

## MCDES / MCPW Sanitary Sewer Easement Acquisition Map Requirements

This is provided as a guide for conformance with the Monroe County Monumentation Law, Local Law No. 6 of 2019 and the County of Monroe Department of Environmental, Division of Pure Waters requirements.

Survey related notations, labels, coordinates and geometry font sizes shall be adequate to insure legibility.

An Adobe Acrobat .pdf version of the Easement Acquisition Map shall be submitted to the County Surveyors Office for review via email to [danielholtje@monroecounty.gov](mailto:danielholtje@monroecounty.gov). For ease of printing for review, please provide one composite email for multi sheet easement maps and for projects with multiple easements.

### 1. General requirements:

A. The field survey and easement mapping shall comply with the MCDOT Project Design Scope of Services Section 2 survey and Section 5 mapping requirements.

### B. Records Research

1. Right of Way width for existing historical roads should be confirmed by examining the County "Roads and Widths of Right of Ways Reference Booklet" created from the Monroe County Road Right of Way Records available at the County Surveyors Office webpage and by confirming with the Monroe County Surveyors Office. Monroe County Road Right of Way Records consist of Town Clerk's road opening records from the original highway surveys, most of which were from the 1800's and are not fee Right of Way but are easement Right of Way for the road. County Highway Right of Way records available in the County Records Room provide record information of County Right of Way acquisitions for expansions of County Road Right of Way. Tax maps are for assessment purposes and should not be relied on for Right of Way width, configuration, or acquisitions. Unless there was a County Right of Way acquisition and in accordance with the Monroe County Road Right of Way Records, there are no curved Right of Way lines on original dedicated County Road Right of Ways.
2. County Highway and Bridge Record Maps, and Highway Right of Way Acquisition Maps which are available in the County Records Room.
3. Record underground in area of easement.
4. Subject property boundary, subdivision, survey map and deed records.

### C. Field Survey Requirements

The following survey standards and procedures shall be considered as part of what shall be minimally required for a survey and mapping of a Monroe County Pure Waters Easement.

1. All measurements and deliverables will be provided in English units of measurement.

2. The horizontal and vertical control to be used in the survey of the site shall be determined by the Consultant and acceptable to the Monroe County Surveyors Office.
  3. The horizontal datum shall be NAD 83 (2011), Epoch 2010.0000 New York State Plane Coordinate System, Western Zone, and the vertical datum shall be NAVD 88 for preparation of mapping for the project site.
  4. The horizontal and vertical datum for the project shall be established by Static, Rapid Static or RTN Network RTK GNSS survey techniques performed with two (2) separate observations. If employing RTN Network RTK GNSS survey techniques, the minimum observation time is 3 minutes. The data shall be adjusted by a minimally constrained least squares analysis and adjustment. The adjusted value shall reflect a Network Positional Accuracy of less than 0.05 feet (at the two sigma, 95% confidence level). The raw data and least squares report shall be provided to the County Surveyor for review and acceptance.
  5. Tie into Monroe County Geodetic Monument Network if within 2500 feet of a monument.
  6. When on a County Road, reestablish highway and bridge record plan and acquisition map survey baseline.
  7. When on a County Road, reestablish Highway Right of Way line and Right of Way centerline from Highway Record Plans and Right of Way Acquisition Maps.
  8. Establish subject property boundaries and County, Town or New York State highway Right of Way.
  9. Locate topography features and existing utilities within the proposed easement area.
  10. Where directed, set pins and caps on proposed permanent easement corners.
- D. Where possible and applicable, simple easement line geometry shall be utilized. Proposed easement lines shall be parallel and perpendicular to the existing Right of Way line. Proposed easement widths and lengths of lines entering into deflections shall be to the nearest foot.
- E. Easement acquisition maps shall be prepared on an 8-1/2" x 14" map size in accordance with the format provided by the County as shown in the example easement below. Permanent and Temporary easement maps shall be prepared in the same format. When a permanent and temporary easement are required on one parcel, the easements shall be mapped on one map with the permanent easement designated as Parcel 1 and the temporary easement designated as Parcel 2.
- F. Upon completed review and direction from the County Surveyors Office, two paper originals with original licensed land surveyor signature shall be provided for approval signatures, and filing in the County Clerk's Office and office file.

