

LEGEND

EASEMENT LINE
PROPERTY LINE

ADJOINING PROPERTY OWNERS

A: PAUL F. PERDUE
3500 MIDDLE CHESHIRE ROAD
TA#: 97.04-1-19.200

B: DEBRA J. VARNEY, KAREN A. SPRENTALL,
JAMES R. MOORE & JANICE L. FIEDLER
3540 MIDDLE CHESHIRE ROAD
TA#: 97.04-1-49.000

C: FOX RIDGE HOMES ASSOCIATION INC
WEST RIDGE RUN
TA#: 97.20-1-17.000

D: JOANNE & RICHARD HARBY
5113 WEST RIDGE RUN
TA#: 97.20-1-15.010

E: FOX RIDGE HOMES ASSOCIATION INC
WEST RIDGE RUN
TA#: 97.20-1-16.000

F: JENNIFER L. TOPOR
3557 MIDDLE CHESHIRE ROAD
TA#: 97.04-1-9.300

G: JAMES J. & DONNA L. HENNING
555 MIDDLE CHESHIRE ROAD
TA#: 97.04-1-9.100

H: STEVEN J. VALENTE
MIDDLE CHESHIRE ROAD
TA#: 97.04-1-10.000

I: STEVEN J. VALENTE
3545 MIDDLE CHESHIRE ROAD
TA#: 97.04-1-11.000

J: JAMES W. & JANE A. KERR
3541 MIDDLE CHESHIRE ROAD
TA#: 97.04-1-12.000

K: ADRIANO & SUSAN ROSATO-FRANCESCHI
3535 MIDDLE CHESHIRE ROAD
TA#: 97.04-1-13.000

L: CORY T. & ALYSSA L. SADLER
3533 MIDDLE CHESHIRE ROAD
TA#: 97.04-1-14.000

M: JOHN W. & JANICE C. ADAMS
3531 MIDDLE CHESHIRE ROAD
TA#: 97.04-1-15.000

N: KERRY E. VAN ISEGHEM &
JAMELLE RUTH GESTWICKI
MIDDLE CHESHIRE ROAD
TA#: 97.04-1-16.001

O: KERRY E. VAN ISEGHEM &
JAMELLE RUTH GESTWICKI
MIDDLE CHESHIRE ROAD
TA#: 97.04-1-16.110

P: RICHARD & MEREDITH W. MCCAUGHEY
3505 MIDDLE CHESHIRE ROAD
TA#: 97.04-1-17.100

Q: KERRY E. VAN ISEGHEM &
JAMELLE RUTH GESTWICKI
MIDDLE CHESHIRE ROAD
TA#: 97.04-1-16.002

R: DEBORAH ANN MCILVEEN
MIDDLE CHESHIRE ROAD
TA#: 97.04-1-19.111

S: THE FOUR JAYS OF CHESHIRE LLC
3464 MIDDLE CHESHIRE ROAD
TA#: 97.04-1-48.000

T: ALAN & SANDRA COSAD
3580 MIDDLE CHESHIRE ROAD
TA#: 97.04-1-51.000

SITE DATA/ GENERAL NOTES

1. ZONING:
- ZONE SCR-1
- MIN. LOT SIZE: 1 ACRES,
 - MIN. LOT WIDTH: 125 FT
 - PRINCIPAL BUILDING FRONT SETBACK: 60',
 - PRINCIPAL BUILDING REAR SETBACK: 40'
 - PRINCIPAL BUILDING SIDE SETBACK: 25'
 - ACCESSORY BUILDING REAR SETBACK: 15'
 - ACCESSORY BUILDING SIDE SETBACK: 15'
 - MAX. HEIGHT: 35'
 - % COVERAGE: 20% (BUILDING)
2. ALL DISTANCES AND ELEVATIONS ARE MEASURED IN DECIMAL FEET.

