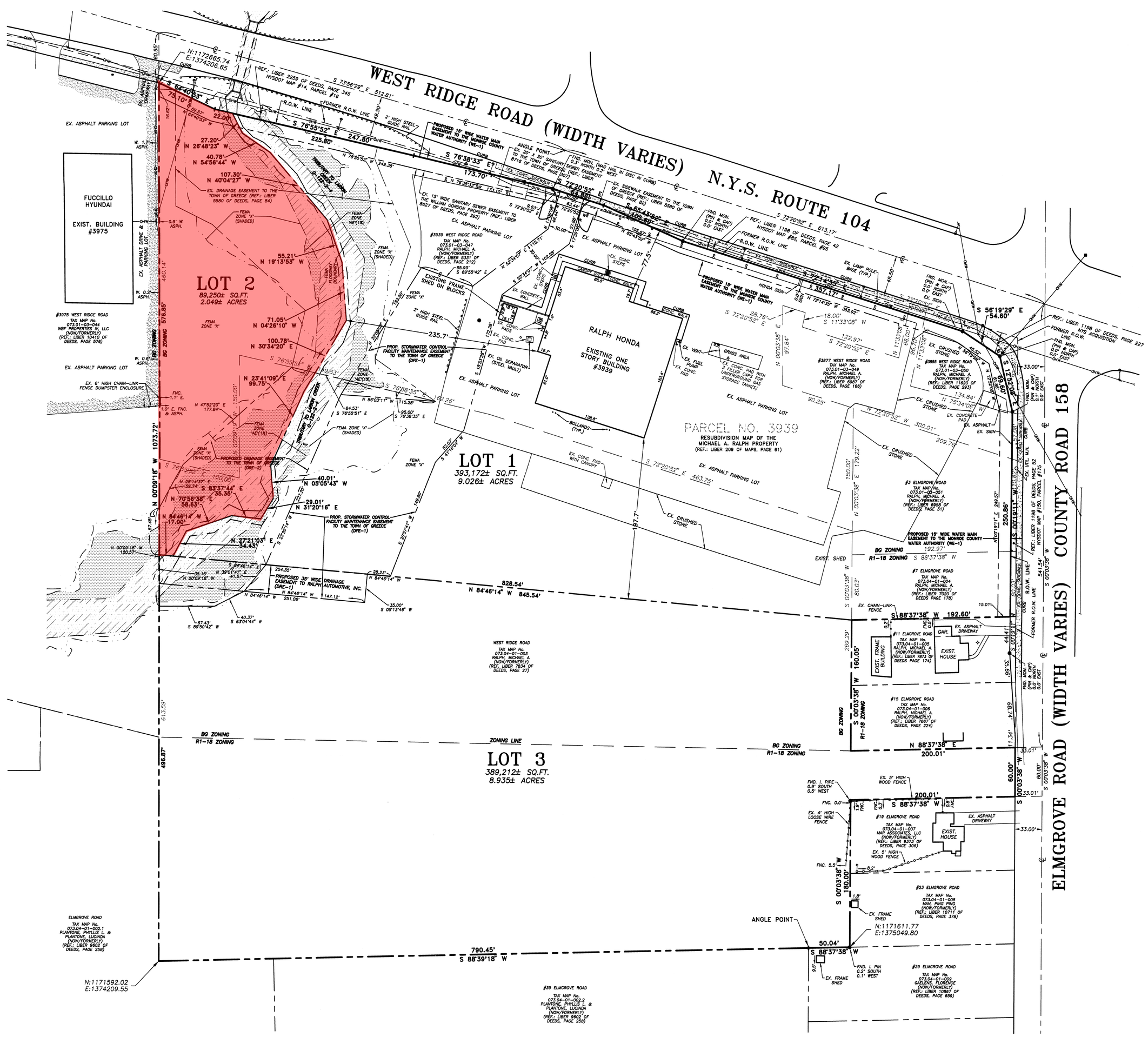


NOTES:

1. TAX MAP NOS.: 073.01-03-047, 073.01-03-049, 073.01-03-050, 073.01-03-051, 073.04-01-003 & 073.04-01-004
2. AREA: 20.010± ACRES TO R.O.W.
3. ZONING: R1-18 & BG
   R1-18 SETBACKS: FRONT – 50' SIDE – 10' REAR – 50'
   ACCESSORY STRUCTURES SIDE AND REAR – 10'
   MINIMUM LOT SIZE – 18,000 SQ.FT. (24,000 SQ.FT. CORNER LOT)
   MINIMUM LOT WIDTH – 100' (125' CORNER LOT); MINIMUM LOT DEPTH – 140' (170' CORNER LOT)
   MAXIMUM LOT COVERAGE – 25%
   BG SETBACKS: FRONT – 100' SIDE – 20' REAR – 20' CORNER – 30'
   MINIMUM LOT SIZE – 20,000 SQ. FT. (24,000 SQ.FT. CORNER LOT)
   MINIMUM LOT WIDTH – 90' (100' CORNER LOT); MINIMUM LOT DEPTH – 200'
   MAXIMUM LOT COVERAGE – 15%
   EXISTING LOT COVERAGE – 7.16% (PROPOSED LOT 1)
4. ALL OF THIS SUBDIVISION IS CLASSIFIED IN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD ZONES "AE" AND "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF MONROE, MAP NO. 36055C0178G, WITH AN EFFECTIVE DATE OF AUGUST 28, 2008.
5. ANY TOWN OF GREECE APPROVAL OR PERMIT FOR THESE PREMISES DOES NOT RELIEVE THE APPLICANT, DEVELOPER, OR OWNER OF THE PREMISES FROM OBTAINING ALL NECESSARY MONROE COUNTY, NEW YORK STATE, OR UNITED STATES GOVERNMENT APPROVALS OR PERMITS FOR THE PREMISES.
6. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY OF THE LOTS IN THIS RESUBDIVISION UNLESS AND UNTIL THIS RESUBDIVISION MAP HAS BEEN FILED IN THE OFFICE OF THE MONROE COUNTY CLERK. THE LIBER AND PAGE AT WHICH THIS RESUBDIVISION MAP IS FILED IN THE OFFICE OF THE MONROE COUNTY CLERK SHALL BE INDICATED ON THE APPROVED, SIGNED COPIES OF THIS RESUBDIVISION MAP THAT ARE SUBMITTED TO THE TOWN.
7. THIS RESUBDIVISION MAP IS FOR CONVEYANCE PURPOSES ONLY; NO NEW CONSTRUCTION IS PROPOSED. APPROVAL OF THIS MAP DOES NOT SUPERCEDE ANY OTHER CONDITIONS IMPOSED BY THE TOWN OF GREECE OR ANY OTHER AGENCY. ADDITIONAL TOWN OF GREECE APPROVALS MUST BE OBTAINED BEFORE ANY FUTURE CONSTRUCTION.

OWNER:

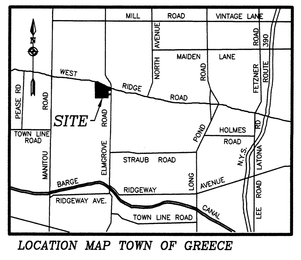
MICHAEL A. RALPH — 3-24-16 DATE
3939 WEST RIDGE ROAD
ROCHESTER, NEW YORK 14626

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 9/31/2016 DATED: 6/12/2016
ROBERT FRANKLIN
MONROE COUNTY TREASURER
BY: _____
MONROE COUNTY TREASURER

This plat is approved in accordance with the provisions of Section 239-K, Article 12-B of the General Municipal Law and/or the Monroe County Monumentation Law. A separate approval is required for site construction.
For Any General Municipal Law
Terrence J. Kim — 4/11/16 Date
County Highway Superintendent
For the Monroe County Monumentation Law:
Monroe County Surveyors Office — 4/11/16 Date
MONROE COUNTY DEPT. OF TRANS.

Subdivision Non-Approval Required

Monroe County Department of Public Health
Realty Subdivision Approval NOT Required for the filing of this map in the Monroe County Clerk's Office
Scott Hollbach 4/11/16 Date
NOTE: Other Department of Public Health Approvals may be needed



LOCATION MAP TOWN OF GREECE

APPROVED BY THE TOWN OF GREECE PLANNING BOARD
Planning Board Clerk
3/30/16 (Date)
TOWN OF GREECE

FINAL PLAT
RALPH HONDA SUBDIVISION
3939 WEST RIDGE ROAD

BEING A RESUBDIVISION OF THE MICHAEL A. RALPH RESUBDIVISION (REF.: LIBER 209 OF MAPS, PAGE 61) AND OTHER LAND OF MICHAEL A. RALPH

PART OF TOWN LOT 140, TOWNSHIP 1, 20.000 ACRE TRACT SHORT RANGE, MILL SEAT TRACT, PHELPS & GORHAM PURCHASE TOWN OF GREECE, MONROE COUNTY, NEW YORK

LEGEND

- CATCH BASIN
- SANITARY MANHOLE
- STORM MANHOLE
- PAINTED HANDICAP PARKING SYMBOL
- NUMBER OF STRIPED PARKING SPACES
- LIGHT POLE
- FIRE HYDRANT WITH VALVE
- ELECTRIC TRANSFORMER
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- UTILITY HANDHOLE
- GAS VALVE
- SIGNAL SPAN POLE
- CURB
- PAINTED STRIPES
- OHW — OVERHEAD UTILITY WIRES
- PROPERTY LINE
- EASEMENT LINE