2. Required map notations and items for first sheet:
  - A. Map Heading: “MONROE COUNTY DEPARTMENT OF PURE WATERS“ and “NAME OF SEWER DISTRICT” below and “TYPE(S) OF EASEMENT PE and/or TE” below.
  - B. Town, Road Name and County Road Number or New York State Route Number at top of the map.
  - C. Sheet Number at top of the map.
  - D. Map Reference Information at the top of the map.
  - E. Parcel Summary at the top of the map including Parcel # with Type of Easement, Property Address, Tax Parcel Number, Town Name, County of Monroe, State of New York.
  - F. Owner’s Name(s) and deed reference at the top center of the map area.
  - G. North Arrow with reference to True North.
  - H. Indicate U.S. Survey Foot.
  - I. All mapping shall show English dimensions.
  - J. Map scale and bar scale.
  - K. Topography for existing features and utilities.
  - L. Highway Right of Way line, Right of Way centerline and property lines with identifying labels.
  - M. Centerline of Highway Right of Way tie distance to nearest public road from perpendicular tie line with bearing and distance from easement point of beginning.
  - N. Road Name, County Road Number or NYS Route Number and Right of Way width on roadway area. On variable width Right of Ways relate easement acquisition to original centerline of Right of Way.
  - O. Show property owner name on parcel area and adjacent owner name, address, tax parcel number and deed reference on adjoining parcel area.
  - P. For existing utilities located outside the highway Right of Way in the areas of proposed easement acquisition, the Surveyor shall research records for existing easements and show the easements on the easement map, along with the recording information and the name of the beneficiary of the easement.
  - Q. If found, highway survey baseline with bearings, distances and stations shown in mapping area.
  - R. If found, three highway survey baseline control points shown in mapping area. Use break line(s) as required.

- S. Proposed easement lines annotated with bearings and distances and a minimum of three coordinates on easement corners.
  - T. Label square foot and acreage areas.
  - U. Where directed, show pins and caps set on proposed permanent easement corners except where easement corner falls directly on a property corner.
3. Easement Description:
- A. Underlined Heading in all caps: "PERMANENT EASEMENT FOR SANITARY SEWER" and/or "TEMPORARY EASEMENT FOR SANITARY SEWER".
  - B. Statement of easement purpose and use.
  - C. Caption with Subdivision Lot, Subdivision Name and subdivision filing reference (where applicable), followed by Town Lot Number, Township and Range with reference to Phelps & Gorham Purchase.
  - D. Body with easement description.
  - E. Reservation clause.
4. Required map notations and items for last sheet (To be combined with description sheet where possible):
- A. DATUM NOTE:  
The horizontal datum shown hereon is referenced to the New York State Plane Coordinate System of 1983, West Zone, Transverse Mercator Projection, NAD 83 (2011). Baseline coordinates were established by a combination of GNSS Survey methods, and conventional terrestrial measurements. (indicate how datum was established, e.g.: from NYSDOT NYSNET CORS Station name or OPUS).
  - B. This project is tied to the Monroe County Geodetic Monumentation Network with control ties to the following monuments:
    - 1. Full geodetic monument name(s), published coordinates with reference datum, established and/or adjustment date with reference datum as shown on monument Data Tie Sheets available at the County GIS based web viewer or at the Monroe County Surveyors Office or from the NGS monument web viewer.
    - 2. Geodetic monument measured NAD 83 coordinates.
  - C. The project boundary survey and tie in to the Monroe County Geodetic Monumentation Network was made using procedures necessary to achieve a horizontal accuracy of (as expressed by one the following either 1, 2 or 3 as applicable for local accuracy and 4 for network accuracy):
    - 1. 1 part in 20,000 (1:20,000) or better proportional accuracy (or, alternatively),
    - 2. 50 parts per million (50 ppm) or better proportional accuracy (or, alternatively),

