

Vicinity Map
N.T.S.

Deed Reference:
Ruth Vaccaro McFaul to Timber Wind, LLC by Deed filed January 6, 2021 in Liber 1464 of Deeds at Page 602.

Abstract Reference:
Stewart Title Insurance Company, Abstract Order No. 81313428 last dated November 16, 2020.

Map Reference:
Ontario County Filed Map No. 15526
Ontario County Filed Map No. 26760.

Planning Board Chairperson

Legend

- Iron pipe or pipe located
- Iron post
- Drill hole
- Utility pole
- E/F
- E/F
- R.O.W. line
- Property line
- Contour
- P.K. nail found
- P.K. nail set
- Concrete monument
- Benchmark
- Utility lines

Site Details:
Existing Zoning is Rural Residential District (RR-3)
Minimum Lot Size: 3 Acres
Minimum Lot Width: 225 FT
Front Setback: 60 FT
Rear Setback: 40 FT
Side Setback: 40 FT
Maximum Building Height: 30 F.T.
Maximum Lot Coverage: 15%

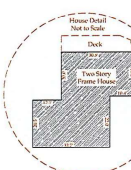
Contour Datum: NAVD83
Contours derived from Ontario County Lidar.

Farm note:
This property which is the subject of this subdivision is located within an agricultural district containing a farm operation. Residents should be aware that such farm operations may generate dust, odor, smoke, noise, vibration and other activities which may not be compatible with residential use of the property.

* Unauthorized alteration or addition to a map bearing a Licensed Professional Engineer's or Professional Land Surveyor's seal in any way is a Violation of Section 72(9)

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PROPOSED 60' PRIVATE DRIVEWAY ACQUISITION SERVING LOT 1
T.M.# 153.00-1-43.30
153.00-1-43.30
153.00-1-43.40
& PROPOSED LOT 1



This is to certify that I am a Licensed Land Surveyor and that this plan was completed on 10/19/2021 from notes of an instrument survey performed on 10/18/2021.

Anthony A. Venezia
License No. 050864 signed

Subdivision Plat prepared for: **Timber Wind, LLC**

Showing Land at
6170 Dugway Road
Town of Canandaigua
County of Ontario State of New York

Revisions	No.	Description	By	App'd
1	10/17/2021	Additional EDC Comments	AV	
2	10/17/2021	Property Lines and Area Recalculated	AV	

5/20 Laura Lane Canandaigua New York, 14424

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