

INSTRUMENT SURVEY MAP OF LANDS OF
DR. DAVID A. NESS & DR. MARY KAY NESS
AND EASEMENT DEDICATED TO THE VILLAGE
OF HONEOYE FALLS FOR GREEN SPACE AND
CONSERVATION PURPOSES

23 ONTARIO STREET

PART OF THE BALL TRACT, PHELPS & GORHAM PURCHASE
TOWNSHIP 11, RANGE 5
VILLAGE OF HONEOYE FALLS, TOWN OF MENDON
COUNTY OF MONROE, STATE OF NEW YORK

SCALE: 1" = 40' APRIL 8, 2023 SBL: 228.12-2-2

- REFERENCES:
1. MAP ENTITLED "PROPERTY TO BE CONVEYED FROM THE ESTATE OF ERASTUS G. THOMPSON" BY SEAR BROWN ASSOCIATES DATED 3/19/1963 WITH JOB NO. 714-1 AND REFERENCED IN L. 3499 D., P. 104.
 2. "PLAN OF LAND OWNED BY MADSEN MEADOWS, INC." BY HARNISH & LOOKUP DATED 11/28/1975 WITH JOB NO. 7545-2.
 3. PLAN FOR THE RECONSTRUCTION OF ONTARIO STREET, SHEET NO. 4, HONEOYE FALLS VILLAGE, BY THE COUNTY ON BEHALF OF THE STATE, DATED JUNE 18, 1915.
 4. INSTRUMENT SURVEY MAP OF 25 SOUTH CHURCH STREET BY NICK MONTENARO DATED OCTOBER 26, 1992.
 5. INSTRUMENT SURVEY MAP OF 5-51/2 S. CHURCH ST. BY RON STAUB DATED 2/18/1994.
 6. FLOOD INSURANCE RATE MAP (FIRM) PANEL 0504G, EFFECTIVE DATE AUGUST 28, 2008.

CERTIFICATION:
I, ARTHUR M. ENGLISH, PLS, CERTIFY TO DAVID A. NESS AND MARY K. NESS THAT THIS MAP WAS MADE BY ME FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED BY ME ON APRIL 8, 2023 AND USING THE NOTES AND REFERENCES SHOWN HEREON. THIS MAP IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES AN UPDATED ABSTRACT OF TITLE MAY SHOW. NO CERTIFICATION IS EXTENDED TO RECORD INFORMATION NOT REFERENCED.

BY: Arthur M. English DATE: April 13, 2023
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- NOTES:
1. FLAGS WERE SET ON THE GROUND AT CONTOUR ELEVATION 661 FOR THE PURPOSE OF ANTICIPATING THE NEAR PROXIMITY OF FLOOD ZONES "AE" AND "X". THESE ARE NOT INTENDED FOR DESIGN OR CONSTRUCTION PURPOSES. SEE FLOOD INSURANCE RATE MAP ("FIRM") PANEL 0504G FOR EXPLANATION OF FLOOD ZONE LIMIT INTERPRETATION.
 2. BASE FLOOD ELEVATION ("BFE") IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL FLOOD (THE 100 YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE, AMONG OTHERS, ZONE AE, WHICH AFFECTS THIS PROPERTY.
 3. ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT; OR, WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE. THERE ARE SMALL POCKETS OF ZONE X SHOWN ON THE FIRM MAP THAT AFFECT THIS PROPERTY.
 4. THIS MAP, PROPERTY, AND CONSERVATION EASEMENT ARE ALL SUBJECT TO ANY AND ALL RIGHTS, TITLE, AND INTEREST, IF ANY, IN AND TO, THE CENTER OF HONEOYE CREEK; AND, TO THE BED OF ONTARIO STREET.
 5. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING THE SEAL OF A LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145, SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
 6. COPIES FROM THE ORIGINAL OF A SURVEY NOT BEARING AN ORIGINAL OF THE LICENSED LAND SURVEYOR'S EMBOSSED SEAL, SHALL NOT BE CONSIDERED AS VALID TRUE COPIES.
 7. CERTIFICATIONS SHOWN HEREON SHALL RUN TO THE PERSONS FOR WHOM THE SURVEY WAS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO OTHER INSTITUTIONS OR SUBSEQUENT OWNERS.