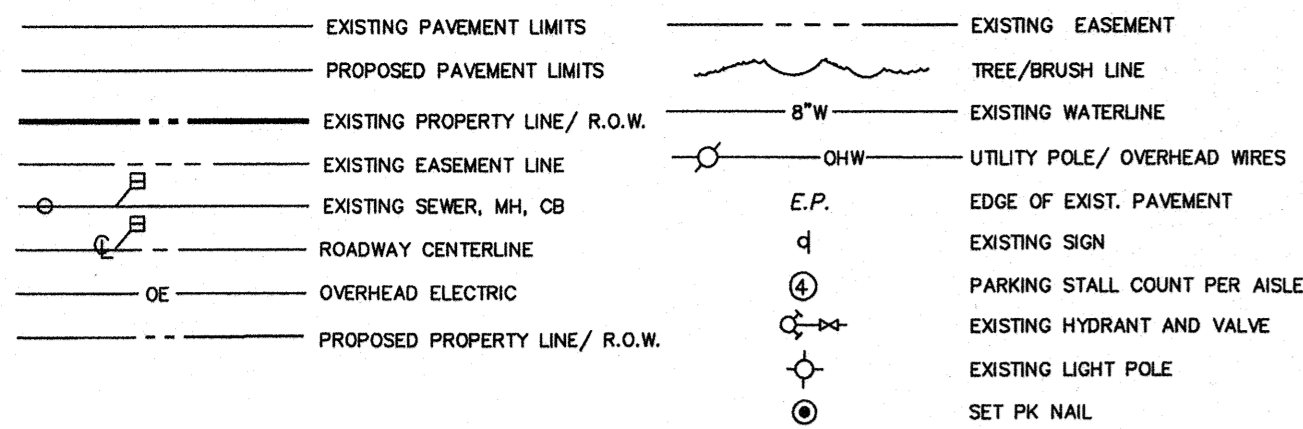


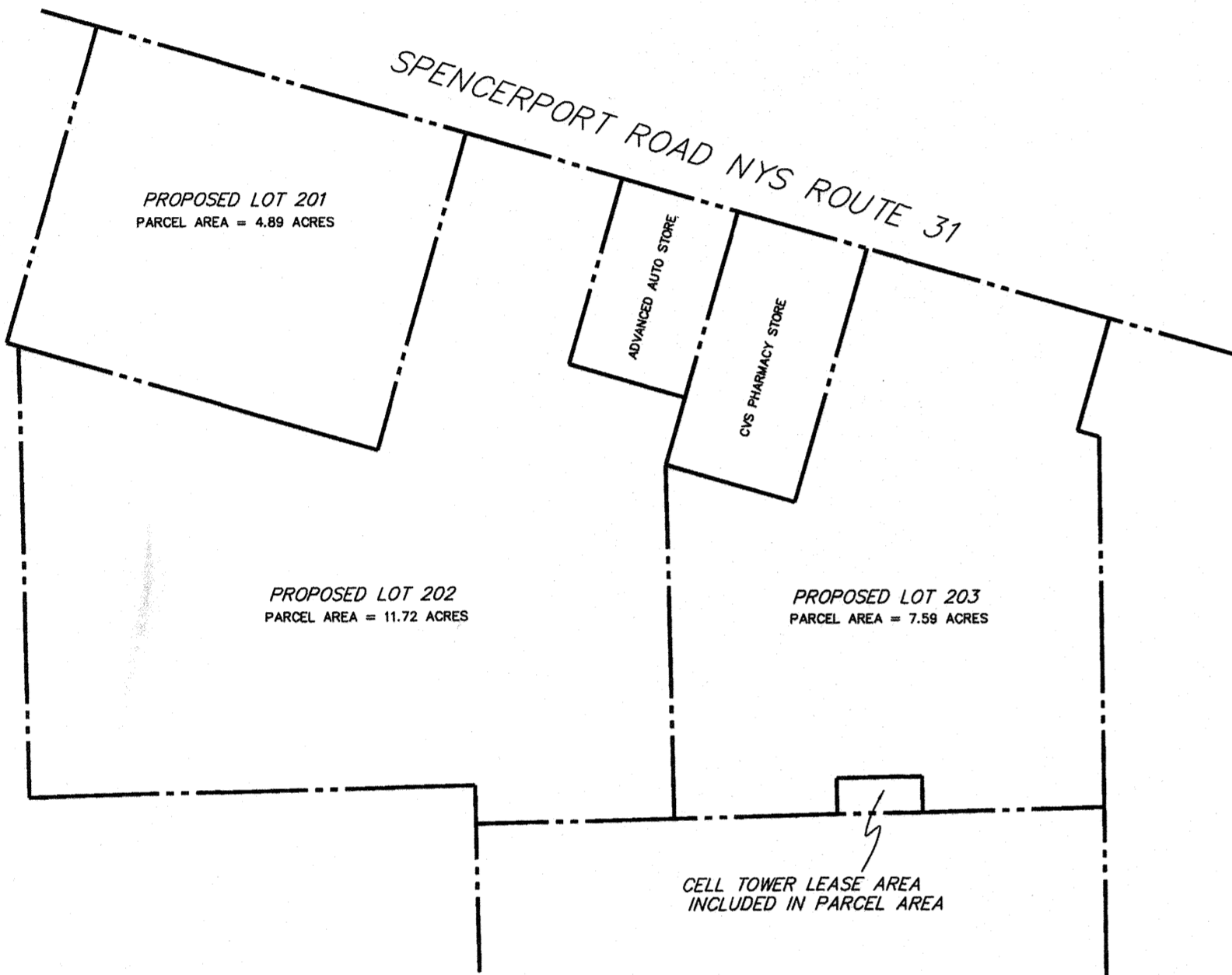
LEGEND



ZONING DATA

CURRENT ZONING GB, GENERAL BUSINESS
 MINIMUM LOT WIDTH = 150'
 FRONT YARD SETBACK = 100'
 SIDE YARD SETBACK = 25'
 REAR YARD SETBACK = 25'

**PROPOSED LOTS DETAIL
 #485-507 SPENCERPORT ROAD
 NOT TO SCALE**

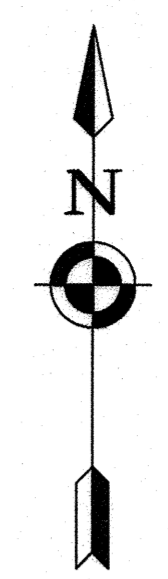


NEW EASEMENT TABLE

20' STORM SEWER EASEMENT LOT 202 TO TOWN OF GATES		15' SANITARY LATERAL SEWER EASEMENT COLONIAL PLAZA LLC TO CVS		20' SANITARY SEWER EASEMENT LOT 202 TO LOT 203		20' BACKOUT ACCESS EASEMENT LOT 202 TO LOT 201	
L1	S 16°02'39" W 16.02	L1	S 73°57'42" E 15.25	L1	N 01°15'49" W 20.00	L1	S 74°10'05" E 20.00
L2	S 48°04'39" W 306.12	L2	S 26°21'42" W 117.83	L2	N 87°41'50" E 271.00	L2	S 15°41'19" W 262.41
L3	S 01°00'21" E 566.30	L3	S 87°29'10" W 17.13	L3	S 01°26'37" E 20.00	L3	N 73°14'39" W 20.00
L4	S 88°33'52" W 20.00	L4	N 26°21'42" E 123.36	L4	S 87°41'50" W 271.06	L4	N 15°41'19" E 262.09
L5	N 01°00'21" W 1575.50						
L6	N 48°04'39" E 321.63						
L7	S 73°57'42" E 13.57						

