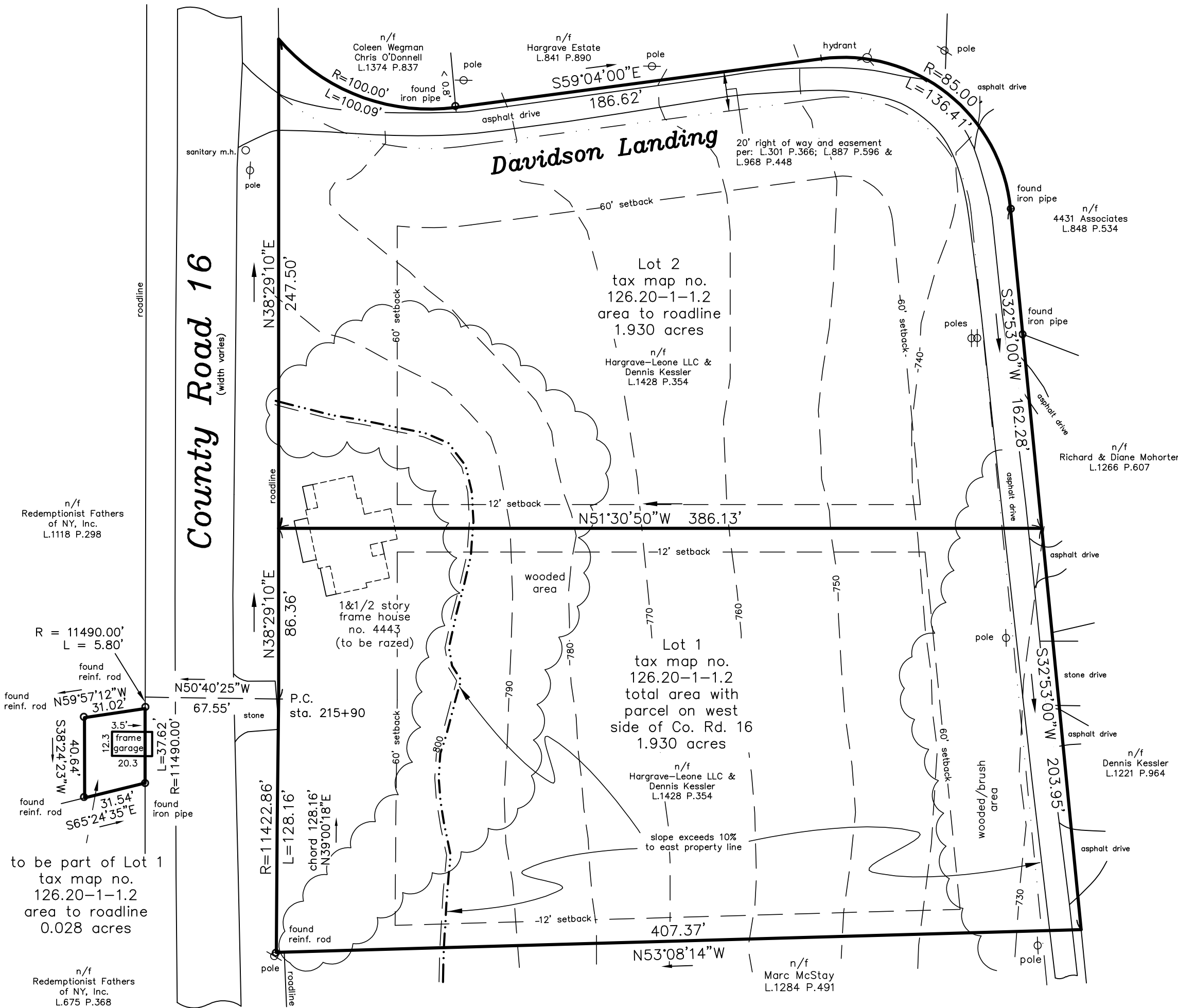
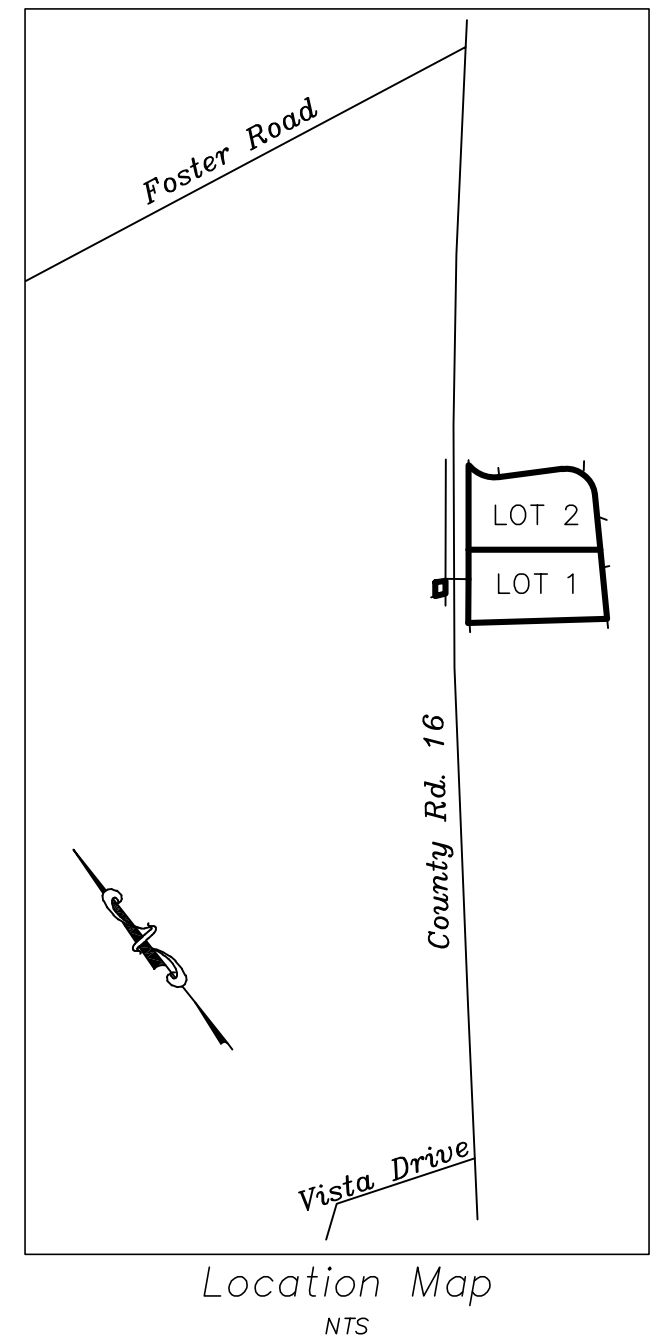