SURVEY REFERENCES

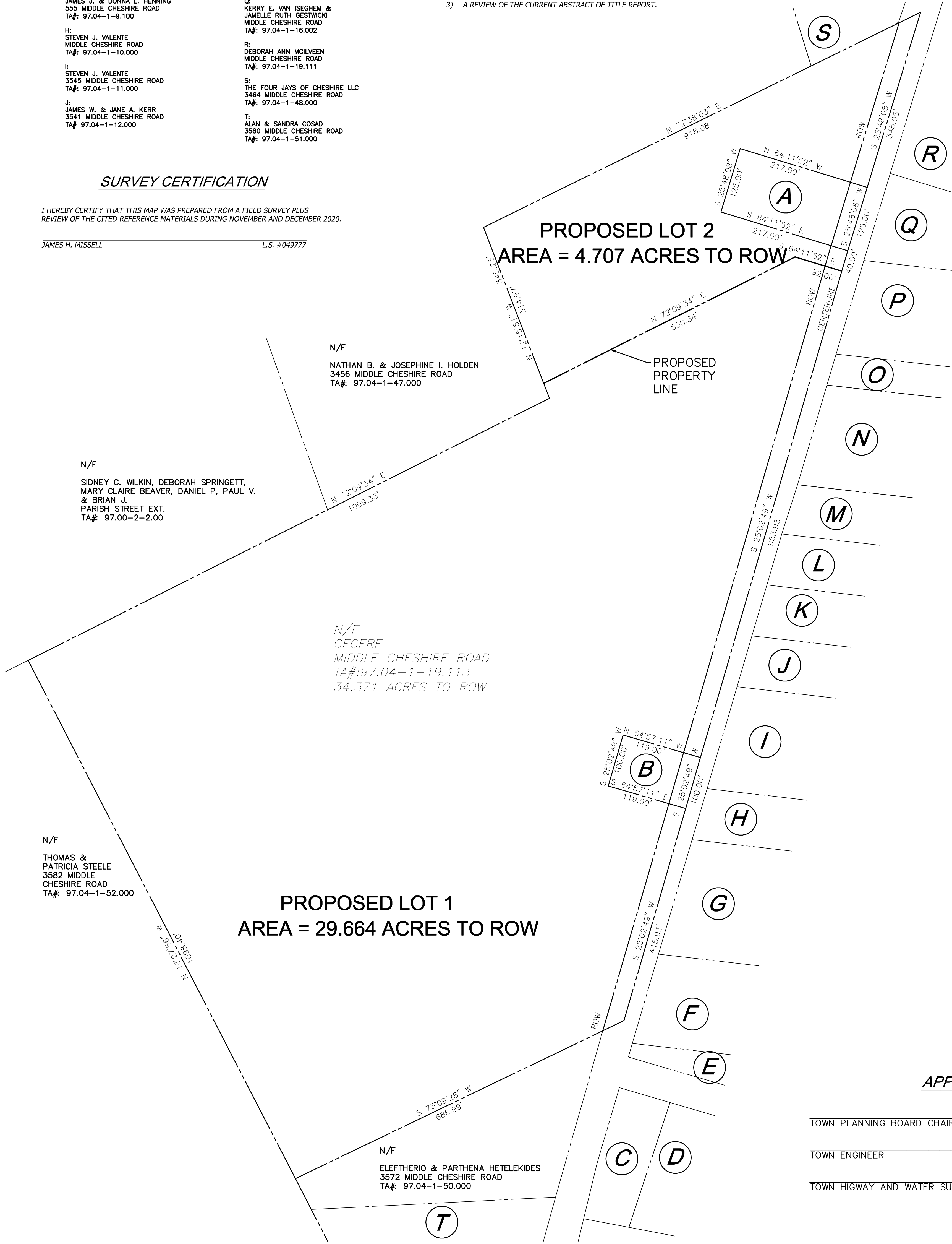
- 1) MAP PREPARED BY VENEZIA ENTITLED "MAP OF A SURVEY PREPARED FOR KENNETH J. AND MARIE G. McILVEEN" - BEING MAP #20208 AS FILED AT THE ONTARIO COUNTY CLERK'S OFFICE ON OCTOBER 13, 1992.
- 2) MAP PREPARED BY MARATHON ENGINEERING "PRELIMINARY AND FINAL SUBDIVISION PLAT FOR DEBBIE AND LINDA McILVEEN" - BEING BEING MAP #34651 FILED AS FILED AT THE ONTARIO COUNTY CLERK'S OFFICE ON MARCH 4, 2016.
- 3) A REVIEW OF THE CURRENT ABSTRACT OF TITLE REPORT.



SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM A FIELD SURVEY PLUS REVIEW OF THE CITED REFERENCE MATERIALS DURING NOVEMBER AND DECEMBER 2020.

JAMES H. MISSELL L.S. #049777



APPROVALS

TOWN PLANNING BOARD CHAIRPERSON _____ DATE _____

TOWN ENGINEER _____ DATE _____

TOWN HIGHWAY AND WATER SUPERINTENDENT _____ DATE _____

0' 50' 100' 200' 300'
SCALE: 1"=100'

DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK EDUCATION LAW, ARTICLE 145, SECTION 7209, AND APPLIES TO THIS DRAWING: "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION 'ALTERED BY', FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

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REVISIONS		
DATE	BY	DESCRIPTION

PRELIMINARY SUBDIVISION PLAT			
LANDS OF RONALD AND AMY CECERE			
TOWN OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK STATE			
PROFESSIONAL ENGINEERING GROUP			OWNERS: RONALD & AMY CECERE 5031 WEST RIDGE RUN CANANDAIGUA, NY 14424
7171 VICTOR - PITTSFORD ROAD VICTOR, NEW YORK 14564 TEL: (585) 924-1860 EMAIL: PROENGINEER1@PRODIGY.NET			TAX ACCOUNT NO. 97.04-1-19.113
DATE: JAN 2021	ENGINEER: S.A.H	SURVEYOR: J.H.M.	SCALE: 1" = 100'
SHEET NO.: 1 OF 1		DRAWING NO.: 210114PL1	