

Site Details:

Existing Zoning is Residential Lake District (RLD)

Minimum Lot Size: 20,000 SQ. FT.

Minimum Lot Width: 125 FT

Front Setback: 60 FT.

Rear Setback: 60 FT.

Side Setback: 12 FT.

Maximum Building Height = 25 FT.

Maximum Building Coverage on Lot = 15%

Maximum Lot Coverage = 25%

Deed Reference:

Robert L. Summerhays to John E. Summerhays et al by Deed filed May 24, 1982 in Liber 812 of Deeds at Page 739.

Abstract Reference:

This Survey is subject to any facts an updated abstract of title may reveal.

Map Reference:

Map of Survey Prepared for Gregory Gifford & Lisa Gifford by Venezia & Assoc. being Job No. 97-081.

Ontario County filed map No. 8568.

Lot Coverage Calculations:

Tax Map No.	Lot	Building
140.11-1-14	4.7%	1.5%
140.11-1-15	14.4%	5.3%

Annexation Area Chart

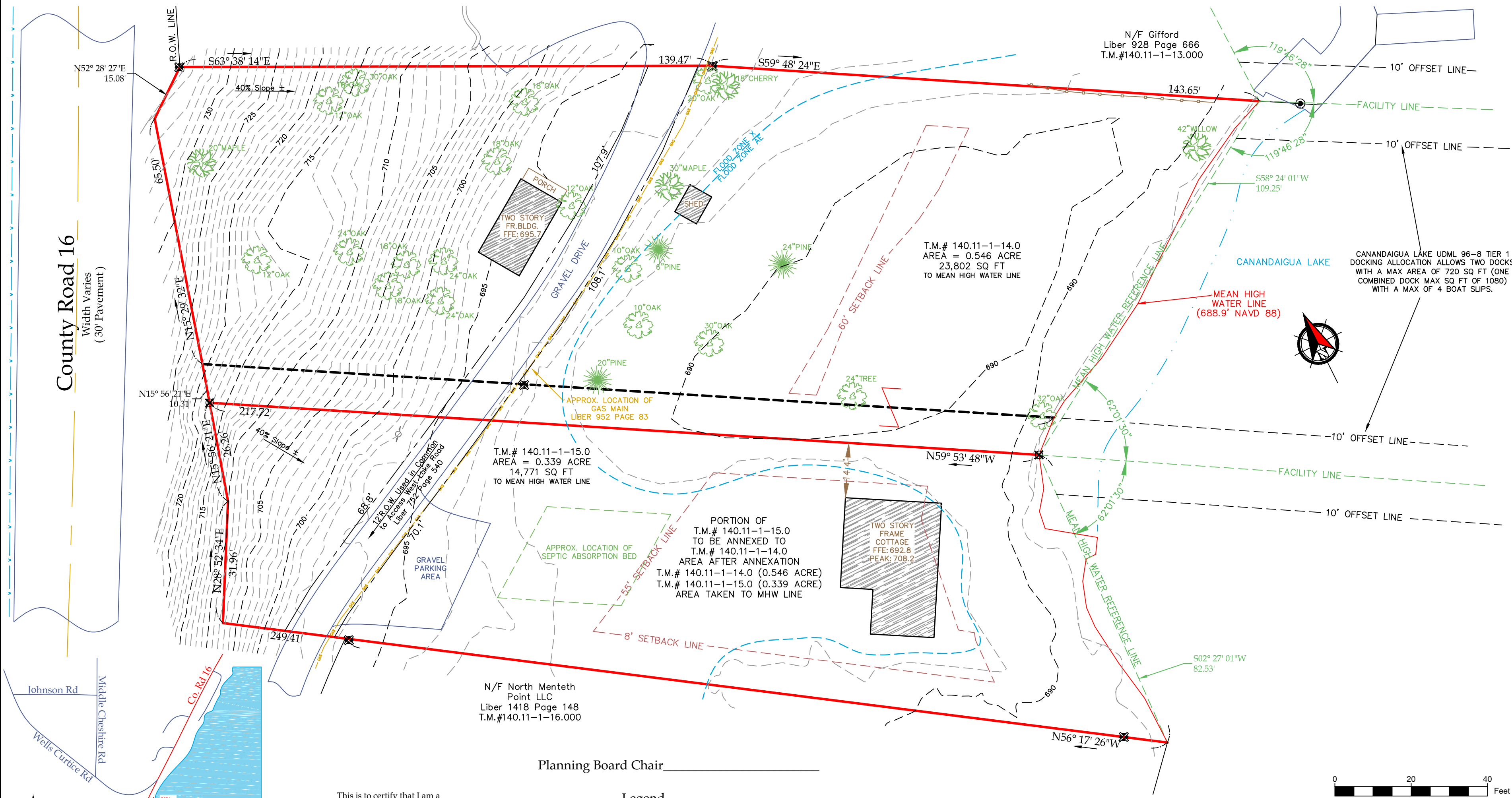
T.M. Number	Area Before Annex	Area After Annex
140.11-1-14.0	21,595 Sq Ft	23,802 Sq Ft
140.11-1-15.0	16,977 Sq Ft	14,771 Sq Ft

"Unauthorized alteration or addition to a map bearing a Licensed Professional Engineer's or Professional Land Surveyor's seal in any way is a Violation of Section 7209"

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Revisions

NO.	Date	Description	By
1	02-20-2020	Address Town PRC Comments (2-18-2020)	AAV
2	02-24-2020	Add Frontage Dimensions, Septic Bed & Lot Coverage	AAV



Vicinity Map

N.T.S.

VENEZIA

LAND SURVEYORS AND CIVIL ENGINEERS

www.veneziasurvey.com

This is to certify that I am a Licensed Land Surveyor and that this plan was completed on 01/13/2020 from notes of an instrument survey performed on 12/12/2019

Anthony A. Venezia
signed
License No. 050864

STATE OF NEW YORK
ANTHONY A. VENEZIA
NO. 050864
Licensed Land Surveyor

Legend

Iron pin or pipe found	P.K. nail found
Iron pin set	P.K. nail set
Drill hole	Concrete Monument
Utility pole	Benchmark
E/T	Utility lines
E/T	R.O.W. line
Property lines	
Centerline	

Owner
Summerhays
24 Crestline Drive
Rochester, NY, 14618

Town of Ontario

Lot Line Revision prepared for:

Summerhays & Swaim

Showing Land At
4691 & 4695 North Menteth Drive
County of Ontario

State of New York

Tax Map# 140.11-1-14 & 15
Scale: 1" = 20'
Job # 19276