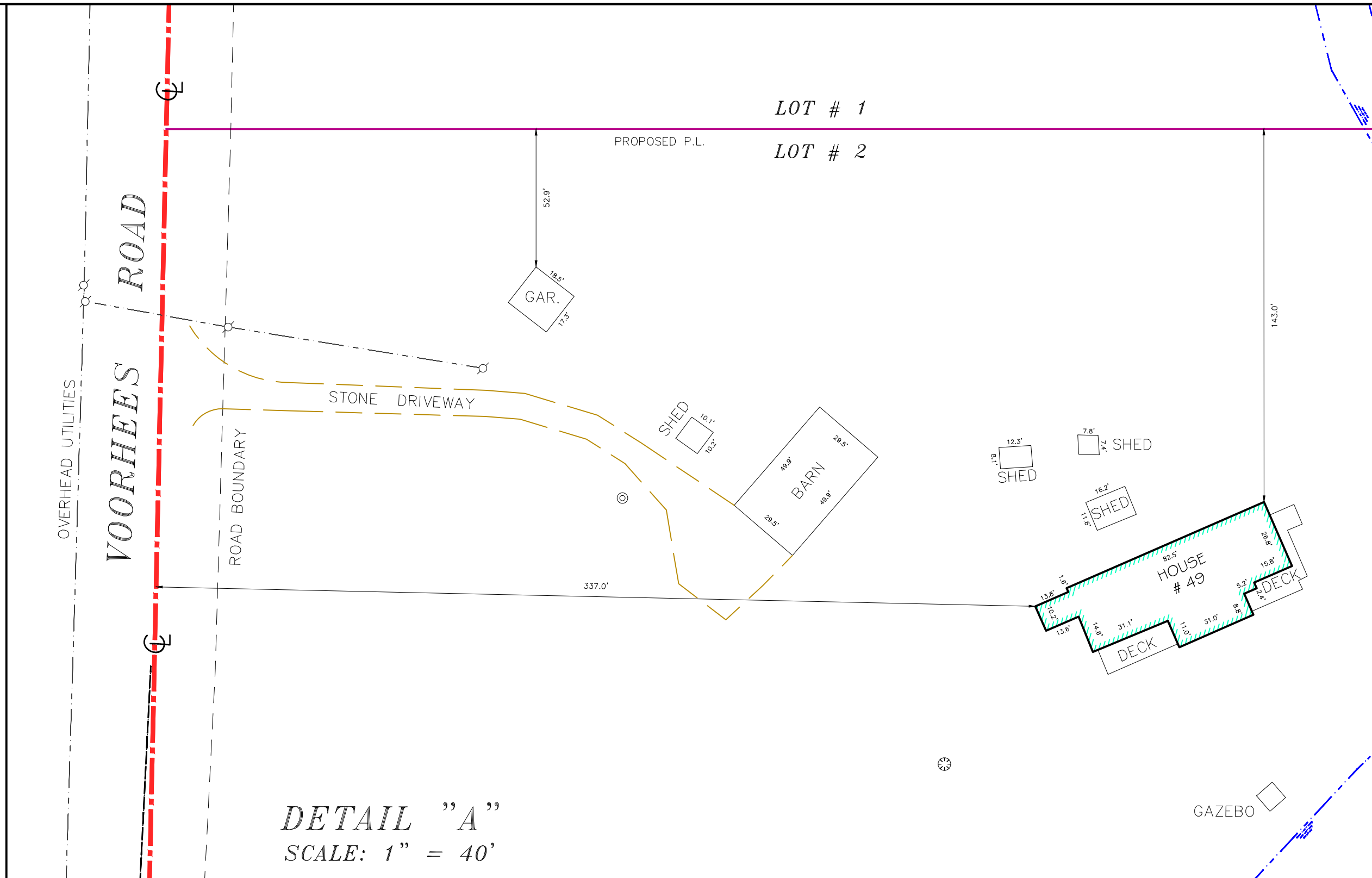
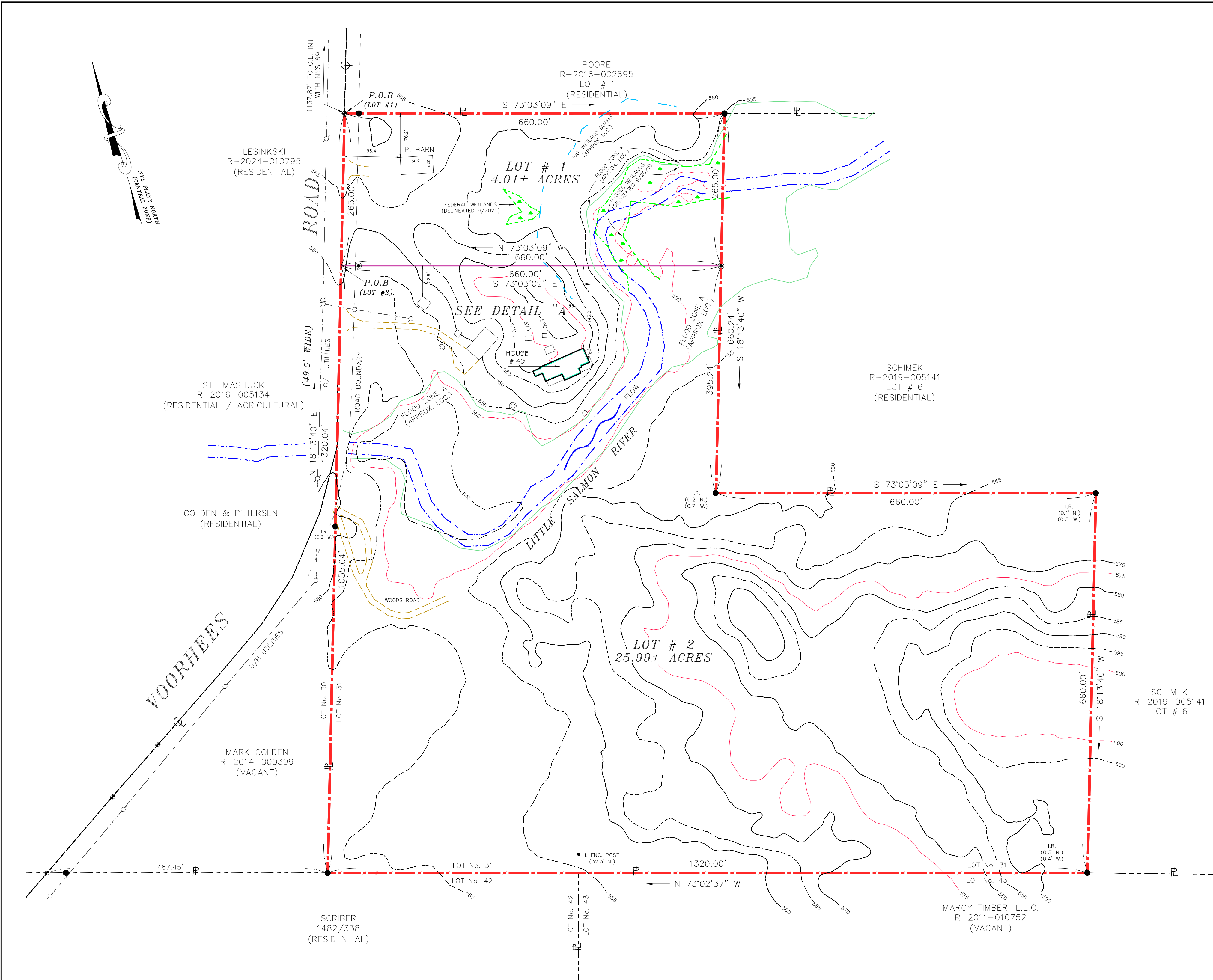




