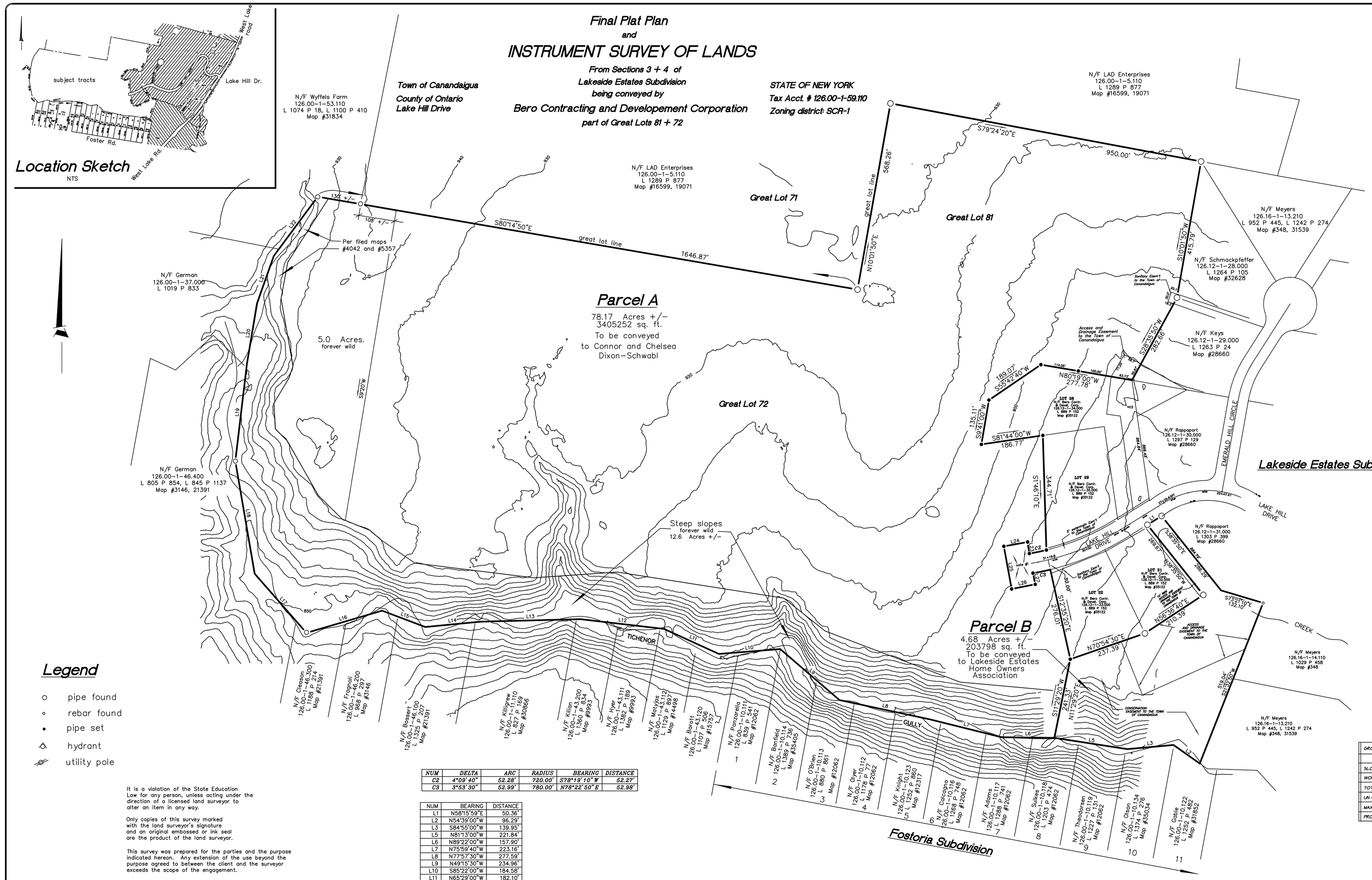
REVISIONS			
REV	DESCRIPTION	DATE	APPROVED
1	TOWN COMMENTS	APRIL 18, 2019	

Final Plat Plan
and
INSTRUMENT SURVEY OF LANDS

From Sections 3 + 4 of
Lakeside Estates Subdivision
being conveyed by
Bero Contracting and Developement Corporation
part of Great Lots 81 + 72

