

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#: 97.04-1-46.000

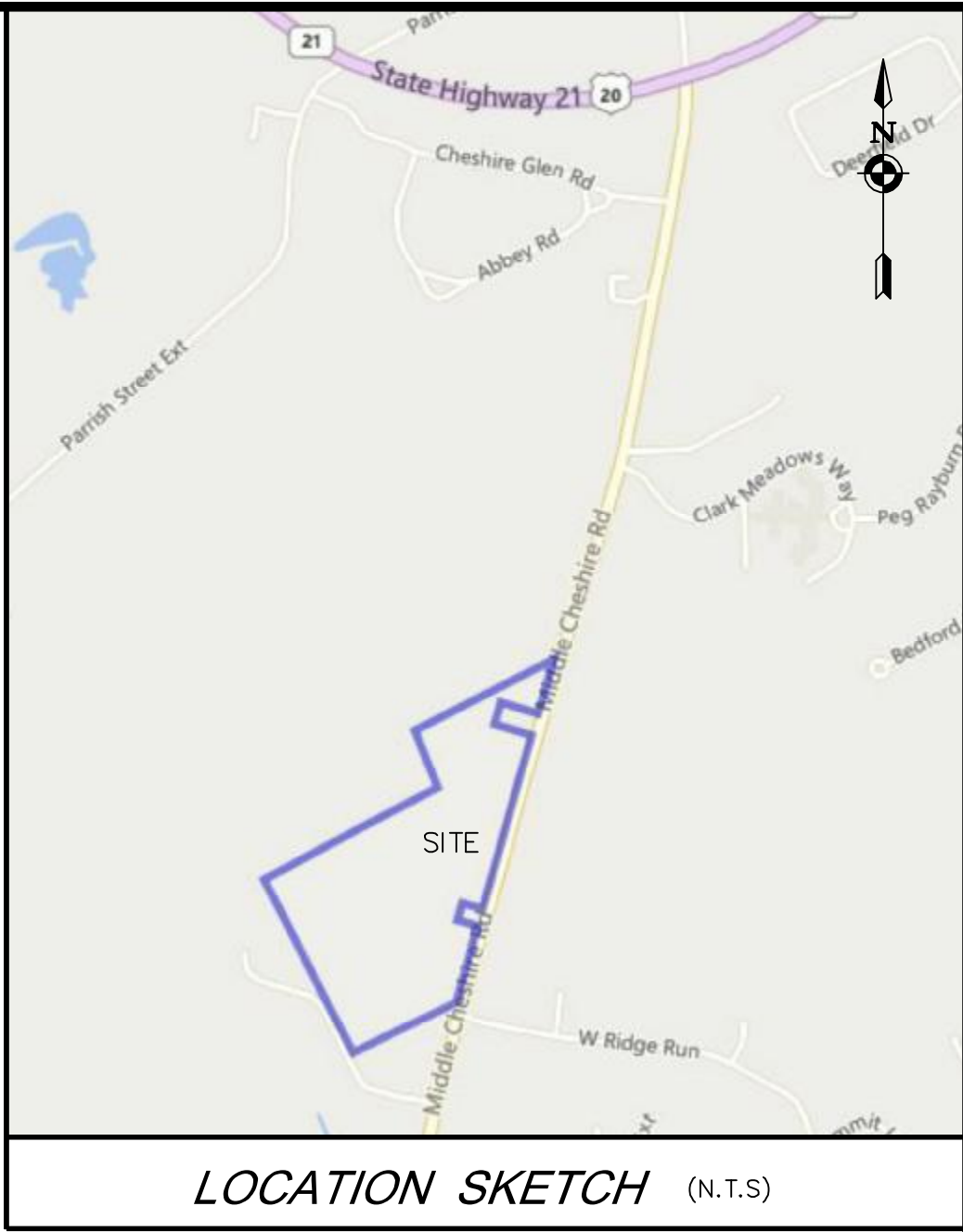
T: ALAN & SANDRA COSAD
3580 MIDDLE CHESHIRE ROAD
TA#: 97.04-1-51.000

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

PROPOSED LOT 2
AREA = 5.428 ACRES
TO ROW

PROPOSED
PROPERTY
LINE

EXISTING 10' WIDE
GAS EASEMENT TO
NYSEG PER LIBER
696 PAGE 717

EXISTING POLE AND
WIRES EASEMENT
COINCIDENT WITH
ROW TO RG&E
PER LIBER 382
PAGE 387

EXISTING 7' WIDE
UNDERGROUND
EASEMENT TO
RTC PER LIBER
752 PAGE 99

N/F
CECERE
MIDDLE CHESHIRE ROAD
TA#:97.04-1-19.113
34.371 ACRES TO ROW

PROPOSED LOT 1
AREA = 28.943 ACRES TO ROW

APPROVAL

TOWN PLANNING BOARD CHAIRPERSON 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 2028 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
3/9/21	SH	ADDED ITEMS PER CHECKLIST
3/21/21	SH	PER PRC AND OWNER CHANGES

