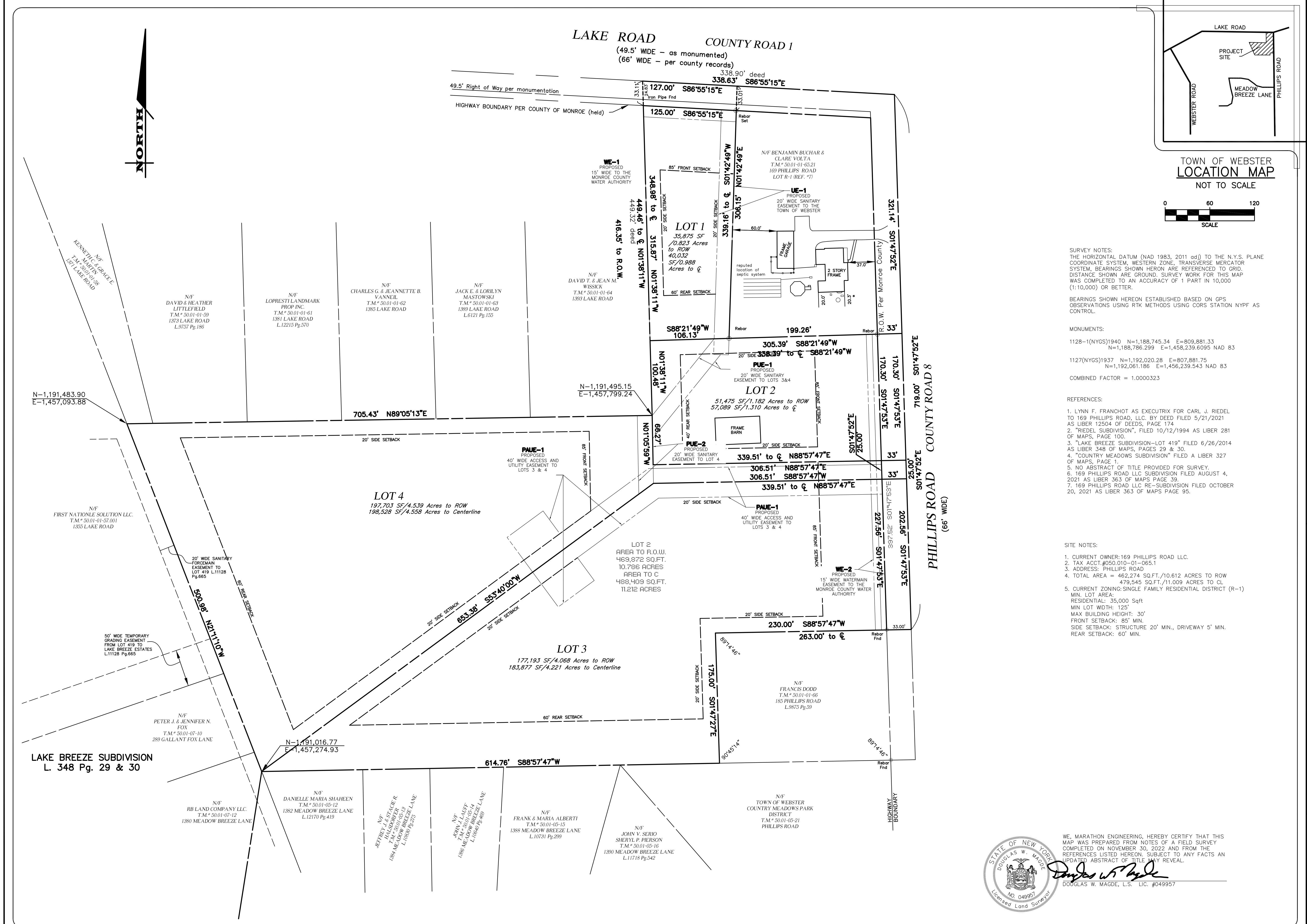
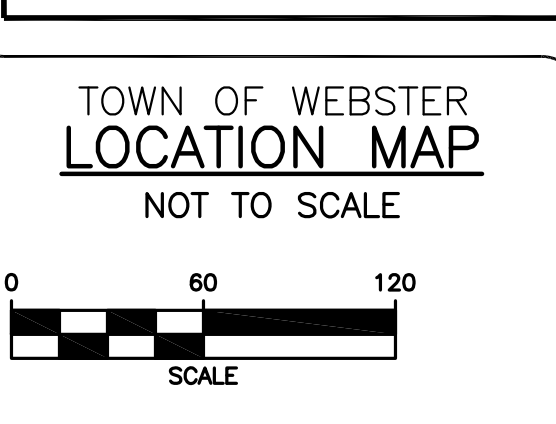


File: S:\Drawings\Monroe County\Phillips Road 169\Drawings\Subdivision Map Dec 2022.dwg, Last saved: 2/13/2023, Plot Date: 2/13/2023, By: DOUG MAGDE, Plot Style: -----



MARATHON ENGINEERING
 ROCHESTER LOCATION
 39 CASCADE DRIVE
 ROCHESTER, NY 14614
 585-453-7770
 ITHACA LOCATION
 840 HANSHAW RD, STE 6
 ITHACA, NY 14850
 607-241-2917
 www.marathoneng.com



SURVEY NOTES:
 THE HORIZONTAL DATUM (NAD 1983, 2011 adj) TO THE N.Y.S. PLANE COORDINATE SYSTEM, WESTERN ZONE, TRANSVERSE MERCATOR SYSTEM, BEARINGS SHOWN HEREON ARE REFERENCED TO GRID. DISTANCE SHOWN ARE GROUND. SURVEY WORK FOR THIS MAP WAS COMPLETED TO AN ACCURACY OF 1 PART IN 10,000 (1:10,000) OR BETTER.

