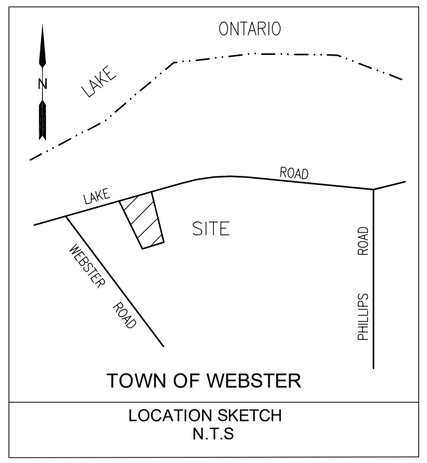
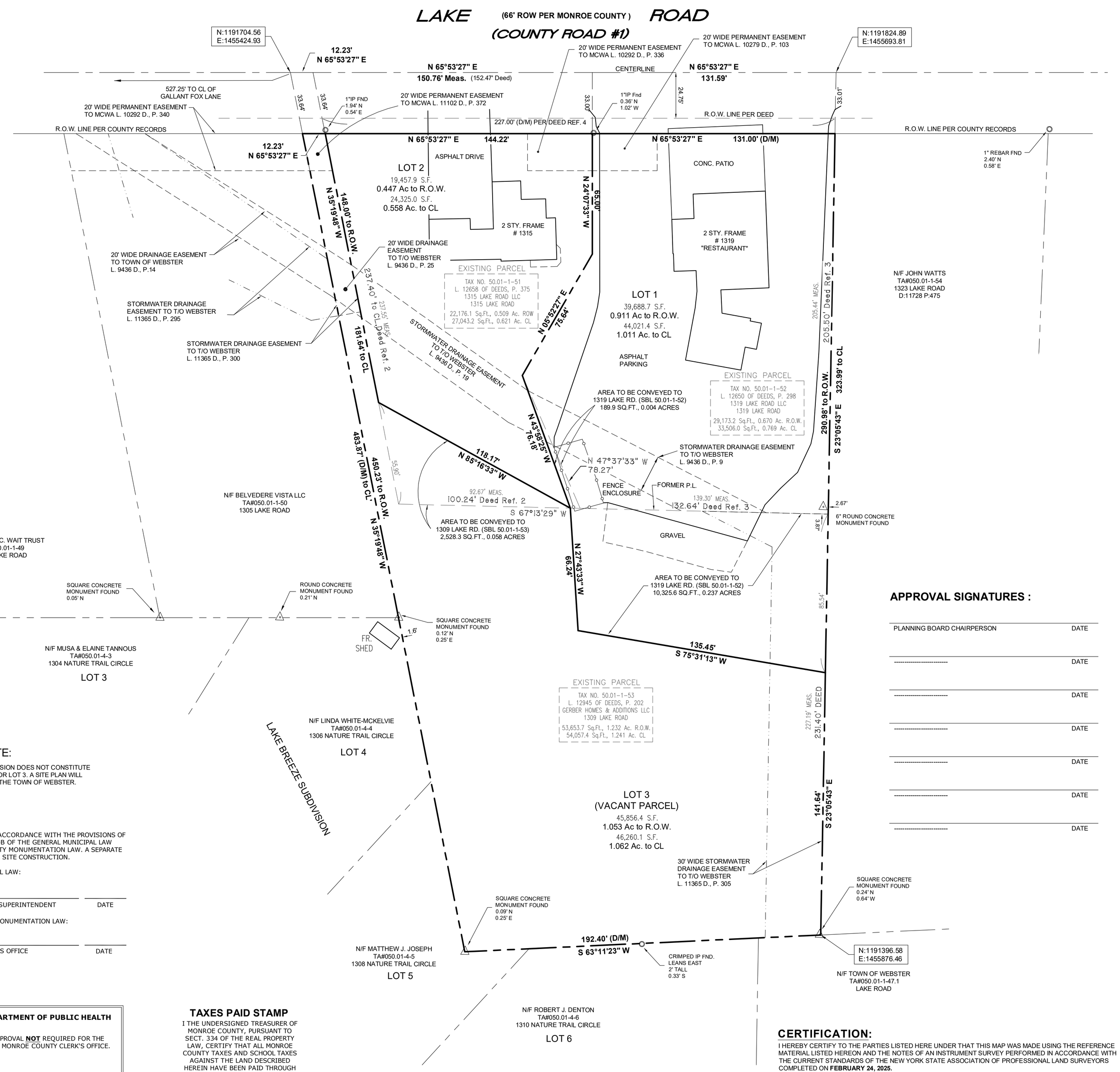


