

N.T.S.

" 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"

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violation of all applicable laws"

Deed Reference

Conveyance to 3904 West Lake Rd. Liber 1467 Page 158

Map Reference

Map of a Survey Lands of Fred & Peter German filed as Ontario County Map # 21391.

Map of a Survey Lands Scott & Victoria Trumbower filed
as Ontario County Map # 23440.

Map of a Survey Lands of Gary & Joan Wyffels filed
as Ontario County Map # 20902.

Map of a Survey Lands of Gary & Joan Wyffels filed
as Ontario County Map # 11882.

Final Plat of Lakeside Estate Subdivision filed
as Ontario County Map # 37119.

Abstract Reference

Survey subject to updated abstract

Site Data

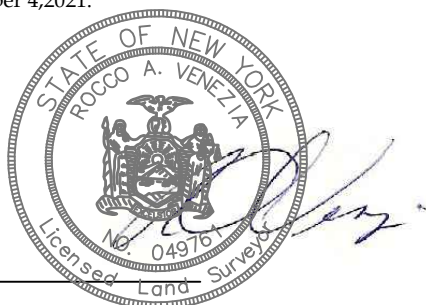
1. Existing zoning is R-1-30
Minimum lot size: 30,000 ft²
Minimum lot width: 125'

Front setback: 60'
Rear setback: 40'
Side setback: 25'
Maximum building height = 35'
2. This project is not situated in any recorded floodplain or wetland area.
3. Distances shown are horizontal ground distances. all distances and elevations shown are measured in decimal feet. vertical datum is NAVD 88. horizontal datum is NYS Grid.
4. Total area of phase 15.168 Acres.
5. Property is located in Flood Zone X per Fema Community Panel # 360598 0015 c map last revised march 3, 1997.
6. Contour Datum: NAVD88

Legend

- Legend**
- | | | |
|---|---|-------------------|
|  |  | P.K. nail found |
|  |  | P.K. nail set |
|  |  | Concrete Monument |
|  |  | Benchmark |
- E/T — E/T — Utility lines
— — — — — R.O.W. line
Property lines
Centerline

This is to certify that I am a
Licensed Land Surveyor and that this plan
was completed on October 5, 2021
from notes of an instrument survey
performed on October 4, 2021.



Rocco A. Venezia
signed _____
License No. 049761

Prepared by:

Rocco A. Venezia L.S.

Subdivsion Plat prepared for:

VNC Enterprises, Inc.

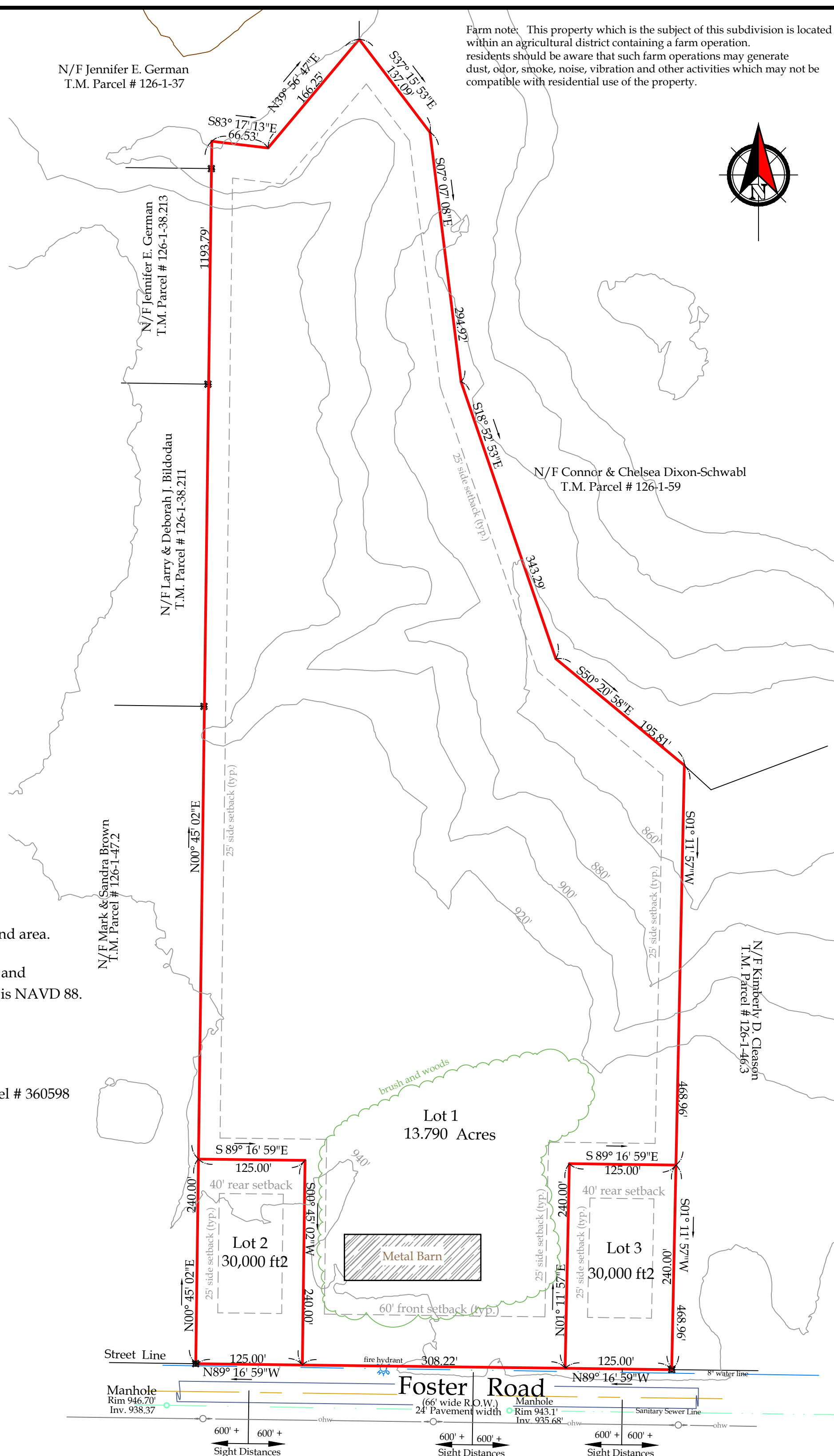
Showing Land at

5200 Foster Road
Town of Canandaigua

County of Ontario State of New York

File# 2021 Foster Rd.
T.m. # 126-1-46.4

Scale 1"= 100'



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.

Planning Board Chairman

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