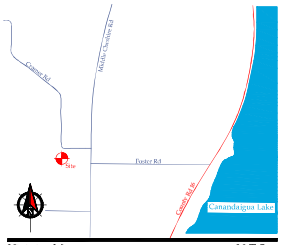

Vicinity Map N.T.S.

Deed Reference:
Patti F. Fitzgerald to John P. Callahan by Deed filed Oct. 26, 2018 in Liber 1416 of Deeds at Page 691. (T.M. # 126.00-1-56.21)

Douglas Mitchell to Emma Schatoff by Deed filed Septmber 2, 2021 in Liber 1480 of Deeds at Page 156. (T.M. # 126.00-1-56.21)

Abstract Reference:
Crossroads Abstract Order No. O166567 last dated September 5, 2018.

Map Reference:
Map of survey prepared for Seavey Living Trust by Venezia and Associates being Job No. A471.

Final Plat of Lots 2A & 2B Coles Subdivision by Venezia & Assoc. filed as Ontario County Map No. 30076.

" 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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Zoning district AR-2

Min. lot size	2 acre
Min lot width	150'
Front setback	60'
Rear setback	40'
Side setback	25'

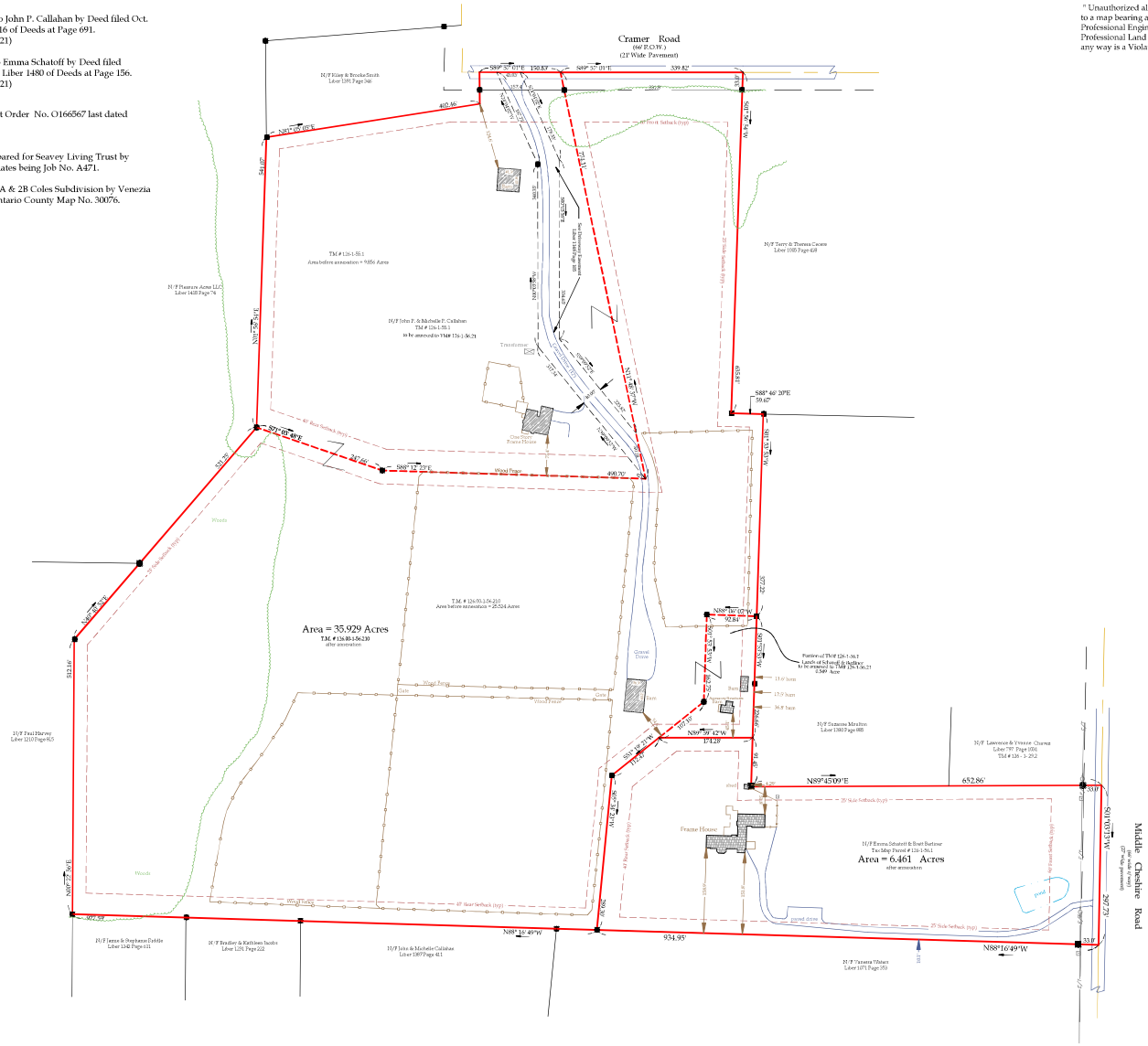
Note : An accessory parcel is described on this plat solely for the purpose of conveying an interest in the parcel to the owner of a contiguous conforming parcel (or a contiguous non-conforming parcel described in Zoning law Section 105-1200 A)

The accessory parcel so approved is to be used only in conjunction with a contiguous parcel which conforms to the Zoning law(or is described in Zoning law Section 105-1200 A)

This plat approved by the planning board and the deed first conveying an interest in the accessory parcel shall provide that only uses and structures accessory to those on a contiguous parcel which conforms to the Zoning law(or is described in Zoning law Section 105-1200 A) shall be developed on the accessory parcel.

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.

NOTE:
Total SF of Accessory Structures is 4,649 SF



Planning Board Chairman

Legend

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

Revisions

NO	Date	Description	By
1	8/18/22	Add notes	PV

This is to certify that I am a Licensed Land Surveyor and that this plan was completed on 12/01/2021 from notes of an instrument survey performed on 12/01/2021

Rocco A. Venezia
License No. 049761 signed

Lot Line Adjustment for: John P. & Michelle P. Callahan & Emma Schatoff

Brett Berliner
Emma Schatoff
4410 Middle Cheshire Rd.
Canandaigua N.Y. 14424

Owner
John P. & Michelle P. Callahan
50 Topping Drive
Riverhead N.Y. 11901

Showing Land
In
Town Lots 59 & 60
Town of Canandaigua

TM # 126.00-1-55.10, 56.10 & 56.210
Scale 1"= 100'
File# 21226

Rocco A. Venezia L.S.
5120 Laura Lane Canandaigua New York, 14424
www.veneziasurvey.com (585)396-3267 Fax. No. (585) 396-0131 E-mail rocco@veneziasurvey.com