Subdivision of Lands of
**Hargrave-Leone LLC &
Dennis Kessler**
Town of Canandaigua
Ontario County, New York
Scale: 1 inch = 100 feet August 5, 2019
revised on 10/8/19 showing 10% slope area



ZONING:
RLD - Residential Lake Dist.
minimum lot size - 20,000 square feet
minimum lot width - 125 feet
setbacks principal building:
front - 60 feet
rear - 60 feet
side - 12 feet
setbacks accessory building:
rear - 15 feet
side - 12 feet

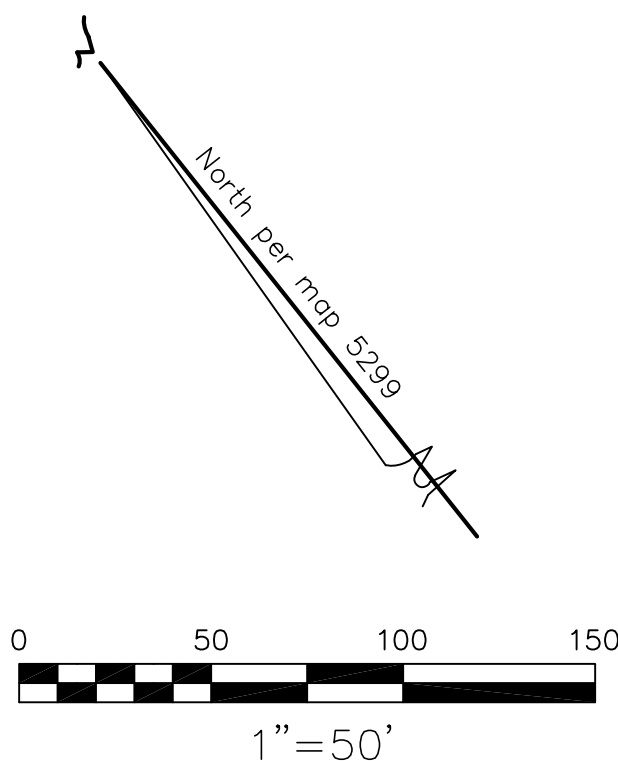
Notes & References

- The intent of this plan is to subdivide tax map no. 126.20-1-1.2 into two lots.
1. Utility easement to: RTC, L.388 P.496; RGE, L.337 P.336
 2. Deed: L.1428 P.354
 3. Filed map nos. 4949, 32734, 30997, 3164, 32819
 4. Survey Map of the Lipinski property by Freeland-Parrinello Land Surveyors, job no. 2011-173, dated 6/24/11
 5. Survey of Bigham Estate property by Gary L. Dutton, L.S., dated 1/12/84
 6. Exception to Ontario County, L.371 P.117
 7. Parcels are Zoned RLD - Residential Lake District
 8. This Parcel is in Zone X on FEMA Flood Map No. 3605598 0025C
 9. Lot 1 and lot 2 are not approved "buildable" lots, it requires site plan approval from the Town of Canandaigua Planning Board prior to the occurrence of development
 10. Percolation tests have not been conducted for the proposed new lots, and the lots shall not be considered as a "buildable lot until satisfactory perc. tests have been completed and forwarded to the Town Development Office
 11. Contours are based on Ontario County GIS (2006)
 12. Search no. 423647 by First American Title Insurance Co., dated January 23, 2019

Owners: Hargrave-Leone LLC & Dennis Kessler
50% interest each
410 White Spruce Blvd
Rochester, NY, 14623

I certify that this plan was prepared
August 5, 2019 from notes of an
instrument survey completed
February 11, 2019 and from materials
referenced hereon.

David M. Parrinello NYSPLS 049724



Revisions

Approved:

Planning Board Chair Date



Freeland-Parrinello
LAND SURVEYORS
42 Beeman Street
Canandaigua, New York 14424
(585)394-5110 19-0115