

General Information & Guidelines for the Local Land Surveying Community

Highway Right of Ways

Many local surveyors are aware of the Road ROW Record Width Guide originally assembled by Dick Kellar. The guide is a result of many years work by Dick and those that follow him to research our County Road ROW Records and color code the road ROW widths on maps by individual Town. Also included in the guide is a breakdown and identification by Town map of the original Phelps & Gorham Purchase. For those not aware, the County Road ROW Records are typed transcriptions of original Town Clerk's Offices records of surveyed road openings or dedications. The records were compiled by County workers back in the 1930's as part of a WPA project. The workers went to the Town Clerks Offices and transcribed by hand all of the written records, most of which are from the early to late 1800's. Village Clerk's Office and City of Rochester records were not transcribed. Most if not all of the original Town Clerk's Office records are no longer in existence, having been lost, destroyed by fire or disposed of. The ROW Record Width Guide is available by download from the County Surveyors webpage. Where there is survey, occupation and record evidence of a ROW width different from the ROW Guide you can email me with the information you have. Where there is consistent survey, occupation and record evidence of a different ROW width, County Road ROW Records will be reviewed and consideration given for a different ROW width. Tax map information for ROW width and extent is not always accurate and further record research is necessary.

Historical descriptions available in the County Road ROW Records were conducted from compass and chain surveys over dirt or gravel roads. Where there are not suspect survey blunders or transcription errors in the original survey descriptions the alignments will sometimes conform reasonably well to present day road locations.

Many years ago the County decided not to officially survey County Road ROW boundaries and accept the highway ROW alignment as surveyed by private surveyors. As a result, establishment of County highway ROW's needs to be conducted from research and field recovery of existing surveys with discretion in defining the ROW corridor. Ages of surveys and their potential associated limitations and often being isolated to small, short sections of a road needs to be considered. The original roads as laid out by survey were usually long straight sections that never incorporated curves and the County does not consider curved ROW's unless created by later acquisition. Highway Record Plans will show the ROW aligned to centerline of pavement, sometimes curved and of a different ROW width than the County Road ROW Records. Surveys for Highway Record Map were not conducted to establish the ROW but as a location of the centerline of paving for creating plans and for construction. Absent surveys by private surveyors, remaining evidence of the road location from Highway Record Plans such as centerline of paving, headwalls and culverts could be considered to establish the ROW.

Highway ROW acquisition maps, highway and bridge record construction plans and County Parks maps are located in the County Record Room and available to review by contacting Tran Dinh at 585-753-7607 or TDinh@monroecounty.gov. Tran will make prints for a charge or email scans at no charge. If you don't find a highway acquisition map in the County records, check with NYS DOT as they may have them.

County acquires ROW through acquisition while NYS and only NYS can appropriate ROW. Presently the County acquires easements for additional expanded ROW purposes and NOT fee title. In the past some acquisitions were acquired in fee but this practice was ended 10 or 15 years ago. The logic employed is to maintain consistency in the ROW with all easement type or if original is fee then acquisition is done in fee. The expanded acquisition line becomes the new ROW line.

With variable width ROW if possible show relationship to original centerline, which is typically the property owner's title line and often not the same as the centerline/centerline of improvement per ROW acquisition or appropriation maps.

The County has revised our requirements from consultant ROW surveys for County road reconstruction/rehabilitation projects. Existing ROW and any ROW expansions by acquisition will be defined and not approximate. Consultant or County Surveyors Office Highway Boundary Plan Cad file and coordinates for the ROW boundary determination are available as a download from the County Surveyors webpage to private surveyors for use in locating the ROW lines. Additional survey file information is available upon request.

The County is also incorporating monumentation of ROW acquisitions and setting Permanent Survey Markers with original project coordinates for use in reproducing the project survey and ROW acquisitions. If a subdivision or resubdivision map is on a County Road that has a Highway Boundary Plan the survey needs to be related to the Highway Boundary Plan. The map needs to show the Highway Boundary Plan ROW and any other ROW location determined by the survey.

Subdivision Map Requirements and Review for Approval and Filing

When employing GPS survey techniques for subdivision/resubdivision survey and map and staying on NAD83, locate geodetic monuments within tie in distance requirement and show published NAD27 or NAD83 coordinates and measured NAD83 coordinates with NAD83 realization. Recommend indicating GPS procedure (network RTK, base rover RTK, rapid static, static, combination GPS and TPS) and source of positioning (NYSNET CORS or OPUS with CORS station fixed to).