3. a Local Positional Accuracy at two sigma, 95% confidence level of x.xx feet. Indicate local positional accuracy achieved by project survey.
  4. (after one of the preceding) and a Network Positional Accuracy at two sigma, 95% confidence level of x.xx feet. Indicate network positional accuracy achieved by project survey.
- D. A grid factor and elevation factor; or a combined factor.
- E. Indicate whether "Grid" or "Ground" distances are shown.
- F. If found, three survey baseline control point sketches from construction plans for control points shown in mapping area.
- J. Licensed Land Surveyor survey certification, signature with name, license number and seal:

I hereby certify that this map was prepared from notes of an instrument survey completed on (date), in accordance with County of Monroe Department of Transportation Project Design Scope of Services Section 2 and Section 5 requirements and from references listed hereon.

- K. County Surveyor review date, signature line and underneath:  
Daniel J. Holtje, N.Y.S. P.L.S. No. 050515  
County Surveyor  
Monroe County Department of Finance  
Real Property Services

- L. Director of Monroe County Department of Environmental Services certification:  
I hereby certify that the property mapped above is necessary and the acquisition thereof is recommended.

- M. Director of Monroe County Department of Environmental Services approval:  
Approval date, signature line and underneath:  
Michael J. Garland, PE  
Director Monroe County Department of Environmental Services

## DESCRIPTION PAGE FORMAT

### PERMANENT EASEMENT FOR (SPECIFY SANITARY OR STORM) SEWER

A permanent easement to be exercised in, on and over the property delineated as Parcel x above, for the purpose of constructing, reconstructing and maintaining thereon a (specify Sanitary or Storm Sewer), together with appurtenances and other facilities in connection therewith as may be deemed necessary by the the Director of Environmental Services.

All that tract or parcel of land being part of (list subdivision lot if part of subdivision), as shown on a subdivision map entitled (name of subdivision), filed in the Monroe County Clerk's Office in Liber xxx of Maps, Page xx, also being part of Town Lot xx, Township xx, Range xx of the Phelps & Gorham Purchase (or) the Triangular Tract, situate the Town of xxxx, County of Monroe, State of New York, as shown on the accompanying map and described as follows:

Description with courses by bearing and distance from a defined point of beginning.

RESERVING, however, to the owner of any right, title or interest in and to the property above delineated as Parcel No. x, and such owner's successors or assigns, the right of access and the right to using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and so constructed or reconstructed, the maintenance, of the herein identified project.

### TEMPORARY EASEMENT FOR (SPECIFY SANITARY OR STORM) SEWER

A temporary easement to be exercised in, on and over the property delineated as Parcel x above for use and exercisable during the construction or reconstruction of (specify Sanitary or Storm Sewer) and terminating by its own terms, twelve months after the approval of the completed work.

All that tract or parcel of land being part of (list subdivision lot if part of subdivision), as shown on a subdivision map entitled (name of subdivision), filed in the Monroe County Clerk's Office in Liber xxx of Maps, Page xx, also being part of Town Lot xx, Township xx, Range xx of the Phelps & Gorham Purchase (or) the Triangular Tract, situate the Town of xxxx, County of Monroe, State of New York, as shown on the accompanying map and described as follows:

Description with courses by bearing and distance from a defined point of beginning.

RESERVING, however, to the owner of any right, title or interest in and to the property above delineated as Parcel No. x, and such owner's successors or assigns, the right of access and the right to using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for the construction or reconstruction of the herein identified project.