FLOOD ZONE DATA

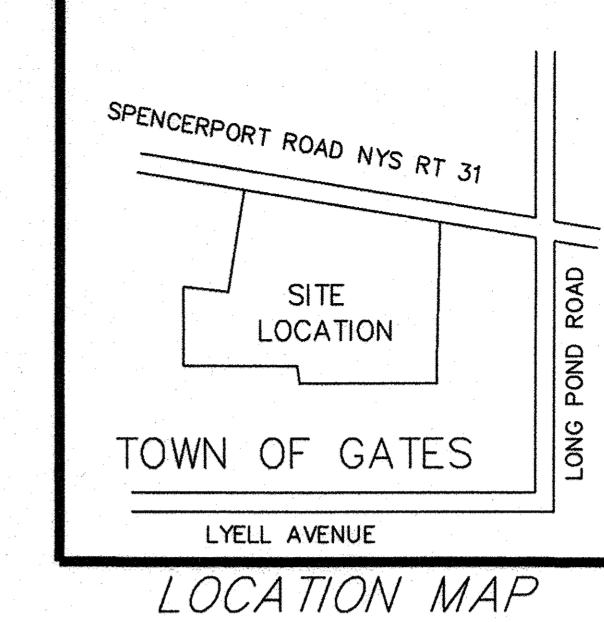
THE PARCELS OF LAND SHOWN HEREON ARE LOCATED IN PORTIONS OF FLOOD ZONE X AND SPECIAL FLOOD HAZARD AREAS (100 YEAR FLOOD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 36055C0187G, DATED AUG. 28, 2008



SCALE: 1"=80'

GENERAL/UTILITY NOTES

- THE CONTRACTOR SHALL CONFIRM THE LOCATION OF EXISTING UNDERGROUND UTILITIES BY CONTACTING THE UTILITY COORDINATING COMMITTEE (480-962-7060) FOR A UTILITY SEARCH AND FIELD INVESTIGATION PRIOR TO COMMENCING ANY CONSTRUCTION.
- THE CONTRACTOR SHALL COMPLY WITH THE NEW YORK STATE INDUSTRIAL CODE, RULE 23, SUBPART 23-4, "EXCAVATION OPERATIONS" TO PROVIDE SAFE EXCAVATING PRACTICES AND PROCEDURES. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL APPLICABLE OSHA REGULATIONS.
- THE ACCURACY OF EXISTING UTILITIES SHOWN IS NOT GUARANTEED. THE EXISTING UTILITIES SHOWN ARE A RESULT OF THE BEST INFORMATION THAT COULD BE OBTAINED FROM FIELD SURVEYS AND RECORD MAPS AND ARE FOR GENERAL INFORMATION ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ANY UTILITIES BY FIELD INVESTIGATION. THE CONTRACTOR SHALL ALSO PERFORM WHATEVER MEASURES ARE WARRANTED TO PROTECT THE EXISTING UTILITIES.



SURVEY MONUMENTATION

THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE N.Y.S. PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WESTERN ZONE THROUGH CONTROL TIES TO THE FOLLOWING MONUMENTS USING PROCEDURES NECESSARY TO ACHIEVE AN ACCURACY OF NOT LESS THAN 1 PART IN 20,000.

GEODETIC MONUMENTS USED:
 MONUMENT # 4-1-308 (NYS DOT 1991) NAD 1927
 N=1,156,025.475
 E=735,132.574

MONUMENT # 653-5 (NYGS 1939) NAD 1927
 N=1,171,795.305
 E=735,183.370

TOTAL COMBINED CORRECTION=0.9999751
 DISTANCES SHOWN ARE GROUND
 COORDINATES SHOWN ARE GRID

N/F CHASE WOODS MANOR LLP & LECHASE FAMILY, LLC
 TA# 104.130-01-007.22

MONROE COUNTY DEPARTMENT OF HEALTH
 REALTY SUBDIVISION APPROVAL NOT REQUIRED
 FOR THE FILING OF THIS MAP WITH THE
 MONROE COUNTY CLERK.

