

Vicinity Map N.T.S.

Deed Reference:  
Marion L., Clarence W., & Cora L. Case to Canandaigua County Club Inc. by Deed filed April 3, 1930 in Liber 358 of Deeds at Page 18.

Abstract Reference:  
This survey is subject to any facts that an updated abstract of title may reveal.

Map Reference:  
Ontario County filed map No. 19860.  
Ontario County filed map No. 17851.  
Ontario County filed map No. 23062.  
Ontario County filed map No. 384.  
Ontario County filed map No. 599.

**Flood Note:**  
Property Lies Within Flood Zone AE & X. According to F.I.R.M. Map No. 360598 0020 C Last Dated March 3, 1997, by graphing plotting only. We do not assume responsibility for exact determination. Before any development, planning, design, or construction is started, the Community, Town, and County in which subject tract exists should be contacted. Said entities may impose larger flood plain and floodway areas than shown by F.I.R.M. maps that will affect development.

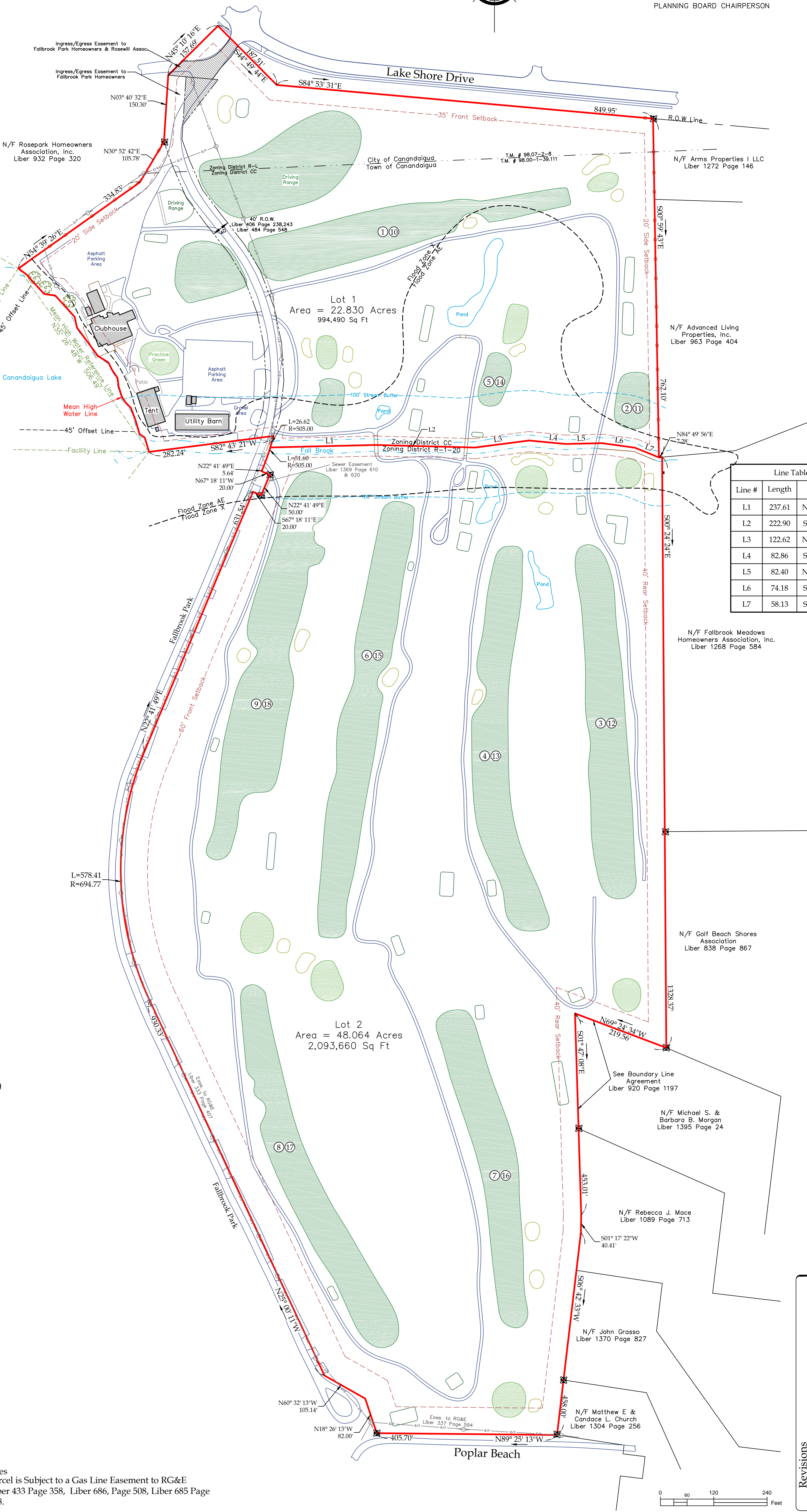
" Unauthorized alteration or addition to a map bearing a Licensed Professional Engineer's or Professional Land Surveyor's seal in any way is a Violation of Section 7209

" Copyright 2019" Venezia & Associates. All rights reserved unauthorized duplication is a violation of all applicable laws"

## SUBDIVISION APPROVAL

PLANNING BOARD CHAIRPERSON

DATE



Line Table		
Line #	Length	Direction
L1	237.61	N88° 39' 30"E
L2	222.90	S88° 30' 00"E
L3	122.62	N82° 34' 22"E
L4	82.86	S84° 31' 11"E
L5	82.40	N88° 46' 31"E
L6	74.18	S82° 07' 08"E
L7	58.13	S68° 02' 46"E

**Site Details:**  
Existing Zoning is Community Commercial District (CC)  
Minimum Lot Size: 1 ACRE  
Minimum Lot Width: 175 FT  
Front Setback: 60 FT.  
Rear Setback: 40 FT.  
Side Setback: 20 FT.  
Maximum Building Height = 35 FT.  
Maximum Building Coverage on Lot = 10%

**Residential 20,000 Sq Ft (R-1-20)**  
Minimum Lot Size: 20,000 SQ FT  
Minimum Lot Width: 100 FT  
Front Setback: 60 FT.  
Rear Setback: 40 FT.  
Side Setback: 25 FT.  
Maximum Building Height = 35 FT.  
Maximum Building Coverage on Lot = 20%

**Residential Lakefront District (R-L)**  
Minimum Lot Size: 19,000 SQ FT  
Minimum Lot Width: 125 FT  
Front Setback: 35 FT.  
Rear Setback: 25 FT.  
Side Setback: 20 FT.  
Maximum Building Height = 35 FT.  
Maximum Building Coverage on Lot = 35%

**Legend**

- Iron pin or pipe found
- Iron pin set
- Drill hole
- Utility pole
- Utility lines
- E/T
- R.O.W. line
- Property lines
- Centerline
- P.K. nail found
- P.K. nail set
- Concrete Monument
- Benchmark

**Notes**  
Parcel is Subject to a Gas Line Easement to RC&E  
Liber 433 Page 358, Liber 686, Page 508, Liber 685 Page 908.

This is to certify that I am a Licensed Land Surveyor and that this plan was completed on 8/8/2019 from notes of an instrument survey performed on 12/13/2018



Rocco A. Venezia  
License No. 049761 signed

Subdivision Plat prepared for:

Canandaigua Country Club, Inc

City of Canandaigua  
Town of Canandaigua

Showing Land  
At  
2380 Fallbrook Park  
County of Ontario

Tax Map# 98.00-1-39.111  
98.07-2-8  
Scale: 1" = 120'  
Job # 17116  
State of New York

