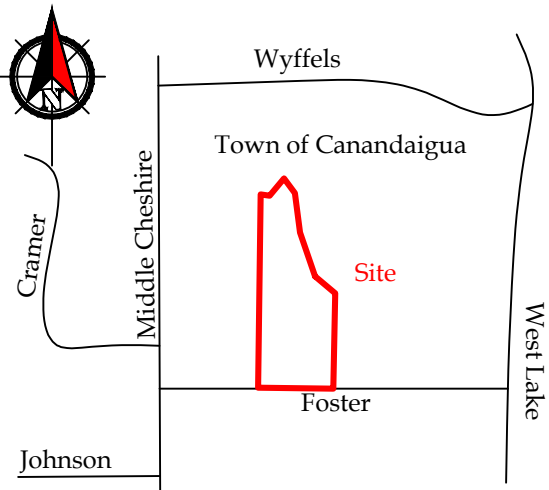




Vicinity Map

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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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 Subdivsion filed as Ontario County Map # 37119.

Abstract Reference

Survey subject to updated abstract

Site Data

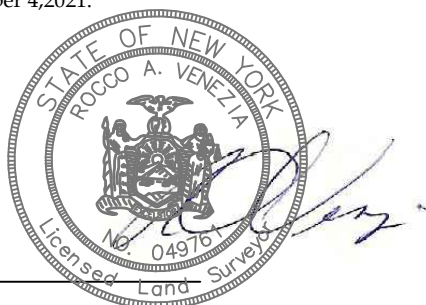
- Existing zoning is R-1-30
Minimum lot size: 30,000 ft2
Minimum lot width: 125'

Front setback: 60'
Rear setback: 40'
Side setback: 25'
Maximum building height = 35'
- This project is not situated in any recorded floodplain or wetland area.
- 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.
- Total area of phase 15.168 Acres.
- Property is located in Flood Zone X per Fema Community Panel # 360598 0015 c map last revised march 3, 1997.
- Contour Datum:NAVD88

Legend

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

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.

Subdivision Plat prepared for:

VNC Enterprises, Inc.

Showing Land
at

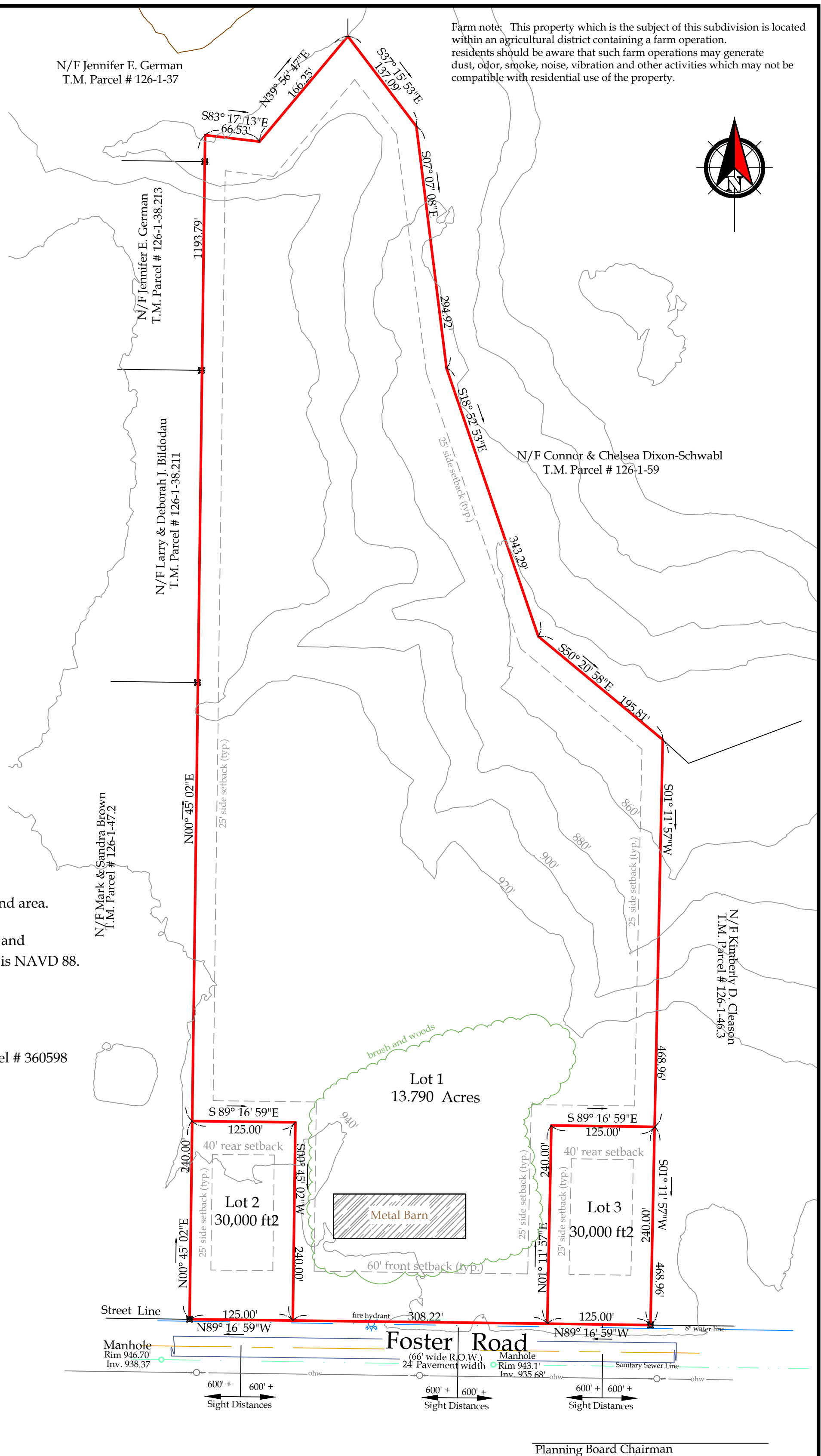
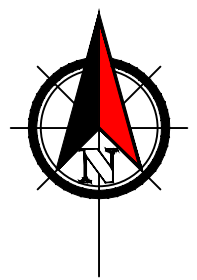
5200 Foster Road
Town of Canandaigua
County of Ontario State of New York

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

Scale 1"= 100'

Owner
3904 West Lake Rd. LLC
5151 County Rd 16
Canandaigua N.Y. 14424

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.



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