- LEGEND:**
- EXISTING IRON MONUMENT
 - EXISTING SURVEY NAIL
 - IRON ROD SET (TO BE SET)
 - UTILITY POLE
 - WELL
 - SEPTIC VENT

SURVEY NOTES:

DEED REF:
SAMUEL F. ALBINO TO HENRY A. PHILLIPS AND LINDA A. PHILLIPS BY DEED DATED JUNE 16, 1981 AND RECORDED AT THE OSWEGO COUNTY CLERK'S OFFICE ON JUNE 17, 1981 IN BOOK OF DEEDS 643 AT PAGE 590.

MAP REF:
1) SURVEY MAP OF "PHASE II - FRANZ PONDS SUBDIVISION" BY DAVID BARDOUN, P.L.S., DATED OCTOBER 18, 2023 AND RECORDED AT THE OSWEGO COUNTY CLERK'S OFFICE ON MARCH 8, 2024 IN MAP PLAT 25 AT LINE 174 AND AS INSTRUMENT No. R-2024-002066.

ABSTRACT REF:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE OR DOCUMENTS FROM A TITLE SEARCH AND IS THEREFORE SUBJECT TO WHATEVER STATE OF FACTS THAT MAY BE REVEALED IN SUCH REPORTS.

SUBDIVISION NOTES:

"HENRY PHILLIPS SUBDIVISION"