Survey monumentation points are required to be shown to provide a physical means of survey retracement. A minimum of 3 survey points must be shown found or set that are sufficient for survey retracement of the entire property boundaries represented on the map. If found points shown do not fall on property corners showing point corrections allows for survey retracement. Alternately a note can be provided indicating and referencing significant off site monumentation found and held as basis for boundary determination.

If subdivision/resubdivision maps show property line conflicts with overlaps or gores I have been directed to contact surveyor to discuss contributing factors and reasons. The overlap or gore amount needs to be shown on the map. The County requests information when there is a conflict to be prepared to explain to property owners why their assessment map dimensions and assessed land value has changed.

Subdivision/resubdivision maps fronting on existing right of ways need to show survey geometry and lot areas to centerline and ROW when property owners title is to centerline.

Subdivision and Resubdivision maps can inherit source or adjacent subdivision map geodetic tie in with notes such as:

This parcel was surveyed through recovery of local control within “subdivision name” as filed in Liber of Maps, Page. The original subdivision was tied into the Monroe County Monumentation Network through the following monuments:

List geodetic monuments from original subdivision and note if destroyed since original subdivision survey. If monuments are destroyed and other monuments are available they need to be tied into.

Coordinates shown hereon are based on the New York State Transverse Mercator Projection plane coordinate system (Western Zone) “identify horizontal datum” and were established by a survey performed to an indicated accuracy of not less than 1 part in 20,000.

State Combined factor.

Distances shown hereon are grid or ground distances.

Bearings shown hereon are referenced to Liber of Maps, Page.

If subdivision mapping is in multiple sheets with match lines, each sheet needs to have complete survey information to be able to serve as a stand-alone map.

Tie distance to nearest public street does not have to be survey grade accuracy, can be +/-.

For legibility text font size on coordinates, easements and survey related information needs to be of adequate font size for the scale of the map. Consideration must be given that the legibility degrades after making copies, scans and microfilming. Existing parcel information or other information shown in gray scale, or any font that won't show up clearly and be legible after prints are made or after microfilming, will not be accepted for filing. Existing parcel information and dimensions the map is eliminating need to have a font different from the proposed information and dimension fonts.

When subdividing a lot which leaves a remainder of land, the entire remaining parcel must be surveyed and shown as part of the subdivision if the remaining land was shown and defined by survey on a previously filed subdivision map.

When subdividing a lot which leaves a remainder of land, the entire remaining parcel must be shown as remaining land as part of the main map or as a small overall map inset without surveying if the remaining land was not shown and defined by survey on a previously filed subdivision map.

Subdivision/resubdivision maps cannot create combination of land on opposite sides of public roads or private drives with z-hook.

Subject parcel(s) tax parcel and owner information need to be shown within the mapped area of the parcel.

If centerline of ROW shown on map is centerline of improvement from construction plans identify/label the line and identify the source and provide geometry to the subdivision boundary.

If any portion of a newly named subdivision is part of a previous subdivision, the previous subdivision map and lots need to be referred to as being a resubdivision of in the title block.

Licensed surveyor and all approval signatures must be original signatures. No mylar scanned from original with signatures and reprinted can be filed.

Mylar original with original approval signatures is required for subdivision/resubdivision map filing. Mylar copy of original map and signatures will not be accepted for map filing.

If you communicate map review is urgent when submitting subdivision/resubdivision map for review, I'll do what I can to expedite the review.

It is very helpful if you enter the name of the subdivision/resubdivision in the subject line when emailing review requests. My review response is referred to when the map is submitted for approval.

Other than revisions made to address MCSO review comments, if survey revisions are made to the map after preliminary MCSO review, correspondence must be provided communicating the survey revisions when submission is made for MCSO approval.

County Online Geodetic Monument Viewer

As noted in the viewer, RTK positions observed by GIS Group should only be used for recovery purposes and are not accepted as a coordinate basis for geodetic tie in.

If you determine a geodetic monument is definitely destroyed or recover a monument in questionable condition please let me know so the monument viewer can be updated.

Boundary Survey Information Available

As stated above under Highway Right of Ways, survey Cad and coordinate files for Highway ROW boundary surveys and determinations are available as a download from the County Surveyors webpage to private surveyors for use. Also, available as a download are boundary surveys related to utility easement acquisitions, County Park surveys and property surveys prepared for land either sold or acquired by the County of Monroe. The files for the surveys are the result of a thorough recovery of survey evidence located by employment of terrestrial survey procedures from a survey control traverse tied by GPS procedures into New York State CORS network. For highway boundary surveys, the adjacent subdivisions, recorded and unrecorded surveys, centerline of right of way and all front property corners are searched for available survey evidence and then located. Additional survey file information is available upon request.