

"CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

THIS MAP AND THE INFORMATION SHOWN HEREON IS NOT TO BE USED WITH AN "AFFIDAVIT OF NO CHANGE." MOTT LAND SURVEYING ASSUMES NO LIABILITY TO THE PARTIES NOTED HEREON OR TO ANY FUTURE OWNER, TITLE COMPANY, GOVERNMENTAL AGENCY, ATTORNEY OR LENDING INSTITUTION IN THE EVENT THAT THIS MAP IS USED WITH AN "AFFIDAVIT OF NO CHANGE," OR SIMILAR INSTRUMENT.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S ORIGINAL INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

"UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, OF THE NEW YORK STATE EDUCATION LAW."

COPYRIGHT © 2021
MOTT LAND SURVEYING

GRAPHIC SCALE

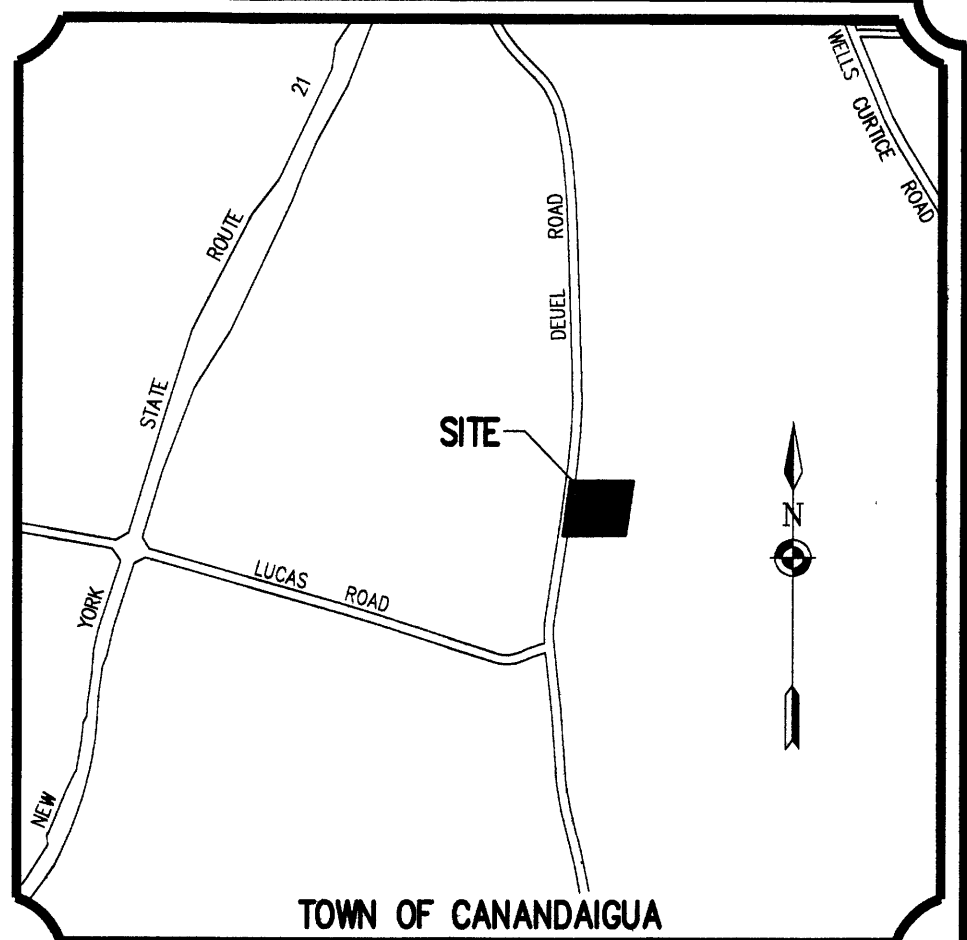


(IN FEET)
1 inch = 40 ft.

LEGEND

BOUNDARY LINE
CENTERLINE
PROPERTY MARKER FOUND
BUILDING SETBACK LINE

100' WATERCOURSE BUFFER
AREA WITHIN BUILDING
SETBACK LINES



TOWN OF CANANDAIGUA
LOCATION MAP
NOT TO SCALE

REFERENCES:

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

SITE NOTES:

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

SURVEY NOTES:

- 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 NYSDOT 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.
- 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.
- 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 GVLSA 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

P:\PROJECTS\21-007\Drawings\21-007.dwg

4611 DEUEL ROAD

TOWN OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK

BRIAN BECKWITH
4611 DEUEL ROAD
CANANDAIGUA, NY 14424

PLOT PLAN



MOTT
LAND SURVEYING

112 NORTH MAIN STREET
P.O. BOX 613
NAPLES, NY 14512
PHONE: (585) 514-4204
FAX: (585) 514-4205
WWW.MOTTLANDSURVEYING.COM

| NO. | REVISIONS | DATE | BY |
|-----|---|---------|-----|
| 6 | | | |
| 5 | | | |
| 4 | | | |
| 3 | REVISED PROPOSED BUILDING SIZE & LOCATION | 5/13/21 | KAM |
| 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, unless he is acting under the direction of a licensed professional engineer or a licensed professional land surveyor, to prepare, alter, or issue in any way, if on item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation altered by followed by the name and initials of the person who altered it, and a specific description of the alteration."

PROJECT NO. 2021
DRAWING NO. 07
DATE ISSUED: FEBRUARY 2021
SCALE: 1"=40'
PROJECT SUPERVISOR: KA MOTT
DRAWN BY: KA MOTT