SURVEY REFERENCES:
1. Boundary Survey Map of the Max M. Farash Property on West Ridge and Manitou Roads by this firm dated March 23, 2009.
2. Resubdivision Map of the Michael A. Ralph Property, on file in the Monroe County Clerk's Office in Liber 209 of Maps, page 61.
3. Survey Map of the Harold R. Parker Property by LaDieu Associates P.C. dated January 20, 1990.
4. Survey Map of the Michael A. Ralph Property by LaDieu–Eshbaugh dated November 20, 1978 and last revised February 1, 1979.
5. Instrument Survey Map of the C. Palozzi, A. DiMarco, R. Steel and Lomi Enterprises LTD Property by LaDieu Associates P.C. dated August 12, 1986.
6. Final Plat of the Farash Subdivision on file in the Monroe County Clerk's Office in Liber 349 of Maps, pages 88 and 89.

DEED REFERENCES:
Anthony J. & Daniel C. Canzano to Michael A. Ralph
Liber 5331 of Deeds, page 212 (Tax map no. 073.01–03–047)
Angelo DiMarco, Raymond Steed, Michael Gruttadauria, & Louis J. D'Ovidio to Michael A. Ralph
Liber 6987 of Deeds, page 166 (Tax map no. 173.01–03–049)
Ralph Brothers Enterprises, Inc. to Michael A. Ralph
Liber 11620 of Deeds, page 293 (Tax map no. 073.01–03–050)
Joseph C. Lester to Michael A. Ralph
Liber 6958 of Deeds, page 31 (Tax map no. 073.01–03–051)
Harold R. Parker to Michael A. Ralph
Liber 7834 of Deeds, page 27 (Tax map no. 073.04–01–003)
Douglas E. Behner to Michael A. Ralph
Liber 7020 of Deeds, page 178 (Tax map no. 073.04–01–004)

SURVEY NOTES:
1. Abstracts of Title were not provided. Lots are subject to any easements or encumbrances Abstracts of Title may disclose.
2. The Horizontal datum is referenced to the New York State Plane Coordinate System, Western Zone, Transverse Mercator Projection, North American Datum of 1983 through control ties to the following monuments with an indicated accuracy of 1:10,000 or better:

NYSDOT 4–1–269 (1983) (NAD 1983)	N = 1,173,025.485 per County Survey Office E = 1,372,604.397
NYGS 721–3 (1938)	N = 1,172,137.740 NAD 1983 Measured Coordinates E = 1,376,038.565
NYGS 721–3 (1938) (NAD 1927)	N = 1,172,098.36 per County Survey Office E = 727,671.59 N = 1,172,097.56 Measured (Held for scaling to ground) E = 727,671.15
C&GS KNOX (1969) (NAD 1927)	N = 1,171,057.925 per County Survey Office E = 731,007.008
C&GS KNOX (1969)	N = 1,171,098.135 Conversion from NAD 1927 to NAD 1983 E = 1,379,364.464 (Corpscon v6.0.1)

Average Combined Factor: 0.9999750

Distances shown on this map are ground distances.

All boundary coordinates are ground coordinates as scaled from the measured position of monument NYGS 721–3.

We certify that this map was made from the following:
1. Filed, recorded and referenced information indicated on this map.
2. Notes of instrument surveys by this firm from November 20, 1978 through January 4, 2016.

STATE OF NEW YORK — JOHN HENRY SCIARABBA — 050348 — LICENSED LAND SURVEYOR

John H. Sciarabba
John Henry Sciarabba
Licensed Land Surveyor No. 050348

SCALE: 1" = 50'
50 25 0 50 100

LaDieu Consulting LLC
surveying–engineering–land planning
40 Cedarfield Commons
Rochester New York 14612
Serving Western New York Since 1952
Phone No.: (585) 225–8530
Fax No.: (585) 225–4819
Website: www.LaDieuPC.com

SCALE: 1" = 50' DATE: September 28, 2015

NO.	REVISIONS	DATE
1.	Revised monument data, notes, etc.	03/17/16

DESIGN ENG.	P.B. REV.	ENG. REV.	EASE & DESC.	CHECK COMP.	OFFICE MYLAR	PROJECT NO.	DRAWN BY	CRD FILE
R. GIRAULO			JPS	JPS		15351	JPS	Southwestern Commons.crd

West Ridge Road 3939 Ralph Honda Final Plat

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"Only copies from the original of this survey marked with the land surveyor's seal and original signature shall be considered to be valid true copies. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, subdivision 2, of the New York State Education Law."

S:\LaDieuCAD Projects\West Ridge Rd 3939 – Ralph Honda\West Ridge Rd 3939 – Ralph Honda Resub Map\West Ridge Road 3939 Ralph Honda Final Plat.dwg, 3/23/2016 12:20:35 PM

FILED 5/13/2016 IN LIBER 352 OF MAPS, PAGE 28 : R.P.T.S.A. MAP NO. _____