LOCATION SKETCH
N.T.S

0 30 60 90
GRAPHIC SCALE: 1" = 30'



REFERENCES:

MAPS:
1. LIBER 312 OF MAPS, PAGES 51, 52, 53; LAKE BREEZE SUBDIVISION

CURRENT DEEDS:
1. LIBER 12945 OF DEEDS, PAGE 202 (#1309 LAKE ROAD)
2. LIBER 12658 OF DEEDS, PAGE 375 (#1315 LAKE ROAD)
3. LIBER 12650 OF DEEDS, PAGE 298 (#1319 LAKE ROAD)

SUPPORTING DEEDS:
4. LIBER 5795 OF DEEDS, PAGE 122

ABSTRACT OF TITLE:

ABSTRACT SEARCH NO. 23W-2958 PREPARED BY ABAR
ABSTRACT CORPORATION, DATED JANUARY 19, 2024.
(FOR 1309 LAKE ROAD)

SITE DATA:

S.B.L. LOT NO.: 50.01-01-051, -052, -053
ADDRESS: 1315, 1319, 1309 LAKE ROAD
LANDOWNER: 1315 LAKE ROAD LLC, 1319 LAKE ROAD LLC, GERBER HOMES & ADDITIONS LLC
TITLE RECORD: L. 12658 D., P. 375 L. 12650 D., P. 298 L. 12945 D., P. 202

OVERALL SITE AREA = 105,003.0 SQ.FT.
2.411 ACRES

ZONING DISTRICT = R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

DIMENSIONAL CONSTRAINT:	REQUIRED:	PROPOSED:
FRONT YARD	85 FT.	xxx
REAR YARD	60 FT.	xxx
SIDE YARD	20 FT.	xxx
MAX. BLDG. HEIGHT	30 FT.	xxx
MIN. LOT AREA	35,000 SQ.FT.	
MIN. LOT WIDTH	125 FT.	xxx

MONUMENTATION NOTE:

THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 2019 REGARDING LIABILITY INCURRED THROUGH DISTURBANCE OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.

THE DEVELOPER AND CONTRACTOR MUST LOCATE, MARK, BARRICADE, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT OF WAY MONUMENTS IN THE AREAS OF CONSTRUCTION. FOR DESCRIPTIVE AND SURVEY DATA FOR GEODETIC CONTROL MONUMENTS, GO TO THE COUNTY OF MONROE SURVEYORS OFFICE WEBSITE AND ACCESS THE GIS BASED INTERNET WEB VIEWER, OR CONTACT THE MONROE COUNTY SURVEYORS OFFICE.

THE PROJECT BOUNDARY SURVEY AND TIES TO MONROE COUNTY GEODETIC MONUMENTS WERE MADE USING PROCEDURES NECESSARY TO ACHIEVE A LOCAL POSITIONAL ACCURACY AT 95% CONFIDENCE LEVEL NOT EXCEEDING 0.025 FEET.

ACHIEVED NETWORK POSITIONAL ACCURACY AT TWO SIGMA, 95% CONFIDENCE LEVEL [0.05 FEET]

THE COMBINED SCALE FACTOR IS 1.00003755

MAP DISTANCES SHOWN ARE GROUND LEVEL DIMENSIONS.

THIS PROJECT IS LESS THAN 2,500 FEET FROM THE NEAREST GEODETIC SURVEY MONUMENT AND THIS PROJECT IS TIED INTO THE MONROE COUNTY GEODETIC MONUMENTATION NETWORK.

THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, TRANSVERSE MERCATOR PROJECTION, NAD 83 (2011) UTILIZING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS FROM THE NYSDOT REFERENCE NETWORK CORS STATION (NYPF 0032) WITH CONTROL TIES TO THE FOLLOWING MONUMENTS:

	PUBLISHED:	MEASURED:
MONUMENT: 1127 (NYGS) 1967	N= NONE PROVIDED E= NONE PROVIDED Z= 291.601 (NAD27/NGVD29)	N= 1,192,061.24 E= 1,456,239.64 Z= 290.90 (NAD83/NAVD88)-[2011]
MONUMENT: 4-2-88 (NYSDOT)	N= NONE PROVIDED E= NONE PROVIDED Z= NONE PROVIDED (NAD27/NGVD29)	N= 1,191,213.69 E= 1,454,442.30 Z= 289.65 (NAD83/NAVD88)-[2011]

SUBDIVISION NOTE:

1. APPROVAL OF THIS SUBDIVISION DOES NOT CONSTITUTE BUILDING LOT APPROVAL FOR LOT 3. A SITE PLAN WILL NEED TO BE APPROVED BY THE TOWN OF WEBSTER.

THIS PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 239-F, ARTICLE 12-B OF THE GENERAL MUNICIPAL LAW AND/OR THE MONROE COUNTY MONUMENTATION LAW. A SEPARATE APPROVAL IS REQUIRED FOR SITE CONSTRUCTION.

FOR THE GENERAL MUNICIPAL LAW:

MONROE COUNTY HIGHWAY SUPERINTENDENT DATE

FOR THE MONROE COUNTY MONUMENTATION LAW:

MONROE COUNTY SURVEYORS OFFICE DATE

MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH

REALTY SUBDIVISION APPROVAL **NOT** REQUIRED FOR THE FILING OF THIS MAP IN THE MONROE COUNTY CLERK'S OFFICE.

BY: DATE:

NOTE: OTHER DEPARTMENT OF PUBLIC HEALTH APPROVALS MAY BE NEEDED

TAXES PAID STAMP

I THE UNDERSIGNED TREASURER OF MONROE COUNTY, PURSUANT TO SECT. 334 OF THE REAL PROPERTY LAW, CERTIFY THAT ALL MONROE COUNTY TAXES AND SCHOOL TAXES AGAINST THE LAND DESCRIBED HEREIN HAVE BEEN PAID THROUGH

DATED:

ROBERT FRANKLIN
MONROE COUNTY TREASURER

BY:

APPROVAL SIGNATURES :

PLANNING BOARD CHAIRPERSON DATE

DATE

DATE

DATE

DATE

DATE

DATE

CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES LISTED HERE UNDER THAT THIS MAP WAS MADE USING THE REFERENCE MATERIAL LISTED HEREON AND THE NOTES OF AN INSTRUMENT SURVEY PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS COMPLETED ON **FEBRUARY 24, 2025.**

- CERT#1
- CERT#2
- CERT#3

Alfred I. LaRue, N.Y.S.P.L.S # 046558

MCMAHON LARUE
ENGINEERS AND SURVEYORS
822 HOLT RD.
WEBSTER, NEW YORK 14580
INFO@MCMAHON-LARUE.COM
(585) 436 - 1080

PLANS UNDER REVIEW
NOT FOR CONSTRUCTION

DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 AND APPLIES TO THIS DRAWING

" IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION ".

1319 LAKE ROAD SUBDIVISION

SITUATED IN
PART OF TOWN LOT 17, SECTION 12
TOWNSHIP 14, RANGE 4
PHELPS AND GORHAM PURCHASE
TOWN OF WEBSTER, MONROE COUNTY
STATE OF NEW YORK

PROJECT:
MAMA LOR'S LAKE ROAD

1319 LAKE ROAD
WEBSTER, NEW YORK

PROJ. NO: 25-0018

CLIENT:
GERBER HOMES & ADDITIONS
1260 RIDGE ROAD
ONTARIO, NY 14519

DATE	REVISIONS	BY:

DRAWN BY:	CHECKED BY:
JAT	AIL
ISSUED:	SCALE:
MARCH 10, 2025	1" = 30'

PROJECT STATUS
PRELIMINARY

DRAWING TITLE
SUBDIVISION PLAT

DRAWING NUMBER
SV-100

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K:\2025 PROJECTS\25-0018 1319 LAKE ROAD\03 CAD\00 BASE DRAWING\1309LAKERD 83DATUM BASE.DWG