Revised 3/2/2026

**MONROE COUNTY DIVISION OF PURE WATERS  
ROCHESTER PURE WATERS DISTRICT  
20' PERMANENT STORM SEWER EASEMENT MAP  
PORTION OF GUERNEY STREET RIGHT OF WAY**

CITY OF ROCHESTER  
GUERNEY STREET

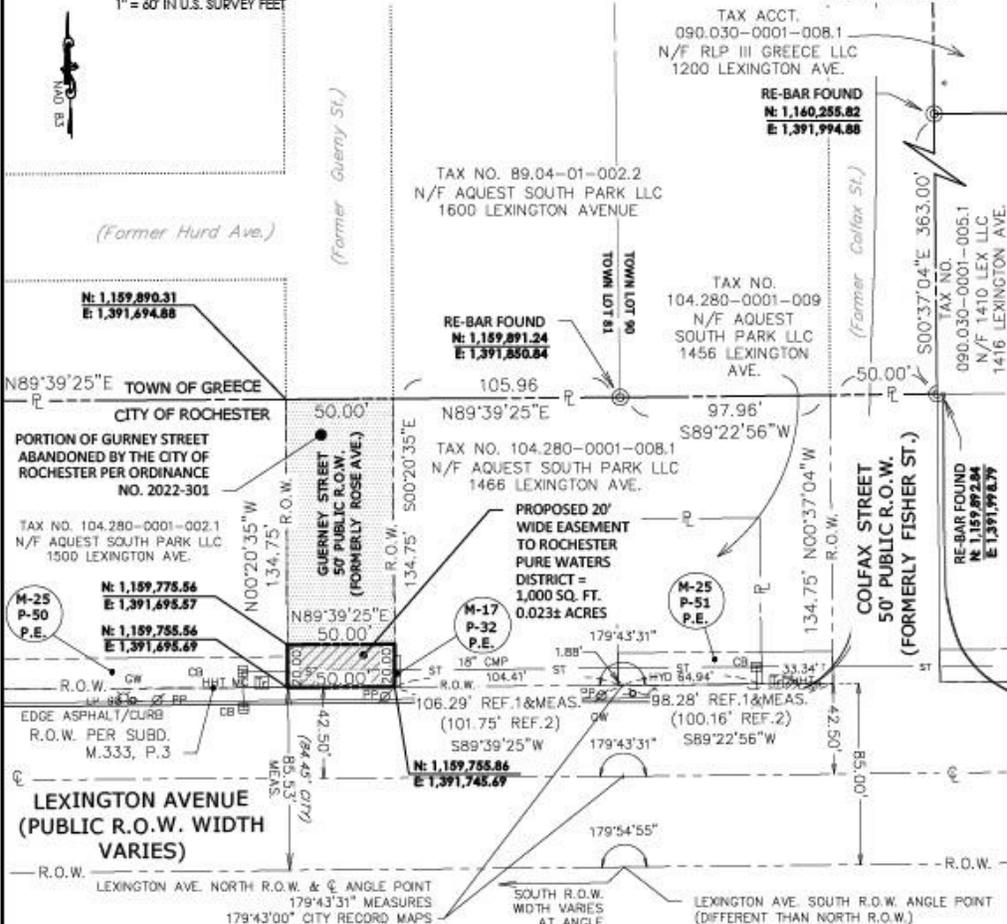
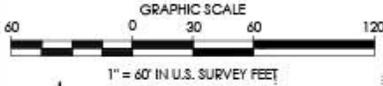
EXHIBIT 1A

SHEET NO. 1 OF 1

LOT 82, 20,000 ACRE TRACT  
TOWNSHIP 1, SHORT RANGE, MILL  
SEAT TRACT OF THE PHELPS &  
CORHAM PURCHASE

CITY OF ROCHESTER  
(REPUTED OWNER)

PARCEL SUMMARY:  
PARCEL: 1  
TYPE: PERMANENT EASEMENT  
PORTION OF GUERNEY STREET  
PORTION OF 2022 TAX MAP  
REF. NO. 104.28-1  
CITY OF ROCHESTER  
COUNTY OF MONROE  
STATE OF NEW YORK



