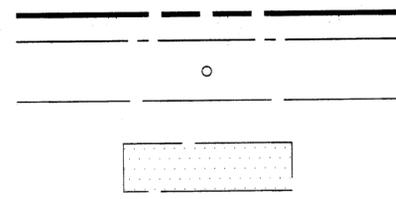


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MOTT LAND SURVEYING

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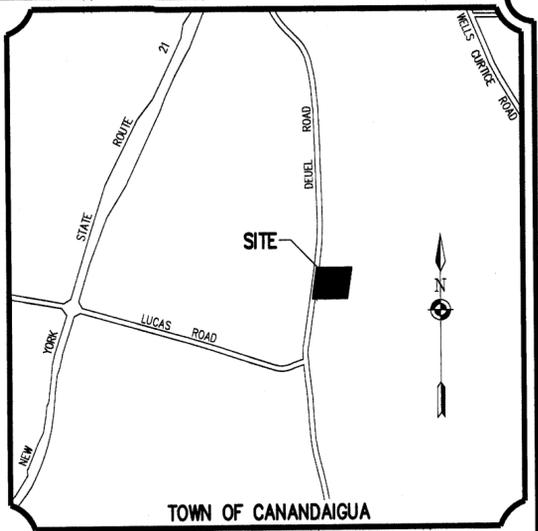
LEGEND



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



LOCATION MAP
NOT TO SCALE

REFERENCES:

1. A PLAN ENTITLED "FINAL SUBDIVISION, BRENDA BECKWITH," AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP No. 30009.
2. AN ABSTRACT OF TITLE WAS NOT PROVIDED FOR THE COMPLETION OF THIS SURVEY

SITE NOTES:

1. CURRENT ZONING: RR-3 (RURAL RESIDENTIAL)
2. MINIMUM LOT SIZE: 3 ACRES
3. MINIMUM LOT WIDTH: 225 FEET
4. SETBACK REQUIREMENTS:
FRONT: 60 FEET
REAR: 40 FEET
SIDE: 20 FEET (ACCESSORY BUILDING)
20 FEET (ACCESSORY BUILDING)
5. MAXIMUM BUILDING HEIGHT: 35 FEET
6. MAXIMUM LOT COVERAGE: 15%

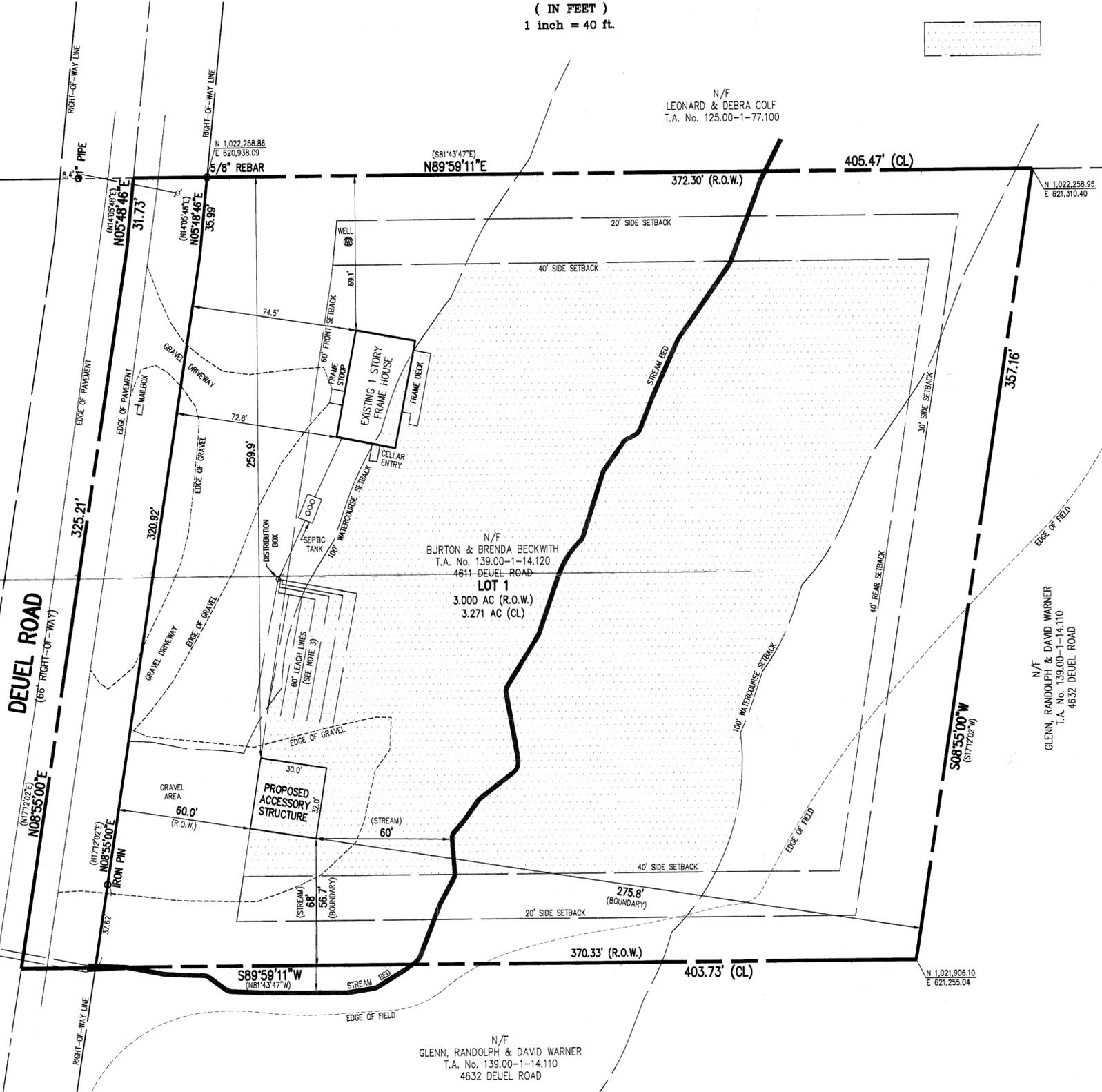
SURVEY NOTES:

1. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE, NAD 83 (2011)(EPOCH 2010) UTILIZING GPS OBSERVATIONS FROM THE NYSOT REFERENCE NETWORK STATION (NYPF 0032). PERIMETER AND/OR TIES TO MONUMENTS WERE MADE USING PROCEDURES NECESSARY TO ACHIEVE A HORIZONTAL ACCURACY OF 1 PART IN 10,000 (1:10,000) OR BETTER. RECORD INFORMATION IS SHOWN IN PARENTHESIS.
2. DURING THE PROCESS OF CONDUCTING THE FIELDWORK, THE SITE WAS COVERED WITH 4 INCHES OF SNOW. AS A RESULT, SOME IMPROVEMENTS MAY NOT HAVE BEEN VISIBLE AND ARE NOT SHOWN.
3. THE SEPTIC TANK, DISTRIBUTION BOX & LEACH LINES ARE SHOWN HEREON PER DIMENSIONS FROM A PLAN PREPARED BY EDWIN G. BUTTON, LICENSED PROFESSIONAL ENGINEER. 6 LEACH LINES ARE NOTED ON SAID PLAN AND ONLY 5 ARE GRAPHICALLY SHOWN.

I CERTIFY TO BRIAN BECKWITH THAT THIS MAP WAS PREPARED FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED BY ME ON JANUARY 29, 2021 AND FROM THE REFERENCES NOTED HEREON, THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT WAS BASED MEETS THE GLVSA 2017 MINIMUM STANDARDS FOR A SURVEY MAP.

THIS MAP IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY SOURCES OTHER THAN THOSE REFERENCED HEREON.

BY:
KYLE A. MOTT, NYSPLS NO. 051090



PHELPS & GORHAM PURCHASE, TOWNSHIP 9, RANGE 3, TOWN LOT 49, T.A. No. 139.00-1-14.120

C:\Users\kyle\Desktop\2021 MLS Projects\21-007\Drawings\21-007.dwg

DRAWING NO.	07
PROJECT NO.	2021
SCALE	1"=40'
DATE ISSUED	FEBRUARY 2021
PROJECT SURVEYOR	Kyle Mott
DRAWN BY	Kyle Mott

PROJECT	4611 DEUEL ROAD
LOCATION	TOWN OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK
CLIENT	BRIAN BECKWITH 4611 DEUEL ROAD CANANDAIGUA, NY 14424
DRAWING TITLE	PLOT PLAN



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NAPLES, NY 14512
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FAX: (585) 514-4205
WWW.MOTTLANDSURVEYING.COM

NO.	REVISIONS	DATE	BY
6			
5			
4			
3			
2	REVISED TO ADD SEPTIC LOCATION	2/26/21	KAM
1	TURNED BUILDING 90°	2/3/21	KAM

Drawing Attention
The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:
"It is a violation of this law for any person who is not a licensed professional engineer or land surveyor to offer any item in any way, if on item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor is not the original engineer or land surveyor and the notation 'altered by' followed by his signature and the date of such alteration, and a specific description of the alteration."