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
 SUSAN BUCK
 MONROE COUNTY TREASURER

NOTE: OTHER DEPARTMENT OF HEALTH APPROVALS MAY BE NEEDED

TOWN APPROVAL

APPROVED: [Signature] DATE: 02/07/25

SURVEY CERTIFICATION

WE, JAMES H. MISSELL AND ASSOCIATES CERTIFY THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH CURRENT STANDARDS JOINTLY ADOPTED BY GENESSEE VALLEY LAND SURVEYORS ASSOCIATION AND THE MONROE COUNTY BAR ASSOCIATION AND FROM FIELD NOTES OF AN INSTRUMENT SURVEY PERFORMED ON DECEMBER 29, 2022.
 JAMES H. MISSELL NYSPLS LICENSE NO. 049777 DATE



REVISIONS

DATE:	BY:	REVISION:
11/14/24	JM	GENERAL, TOWN, EASEMENTS, TOWN ENGINEER
12/10/24	JM	ADD STORM SEWER EASEMENT LOT 202
12/13/24	JM	MC SURVEYOR REVIEW
12/23/24	JM	PROPOSED EASEMENTS
1/16/25	JM	LABEL FILED EASEMENTS
1/23/25	JM	MC SURVEYOR REVIEW
1/28/25	JM	REMOVE TOWN SIGNATURE LINES

ADVANCE AUTO PARTS SUBDIVISION, SECTION 2

BEING A RESUBDIVISION OF THE REMAINING LANDS OF THE ADVANCE AUTO PARTS SUBDIVISION, BEING PART OF TOWN LOT 119, IN THE 20,000 ACRE TRACT, TOWNSHIP 1, SHORT RANGE, MILL SEAT TRACT, PHELPS AND GORHAM PURCHASE, SITUATE IN THE TOWN OF GATES, COUNTY OF MONROE, STATE OF NEW YORK

JAMES H. MISSELL AND ASSOCIATES 900 JEFFERSON ROAD-ADMINISTRATION BUILDING ROCHESTER, NEW YORK 14623 TEL. 585-340-2315		CLIENT: COLONIAL PLAZA LLC 485-507 SPENCERPORT ROAD ROCHESTER, NEW YORK 14606
DATE: DEC. 29, 2023	DRAWN BY: D.E.H.	TAX ACCOUNT NUMBER TA# 104.130-01-007.3
SURVEYOR: J.H.M.	SCALE: 1" = 80'	SHEET NO.: 1 OF 1
		DRAWING NO.: GATEPLAZ

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 COPYRIGHT JAMES H. MISSELL AND ASSOCIATES, 2023

DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK EDUCATION LAW, ARTICLE 145, SECTION 7208, 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 AN 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.
 COPYRIGHT JAMES H. MISSELL AND ASSOCIATES, 2023

SURVEY REFERENCES

- INDEPENDENT TITLE SERVICES COMPANY, INC., ABSTRACT NO. 39269 ITS NO. 4-7104, DATED JULY 26, 1995
- INDEPENDENT TITLE SERVICES COMPANY, INC., ABSTRACT NO. 38268 ITS NO. 4-7103, DATED JULY 26, 1995
- LIBER 1775 DEEDS, PAGE 237, EASEMENT TO RTC ALONG SPENCERPORT ROAD
- LIBER 1306 DEEDS, PAGE 543, EASEMENT TO RGE & RTC FOR POLES, WIRES & GAS MAINS
- SITE PLAN PREPARED BY JAMES H. MISSELL & ASSOCIATES FOR THE CVS PHARMACY STORE, DATED JAN 2, 1998, DWG NO. W-7003
- LIBER 291 MAPS, PAGE 277, GATES COLONIAL PLAZA SUBDIVISION
- LIBER 342 MAPS, PAGE 33, AUTO PARTS SUBDIVISION
- LIBER 297 MAPS, PAGE 81, GATES COLONIAL PLAZA RESUBDIVISION