BEARINGS SHOWN HEREON ESTABLISHED BASED ON GPS OBSERVATIONS USING RTK METHODS USING CORS STATION NYFP AS CONTROL.

MONUMENTS:

1128-(NYGS)1940 N=1,188,745.34 E=809,881.33
 N=1,188,786.299 E=1,458,239.6095 NAD 83

1127(NYGS)1937 N=1,192,020.28 E=807,881.75
 N=1,192,061.186 E=1,456,239.543 NAD 83

COMBINED FACTOR = 1.0000323

REFERENCES:

- LYNN F. FRANCHOT AS EXECUTRIX FOR CARL J. RIEDEL TO 169 PHILLIPS ROAD, LLC. BY DEED FILED 5/21/2021 AS LIBER 12504 OF DEEDS, PAGE 174
- "RIEDEL SUBDIVISION", FILED 10/12/1994 AS LIBER 281 OF MAPS, PAGE 100.
- "LAKE BREEZE SUBDIVISION-LOT 419" FILED 6/26/2014 AS LIBER 348 OF MAPS, PAGES 29 & 30.
- "COUNTRY MEADOWS SUBDIVISION" FILED A LIBER 327 OF MAPS, PAGE 1.
- NO ABSTRACT OF TITLE PROVIDED FOR SURVEY.
- 169 PHILLIPS ROAD LLC SUBDIVISION FILED AUGUST 4, 2021 AS LIBER 363 OF MAPS PAGE 38.
- 169 PHILLIPS ROAD LLC RE-SUBDIVISION FILED OCTOBER 20, 2021 AS LIBER 363 OF MAPS PAGE 95.

SITE NOTES:

- CURRENT OWNER: 169 PHILLIPS ROAD LLC.
- TAX ACCT.#050,010-01-065.1
- ADDRESS: PHILLIPS ROAD
- TOTAL AREA = 462,274 SQ.FT./10.612 ACRES TO ROW
 479,545 SQ.FT./11,009 ACRES TO CL
- CURRENT ZONING: SINGLE FAMILY RESIDENTIAL DISTRICT (R-1)
 MIN. LOT AREA:
 RESIDENTIAL: 35,000 Sqft
 MIN LOT WIDTH: 125'
 MAX BUILDING HEIGHT: 30'
 FRONT SETBACK: 85' MIN.
 SIDE SETBACK: STRUCTURE 20' MIN., DRIVEWAY 5' MIN.
 REAR SETBACK: 60' MIN.



WE, MARATHON ENGINEERING, HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES OF A FIELD SURVEY COMPLETED ON NOVEMBER 30, 2022 AND FROM THE REFERENCES LISTED HEREON. SUBJECT TO ANY FACTS AN UPDATED ABSTRACT OF TITLE MAY REVEAL.

Douglas W. Magde
 DOUGLAS W. MAGDE, L.S. LIC. #049957

PHILLIPS NORTH SUBDIVISION
BEING A RE-SUBDIVISION OF 169 PHILLIPS ROAD
LLC RE-SUBDIVISION FILED AS L.363 PG. 95

PART OF LOT 17, TOWNSHIP 14, RANGE 4 OF THE PHELPS & GORHAM PURCHASE
 TOWN OF WEBSTER
 MONROE COUNTY
 STATE OF ##

JOB NO: 8140-21
SCALE: 1"=60'
DRAWN: DWM
DESIGNED: DWM
DATE: 12/16/2022

REVISIONS

DATE	BY	REVISION
2/13/23	dwm	town comments

IF A MULLIKEN REGISTERED EDUCATIONAL PROFESSIONAL ENGINEER OR SURVEYOR HAS BEEN DESIGNATED BY ANY PERSON, UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR SURVEYOR, THE DESIGNATION SHALL BE INDICATED BY THE LETTERS "R.E." OR "R.S." AFTER THE NAME OF THE PROFESSIONAL ENGINEER OR SURVEYOR. IF AN OTHER BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR SURVEYOR IS SHOWN, THE DESIGNATION OF LAND SURVEYOR SHALL APPEAR TO THE RIGHT OF THE SEAL AND THE REASON FOR THE DESIGNATION SHALL BE INDICATED BY THE LETTERS "L.S." AND THE DATE OF SUCH DESIGNATION, AND A SPECIFIC DESCRIPTION OF THE AUTHORITY.

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DRAWING TITLE:
SUBDIVISION
MAP

1 of 1
 SHEET No: **SV-1**
 8140-21
 JOB No: DRAWING No: