

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	5.9%	1.7%
140.11-1-15	13.2%	4.6%

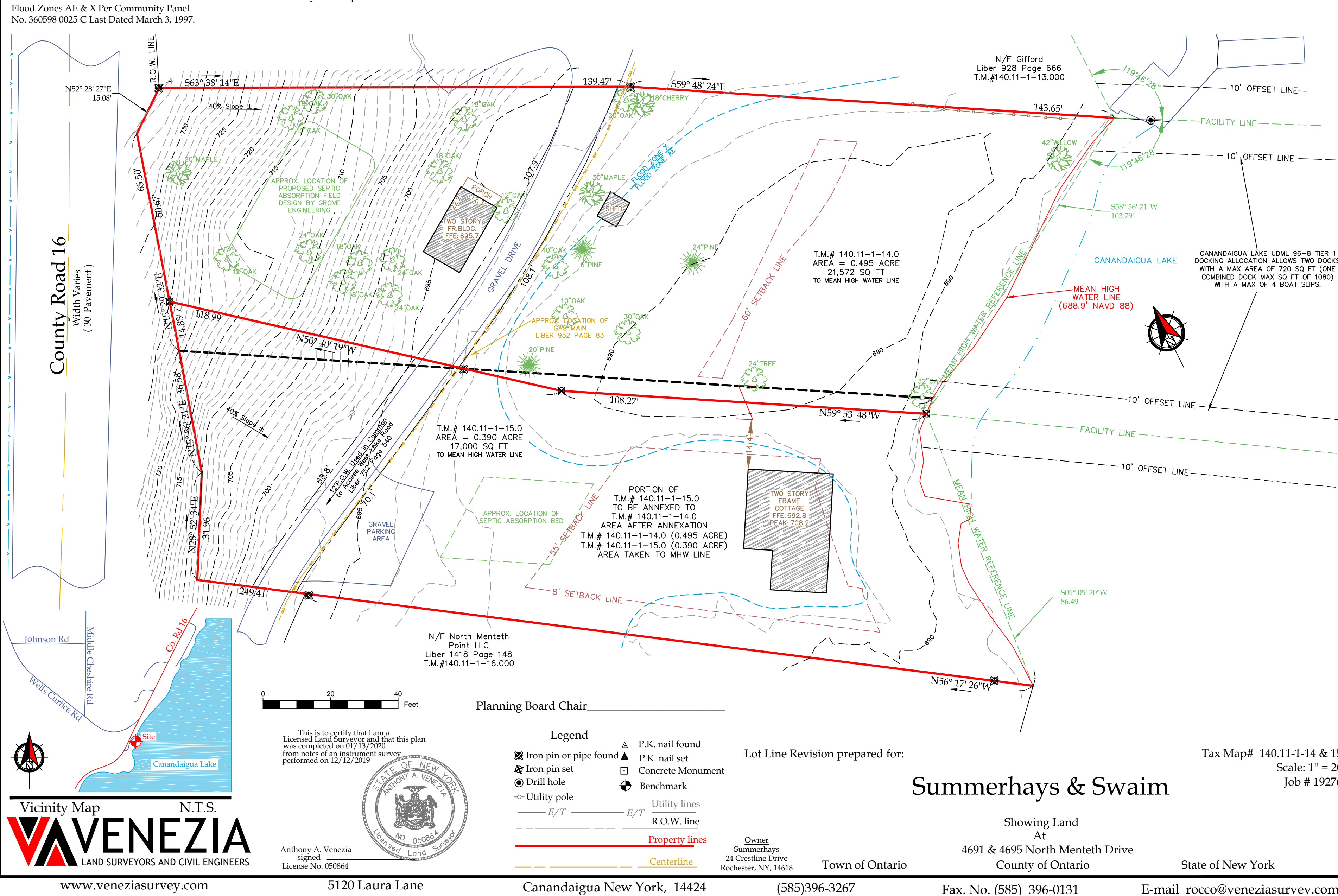
Annexation Area Chart

T.M. Number	Area Before Annex	Area After Annex
140.11-1-14.0	21,595 Sq Ft	21,572 Sq Ft
140.11-1-15.0	16,977 Sq Ft	17,000 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"

"Copyright 2020" Venezia & Associates. All rights reserved unauthorized duplication is a violation of all applicable laws"

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
- Iron pin set
- Drill hole
- Utility pole
- E/T
- Property lines
- Centerline

- P.K. nail found
- P.K. nail set
- Concrete Monument
- Benchmark
- Utility lines
- R.O.W. line

Lot Line Revision prepared for:

Summerhays & Swaim

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

Town of Ontario
(585)396-3267

Owner
Summerhays
24 Crestline Drive
Rochester, NY, 14618

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

State of New York
E-mail rocco@veneziasurvey.com