



"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7069, subdivision 2, of the New York State Education Law." "The original of the land surveyor's sealed or marked plan shall not be considered to be a valid true copy." This survey conforms with the minimum standards of the New York State Association of Professional Land Surveyors.¹

Certifications herein signify that this survey was prepared in accordance with the standards and procedures approved by the New York State Association of Land Surveyors as approved at the time this survey was performed.

Certifications as shown shall be limited to the person or persons lending institution, governmental agency, title company and to the successor or assign of the lending institution.

Certifications are not transferable to additional institutions or subsequent owners.

Legend

- ✕ Existing Iron Pipe
- ✕ Existing Iron Pin
- Iron Pin Set
- △ P.K. Nail
- ▲ Railroad Spike
- Great Lot Line
- Dead Line
- X — Fence
- ⚡ Electric pole
- E&T—Overhead Utilities
- Concrete Monument
- Hedge Row

Official Use Only

Reserved For Planning Board Chairman's Signatures

Notes:

Subject parcels are zoned RLD and R-1-20. Majority of parcels are in the RLD zone.

RLD

Minimum Lot Width: 125'
Minimum Frontyard: 60'
Minimum Rearyard: 60' (principal) & 15' (accessory)
Minimum Sideyard: 12' (all)
Maximum Building Height: 25'

R-1

Minimum Lot Size: 20,000 sq. ft.
Minimum Lot Width: 100'
Minimum Frontyard: 60'
Minimum Rearyard: 40' (principal) & 15' (accessory)
Minimum Sideyard: 25' & Accessory 15'
Maximum Building Height: 35'

Datum:

Vertical: 1988 North American Vertical Datum
Horizontal: 1983 State Plane (New York Central)
Contour Interval: 1 foot
Subsurface information provided by others.
No information on possible subsurface drainage (tile).
Utilities shall be field verified before construction.

NICHOLE R. & CONOR J. BOYER

AT
3548 COUNTY ROAD 16 (WEST LAKE ROAD)
BEING PART OF
WARREN E. PEARSE SUBDIVISION

LOT NO. 15
TOWNSHIP 10, RANGE III
OF THE
PHELPS & GORHAM PURCHASE
IN THE
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO
STATE OF NEW YORK

SCALE: 1" = 30'

SURVEYED BY
PENN YAN, N.Y.

TELEPHONE: {315} 536-2618
WWW.WILLSONLANDSURVEY.COM

WILLSON & ASSOCIATES
JOB NO. 10-2004

This is to certify that I am a Licensed Land Surveyor and that this plan was completed on July 1, 2021 from notes from an instrument survey on June 4, 2021.

Signed

Richard L. Willson
License No. 49409

Revised July, 19, 2021

Revised August 17, 2021

DEED REFERENCE

No. 3548 Mary Jo Zahn to Nichole R. & Conor J. Boyer by deed recorded March 21, 2021 in Liber 1470, Page 25.

Current Tax Map No. 98.17-1-40.2

No. 3546 Nikola K. & Biserka K. Chargin to Vincent J. & Mary Ann DeIorfe by deed recorded October 2, 1975 in Liber 749 of Deeds, Page 772.
Current Tax Map No. 98.17-141

Current Tax Map No. 98.17-1-41

MAP REFERENCE

"Subdivision of Lands of Warren E. Pearse" – surveyed by Jack R. Anderson and filed as Map No. 1338.

Jack R. Anderson and filed as Map No. 1338.

"Map of a Survey of Lands of Scott H. & Mary Jo Zahn - Richard J. & Cyndee J. Cutri" - surveyed by Gary L. Dutton and filed November 9, 1987 as Map No. 15291.

filed November 9, 1987 as Map No. 15291.

"Map of a Survey of Lands of Scott H. & Mary Jo Zahn - Richard J. & Cyndee J. Cutri" - surveyed by Gary L. Dutton and filed March 2, 1992 as Map No. 19626.

filed March 2, 1992 as Map No. 19626

"Map of Survey for Mary Jo Zahn" – surveyed by Jeremy E. Zahn, 2021 as File No. YB7131.

Years and completed March 15, 2021 as File No. YB7131.

CERTIFICATE

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Signed: _____
Richard L. Willson
License No. 49409

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