OWNER: HENRY A. PHILLIPS
49 VOORHEES Rd.
WEST MONROE, NY 13167

TAX MAP ID # 194.00-02-05.2
TOTAL ACREAGE = 30.00± ACRES
TOTAL NUMBER OF LOTS = 2

ZONE: R - RURAL

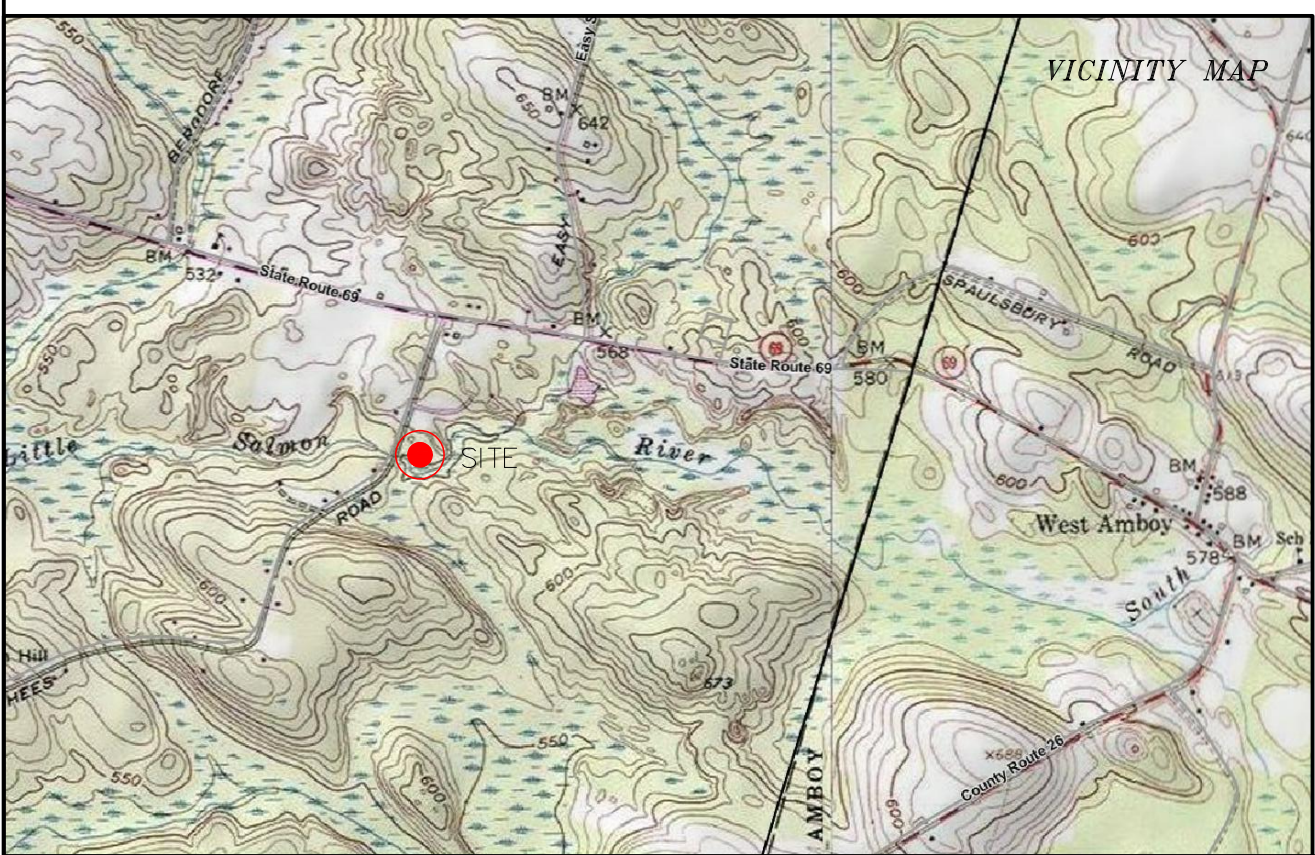
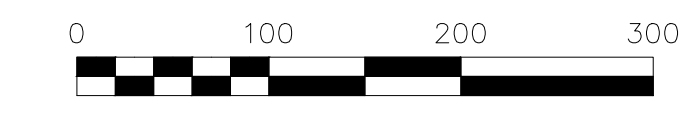
MINIMUM FRONT YARD SETBACK FROM ROW = 25'
MINIMUM SIDE YARD SETBACK = 20'
MINIMUM REAR YARD SETBACK = 40'

CONTOUR INTERVAL = 5'
TOPOGRAPHY AS PER NYS CLEARING HOUSE LIDAR.

FLOOD ZONE SHOWN AS PER EXISTING FEMA MAPPING, MAP No. 36075C0370G, DATED JUNE 18, 2013, AND ARE ONLY APPROXIMATE.

NYSDEC # FEDERAL REGULATED WETLANDS SHOWN UPON LOT # 1 AS PER WETLAND DELINEATION BY E.H. FRANTZ ENVIRONMENTAL, SEPTEMBER 2025.

NOTE: NO DEVELOPMENT WITHIN 100' OF ANY NYSDEC REGULATED WETLANDS WITHOUT PERMIT, AS PER ARTICLE 24 CONSERVATION LAW.



TOWN OF PARISH CERTIFICATIONS:		SURVEYOR CERTIFICATIONS:		REVISIONS:		FINAL PLAT:	
APPROVED BY TOWN OF PARISH PLANNING BOARD CHAIRMAN DATE:		I HEREBY CERTIFY THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY. N.Y.S. LICENSED LAND SURVEYOR # 55612 UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE. COPYRIGHT 2025 DAVID BARDOUN, P.L.S.		10/27/2025		HENRY PHILLIPS SUBDIVISION PART OF LOT'S No. 30 & 31 TOWNSHIP No. 23 OF SCRIBA'S PATENT TOWN OF PARISH COUNTY OF OSWEGO STATE OF NEW YORK	
				11/10/2025			
						DAVID BARDOUN LICENSED LAND SURVEYOR CENTRAL SQUARE, NEW YORK (315) 668-7048	
				SCALE: 1" = 100' OR AS NOTED			
				FILE No.: 25.023-S-R1			