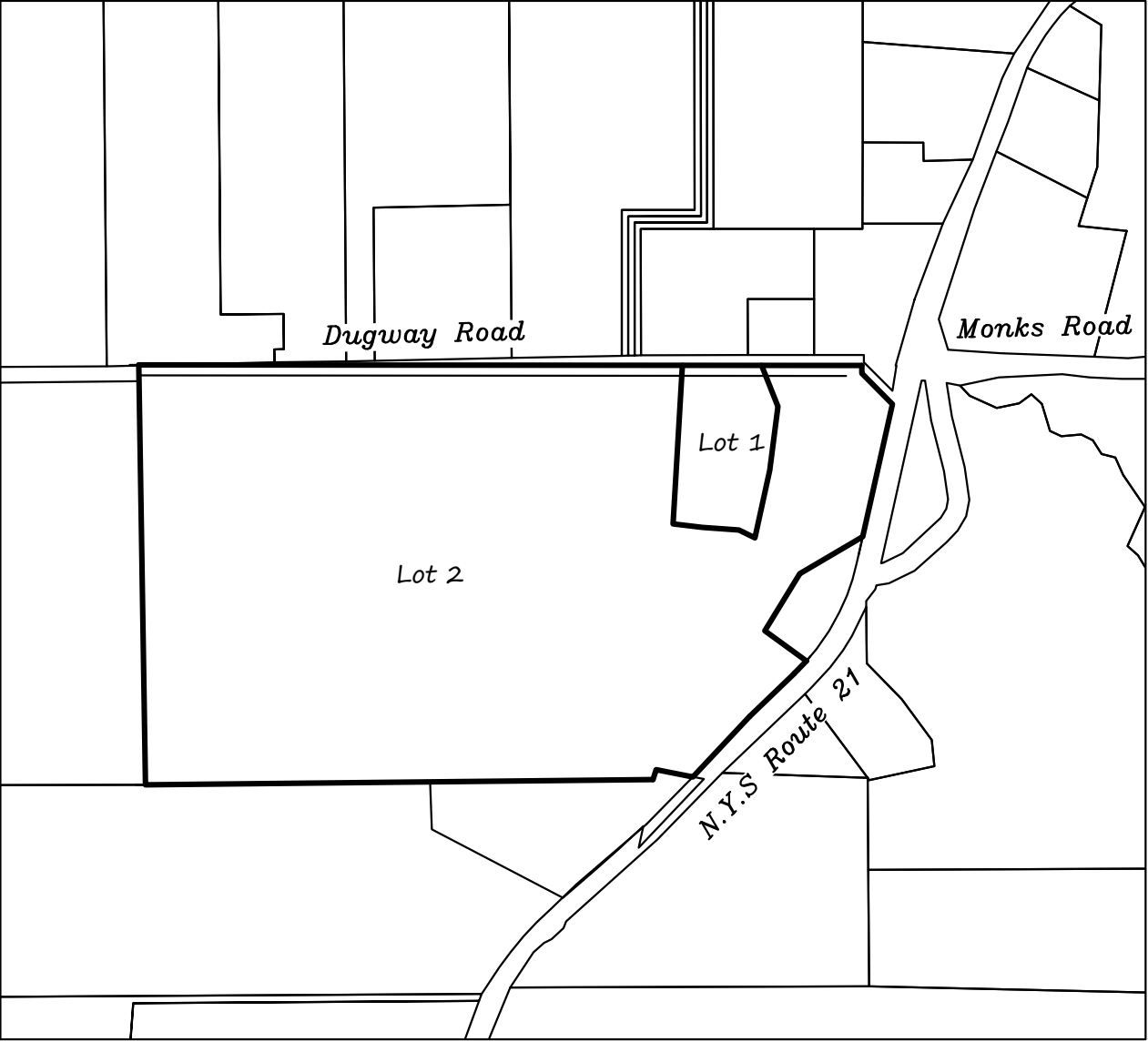




Overall Property
NTS

References

1. Liber 1075, page 249 of deeds
2. Filed map nos. 2721, 5969, 9796, 10708, 18988, 37719
3. This plan is subject to any easements or encumbrances that an updated search of title may reveal.
4. Easement to RG&E and Rochester Telephone Company per L.439 P.283
5. Easement to RG&E per L.375 P.124 & P.126
6. Easement to Rochester Telephone Company per L.651 P.722
7. No new development is proposed on Lots 1 or 2; Lot 2 is not approved "buildable" lot, it requires site plan approval from the Town of Canandaigua Planning Board prior to development occurring on said lot.
8. Percolation tests have not been conducted for the proposed new lots, and the lots shall not be considered as a buildable lot until satisfactory percolation tests have been completed and forwarded to the Town Development Office.
9. Contours shown are based on Ontario County LIDAR data.
10. Lots are within Zone X per FIRM map no. 360598 0005C, dated March 3, 1997
11. Horizontal datum NAD83 New York State Plane, Central