**SURVEY NOTES:**

1. THERE WERE NO MCOS MONUMENTS OF RECORD FOUND WITHIN THE REQUIRED 2019 MONROE COUNTY LAW NO. 6 DISTANCE OF 2500 FEET.
2. THE HORIZONTAL DATUM IS REFERENCED TO THE N.Y.S. PLANE COORDINATE SYSTEM, WESTERN ZONE, TRANSVERSE MERCATOR SYSTEM, NAD 83 (2011 ADJ.) THROUGH GPS REAL TIME KINETIC OBSERVATIONS USING NYSNET CONTINUOUSLY OPERATING REFERENCE STATIONS.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO GRID.
4. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
5. THE PROJECT BOUNDARY SURVEY WAS MADE USING PROCEDURES NECESSARY TO ACHIEVE A HORIZONTAL ACCURACY OF 1 PART IN 20,000 (1:20,000) OR BETTER PROPORTIONAL ACCURACY AND A NETWORK POSITIONAL ACCURACY AT 95% CONFIDENCE LEVEL NOT EXCEEDING 0.05 FEET.
6. COMBINED SCALE FACTOR = 0.999985315

**REFERENCE:**

1. LIBER 333 OF MAPS, PAGE 84 & 85 "KPS SUBDIVISION BEING RESUBDIVISION OF LOT 2 OF LIBER 333 OF MAPS, PAGE 3"
2. ROCHESTER CITY SURVEY DISTRICT 13, MAP 39
3. LIBER 361 OF MAPS, PAGE 99 & 100 "KPS RESUBDIVISION BEING A RESUBDIVISION OF LOTS R2-1 AND R2-B OF LIBER 333 OF MAPS PAGE 84 AND 85"

**MONROE COUNTY DEPARTMENT OF PURE WATERS  
ROCHESTER DISTRICT  
20' PERMANENT STORM SEWER EASEMENT MAP  
PORTION OF GUERNEY STREET RIGHT OF WAY**

CITY OF ROCHESTER  
GUERNEY STREET

SHEET NO. 2 OF 2

LOT 82, 20,000 ACRE TRACT  
TOWNSHIP 1, SHORT RANGE, MILL  
SEAT TRACT OF THE PHELPS &  
GORHAM PURCHASE

CITY OF ROCHESTER  
(REPUTED OWNER)

PARCEL SUMMARY:  
PARCEL: 1  
TYPE: PERMANENT EASEMENT  
PORTION OF GUERNEY  
STREET  
PORTION OF 2022 TAX MAP  
REF. NO. 104.28-1  
CITY OF ROCHESTER  
COUNTY OF MONROE  
STATE OF NEW YORK

SURVEY NOTES:

1. THERE WERE NO MCOGS MONUMENTS OF RECORD FOUND WITHIN THE REQUIRED 2019 MONROE COUNTY LAW NO. 6 DISTANCE OF 2500 FEET.
2. THE HORIZONTAL DATUM IS REFERENCED TO THE N.Y.S. PLANE COORDINATE SYSTEM, WESTERN ZONE, TRANSVERSE MERCATOR SYSTEM, NAD 83 (2011 ADJ.) THROUGH GPS REAL TIME KINETIC OBSERVATIONS USING NYSNET CONTINUOUSLY OPERATING REFERENCE STATIONS.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO GRID.
4. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
5. ALL UNITS OF MEASUREMENT SHOWN HEREON ARE IN U.S. SURVEY FEET UNLESS OTHERWISE SPECIFIED.
6. THE PROJECT BOUNDARY SURVEY WAS MADE USING PROCEDURES NECESSARY TO ACHIEVE A HORIZONTAL ACCURACY OF 1 PART IN 20,000 (1:20,000) OR BETTER PROPORTIONAL ACCURACY AND A NETWORK POSITIONAL ACCURACY AT 95% CONFIDENCE LEVEL NOT EXCEEDING 0.05 FEET.
7. COMBINED SCALE FACTOR = 0.999985315

