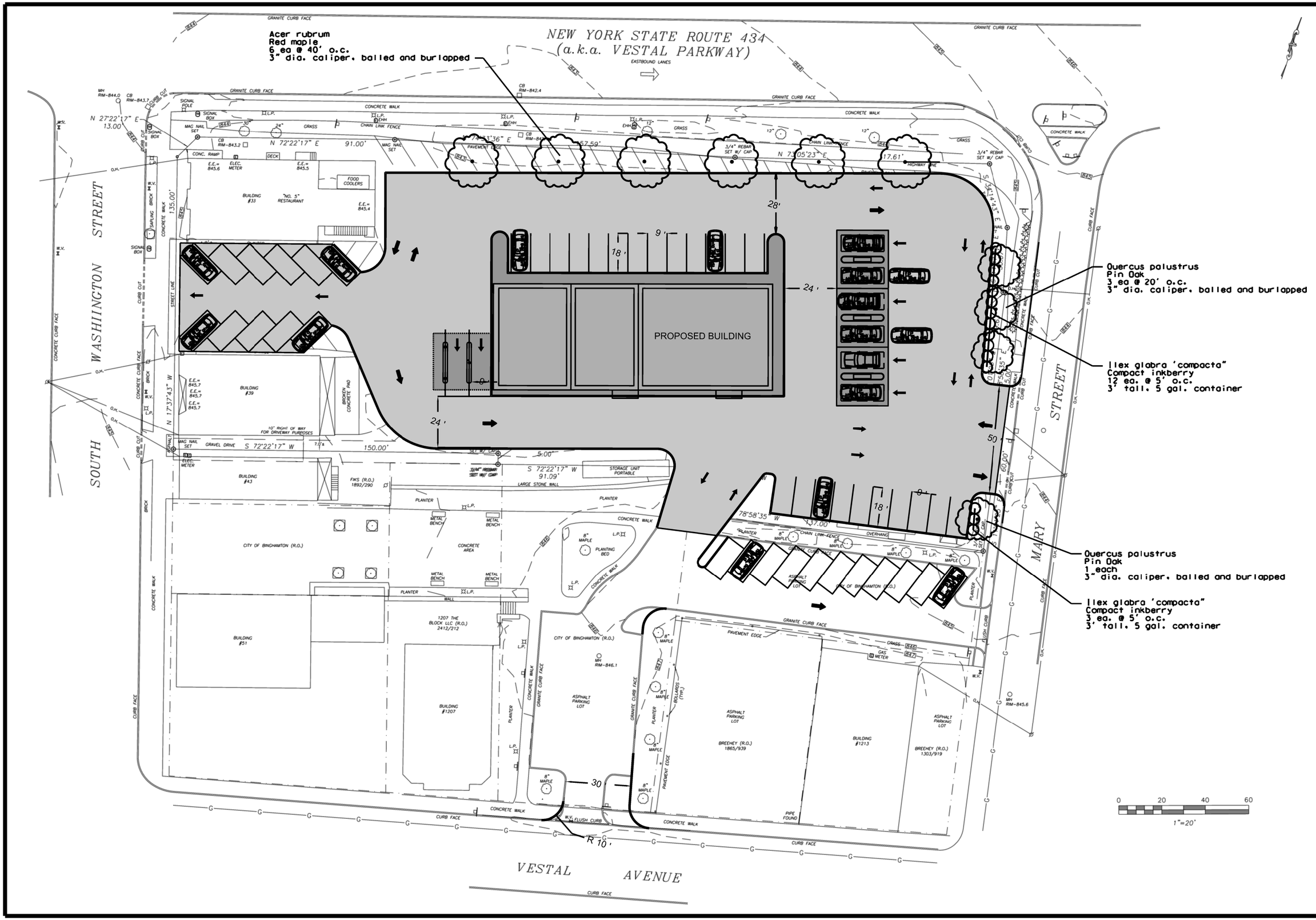
Designed by: CSS
Drawn by: CSS
Ckd by: D.G.
Date: 1-8-2020
Project No.: 2019-163
Plot Scale:

Drawing Name: PRELIMINARY GRADING AND DRAINAGE PLAN

Project Location: 33 SOUTH WASHINGTON STREET, BINGHAMTON, NEW YORK 13903

Project Name: PRITCHARD MIRABITO SITE DEVELOPMENT

Drawing Reference Number: C-3



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FOR REVIEW PURPOSES ONLY NOT FOR CONSTRUCTION

Seal

REVISIONS		
NO.	DATE:	DESCRIPTION:

Date: 1-8-2020
Project No.: 2019-163
Designed by: CSS
Drawn by: CSS
Chkd by: D.G.
Plot Scale:

Drawing Name: PRELIMINARY LANDSCAPING PLAN

Project Location: 33 SOUTH WASHINGTON STREET, BINGHAMTON, NEW YORK 13903

Project Name: PRITCHARD MIRABITO SITE DEVELOPMENT

Drawing Reference Number: C-4