Town of Canandaigua
County of Ontario
Lake Hill Drive

STATE OF NEW YORK
Tax Acct. # 126.00-1-59.110
Zoning district: SCR-1



Legend

- ○ pipe found
- ◦ rebar found
- • pipe set
- △ hydrant
- utility pole

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C2	4°09'40"	52.28'	720.00'	S78°19'10"W	52.27'
C3	3°53'30"	52.99'	780.00'	N78°22'50"E	52.98'

NUM	BEARING	DISTANCE
L1	N58°15'59"E	50.36'
L2	N54°39'00"W	96.29'
L3	S84°55'00"W	139.95'
L5	N81°13'00"W	221.84'
L6	N89°22'00"W	157.90'
L7	N75°59'40"W	223.16'
L8	N77°57'30"W	277.59'
L9	N49°15'30"W	234.96'
L10	S85°22'00"W	184.58'
L11	N65°29'00"W	182.10'
L12	N83°21'30"W	252.40'
L13	S88°34'30"W	300.83'
L14	S84°29'00"W	166.73'
L15	N69°20'00"W	139.02'
L16	S73°39'00"W	236.82'
L17	N41°13'30"W	236.28'
L18	N9°46'00"W	343.29'
L19	N6°48'00"E	293.99'
L20	N9°28'50"E	185.26'
L21	N19°24'30"E	151.14'
L22	N36°33'30"E	221.76'
L23	N8°42'40"W	35.07'
L24	S79°39'20"W	72.58'
L25	S10°20'40"E	130.29'
L26	N78°49'50"E	72.27'
L27	N11°10'00"W	34.19'

It is a violation of the State Education Law for any person, unless acting under the direction of a licensed land surveyor to alter an item in any way.

Only copies of this survey marked with the land surveyor's signature and an original embossed or ink seal are the product of the land surveyor.

This survey was prepared for the parties and the purpose indicated hereon. Any extension of the use beyond the purpose agreed to between the client and the surveyor exceeds the scope of the engagement.

Ag Statement:
Right to Farm laws are in effect

10' Contours provided by
Ontario County GIS

Client/Owner:
Bero Contracting and Development Corp:
POST OFFICE BOX 647
CANANDAIGUA, NY 14424

Surveyor:
Dave Hanley L.S.
223 BRISTOL STREET #185E
CANANDAIGUA, NY 14424
585-526-6050

Approval:

Planning Board Chairperson
Town of Canandaigua
Date

Reference

1. Maps on file with the Clerk of Ontario County:
   Lakeside Estates Subdivision Sect. III Ph. I #35122
   Lakeside Estates Subdivision Sect. II #28660
   Lakeside Estates Subdivision Sect. I #26259-1
   Lands to be conveyed by George T. Gilliam #2470
2. Abstract provided by Crossroads Abstract
   Abstract # 093218 dated Mar. 12, 2019.
3. Deed: Estate of E. Case to Land Crafters Developement Corp.
   Liber 889 of Deeds, page 152.

Notes

1. Permanent ROW to Town of Canandiagua

Zoning Data

District: SCR-1
Min lot size: 1 acre
Min. lot width: 125 ft.
Minimum setbacks:
Front: 60 ft.
Rear: 40 ft.
Side: 25 ft.
Max. bldg height: 35 ft.
Max bldg. coverage: 20%

Scale 1"=160'

DENSITY CALCULATIONS	
GROSS TOTAL ACERAGE - PARCELS A + B	83.85 AC.
CONSTRAINED LANDS	
SLOPES OVER 20%	12.6 AC.
WOODLANDS	5.0 AC.
TOTAL CONSTRAINED LANDS	17.6 AC +/-
UN-CONSTRAINED LANDS	66.2 AC +/-
MAX DWELLINGS UNITS ALLOWED	66
PROPOSED DWELLING UNITS	1

Certification

I, David J. Hanley certify to :

1. Connor Dixon-Schwabl & Chelsea Dixon-Schwabl
2.
3.
4.
5.
6.

That this survey was prepared on April 18, 2019 from the notes of an instrument survey completed by me on March 29, 2019 and from the reference documents noted hereon.

This title survey was prepared in accordance with the Minimum Standards of the Genesee Valley Land Surveyors Association adopted January 2017.

April 18, 2019
David J. Hanley
N.Y.S. Lic. # 050379
Date