REFERENCE:

1. LIBER 333 OF MAPS, PAGE 84 & 85 "KPS SUBDIVISION BEING RESUBDIVISION OF LOT 2 OF LIBER 333 OF MAPS, PAGE 3"
2. ROCHESTER CITY SURVEY DISTRICT 13, MAP 39
3. LIBER 361 OF MAPS, PAGE 99 & 100 "KPS RESUBDIVISION BEING A RESUBDIVISION OF LOTS R2-1 AND R2-B OF LIBER 333 OF MAPS PAGE 84 AND 85"

PERMANENT EASEMENT FOR MCPW STORM SEWER PURPOSES

A PERMANENT EASEMENT TO BE EXERCISED IN, ON AND OVER THE PROPERTY DEUNEDATED AS PARCEL 1 ABOVE, FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING AND MAINTAINING THEREON A STORM SEWER, TOGETHER WITH APPURTENANCES AND OTHER FACILITIES IN CONNECTION THEREWITH AS MAY BE DEEMED NECESSARY BY THE BY THE DIRECTOR OF ENVIRONMENTAL SERVICES.

ALL THAT TRACT OR PARCEL OF LAND, SITUATED IN PART OF LOT 82, 20,000 ACRE TRACT, TOWNSHIP 1, SHORT RANGE, MILL SEAT TRACT OF THE PHELPS & GORHAM PURCHASE, CITY OF ROCHESTER, COUNTY OF MONROE, STATE OF NEW YORK AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PIECE OR PARCEL OF PROPERTY DESIGNATED AS PARCEL NO. 1, AS SHOWN ON THE ACCOMPANYING MAP TO BE ACQUIRED AS A PERMANENT EASEMENT.

RESERVING, HOWEVER, TO THE OWNER OF ANY RIGHT, TITLE OR INTEREST IN AND TO THE PROPERTY ABOVE DELINEATED AS PARCEL NO. 1, AND SUCH OWNER'S SUCCESSORS OR ASSIGNS, THE RIGHT OF ACCESS AND THE RIGHT TO USING SAID PROPERTY AND SUCH USE SHALL NOT BE FURTHER LIMITED OR RESTRICTED UNDER THIS EASEMENT BEYOND THAT WHICH IS NECESSARY TO EFFECTUATE ITS PURPOSES FOR, AND AS ESTABLISHED BY, THE CONSTRUCTION OR RECONSTRUCTION AND SO CONSTRUCTED OR RECONSTRUCTED, THE MAINTENANCE, OF THE HEREIN IDENTIFIED PROJECT.

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED ON OCTOBER 13, 2020, IN ACCORDANCE WITH THE COUNTY OF MONROE DEPARTMENT OF TRANSPORTATION PROJECT DESIGN SCOPE OF SERVICES SECTION 2 AND SECTION 5 REQUIREMENTS AND FROM REFERENCES LISTED HEREON.

REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021

CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021

ROBERT A. VENTO, NYSPLS NO. 049701

GREGORY D. BLY, NYSPLS NO. 049801  
MONROE COUNTY DEPARTMENT OF  
FINANCE/REAL PROPERTY SERVICES  
COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE PROPERTY MAPPED ABOVE IS NECESSARY AND THE ACQUISITION THEREOF IS RECOMMENDED.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021



**PASSERO ASSOCIATES**

Engineering Architecture

242 West Main Street, Suite 100 (585) 325-1000  
Rochester, NY 14614 Fax: (585) 325-1691

MICHAEL J. GARLAND, P.E. DIRECTOR MONROE  
COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

FILED DATE \_\_\_\_\_ LIBER \_\_\_\_\_ PAGE \_\_\_\_\_