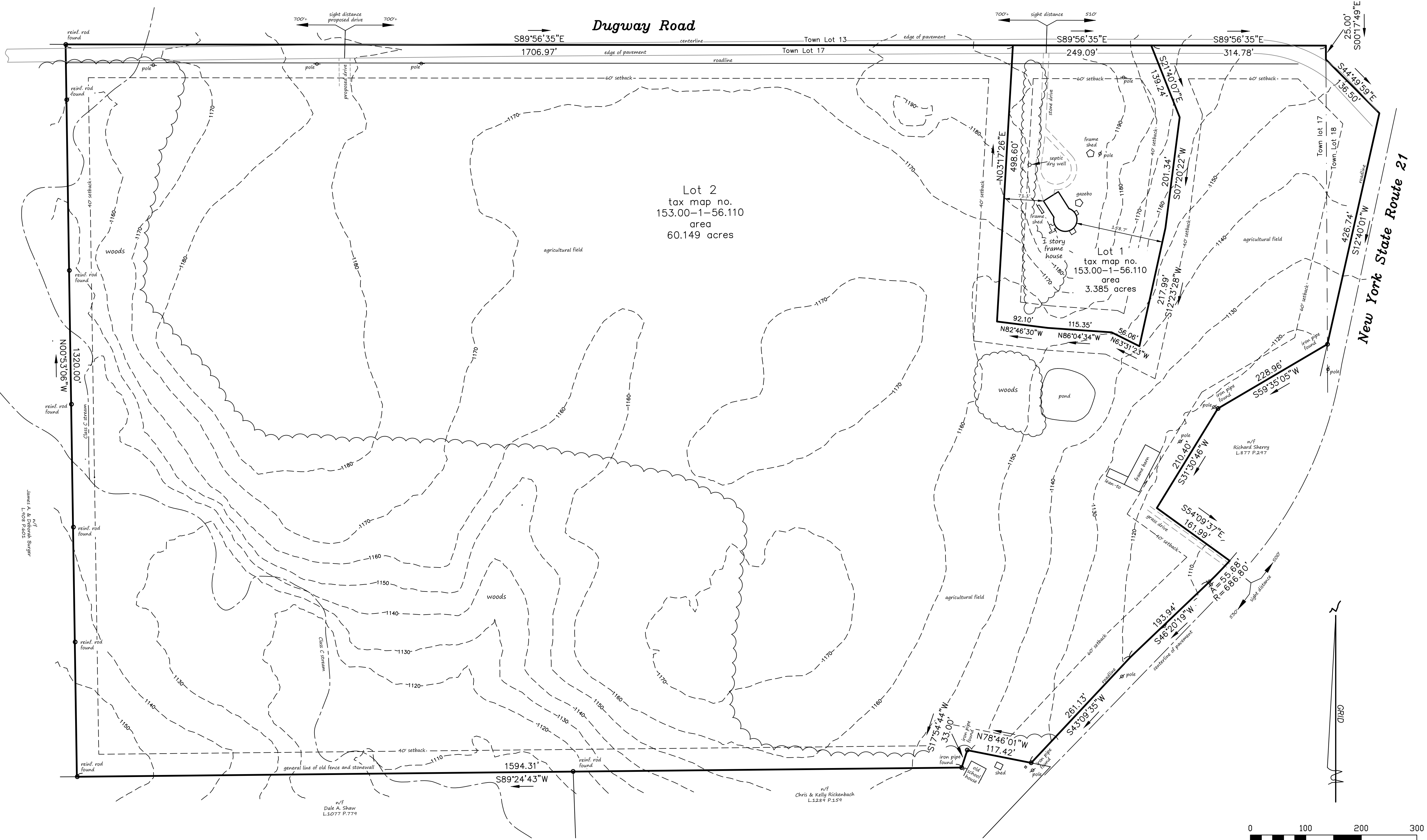
ZONING:

RR-3 - 3 Acre Residential

minimum lot size - 3 acres
minimum lot width - 225 feet
maximum building lot coverage - 15%
setbacks principal building:
front - 60 feet
rear - 40 feet
side - 40 feet
setbacks accessory building:
rear - 30 feet
side - 20 feet

Owners: Brian T. & Nancy Ellen McCarthy
126 Washington Street
Canandaigua, New York, 14424

Note: It is the policy of this state and the Town of Canandaigua to conserve, protect and encourage the development and improvement of agricultural land for the production of food and other products and also for its natural ecological value. This notice is to inform prospective residents that the property that they are about to acquire lies partially or wholly in or within 500 feet of either an agricultural district or land for which an individual commitment has been received pursuant to sections 305 or 306 of the Agriculture and Markets Law of the State of New York and that farming activities occur in such district or land. Such farming activities may include, but not limited to, activities that cause noise, dust, and odors.



Legend

- monument
- ⛑ hydrant
- ⚡ utility pole

Subdivision of Lands of
Brian T. & Nancy Ellen McCarthy
Town of Canandaigua
Ontario County, New York
Scale: 1 inch = 100 feet April 19, 2022

Revisions

I certify that his plan was prepared on April 19, 2022,
from notes of a field instrument survey completed on
March 11, 2022, and from materials referenced hereon.

David M. Parrinello NYSPLS 049724 Planning Board Chairperson Date



Freeland-Parrinello
LAND SURVEYORS
42 Beeman Street
Canandaigua, New York 14424
(585)394-5110 2002-116S