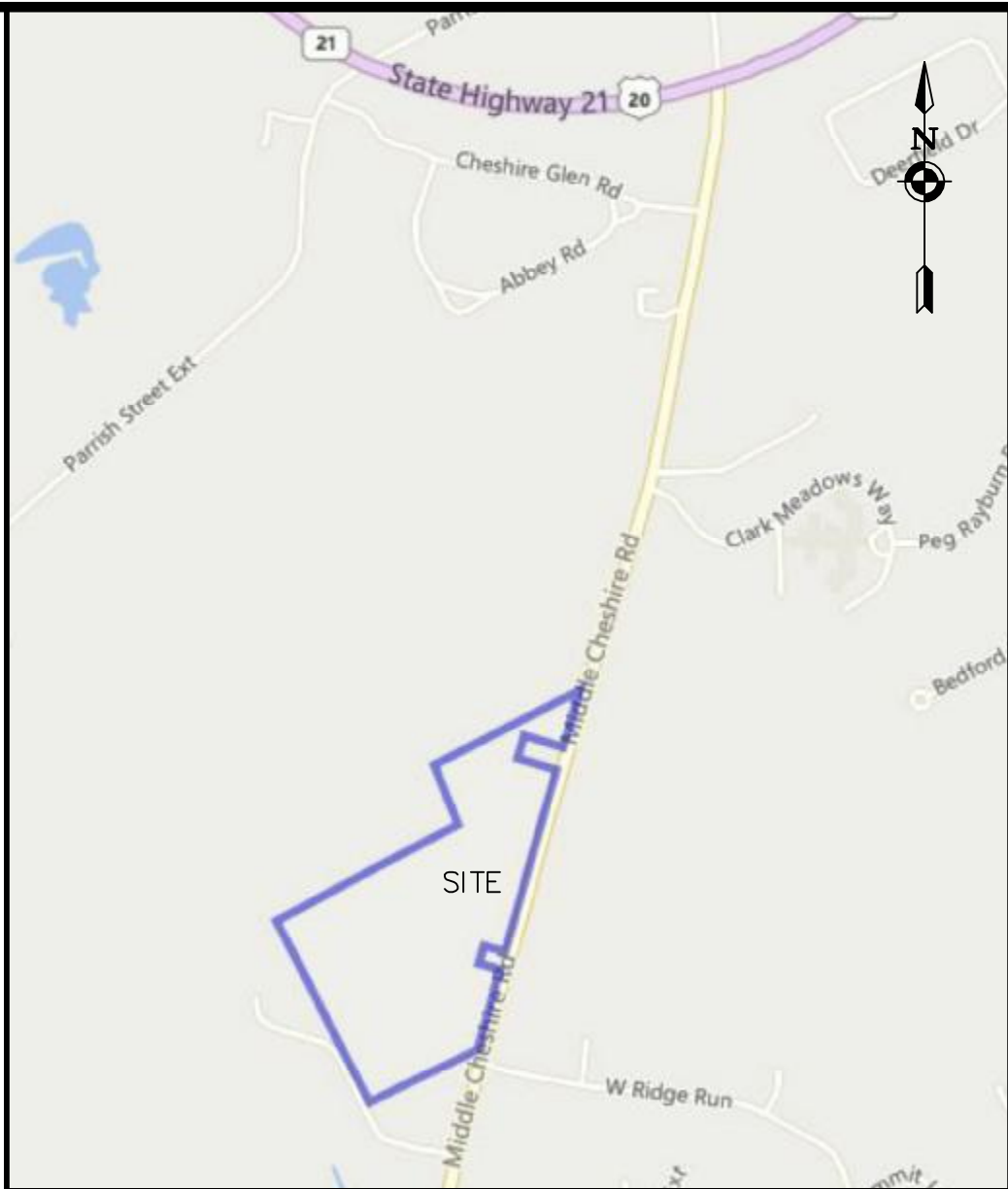
PRELIMINARY SUBDIVISION PLAT			
LANDS OF RONALD AND AMY CECERE			
TOWN OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK STATE			
PROFESSIONAL ENGINEERING GROUP		CLIENTS: RONALD & AMY CECERE 5031 WEST RIDGE RUN CANANDAIGUA, NY 14424	
7171 VICTOR - PITTSFORD ROAD VICTOR, NEW YORK 14564 TEL: (585) 924-1860 EMAIL: 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 2		DRAWING NO.: 210114PL1	

LEGEND

	EXISTING CONTOUR
	EXISTING PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING EASEMENT LINE
	OVERHEAD WIRES
	GAS MAIN/SERVICE
	WATERMAIN/WATER SERVICE
	HYDRANT
	TREE/BRUSH LINE
	UTILITY POLE

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 - % COVERAGE: 20% (BUILDING)
2. ALL DISTANCES AND ELEVATIONS ARE MEASURED IN DECIMAL FEET.



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N/F
NATHAN B. & JOSEPHINE I. HOLDEN
3456 MIDDLE CHESHIRE ROAD
TA#: 97.04-1-47.000

N/F
SIDNEY C. WILKIN, DEBORAH SPRINGETT,
MARY CLAIRE BEAVER, DANIEL P. PAUL V.
& BRIAN J.
PARISH STREET EXT.
TA#: 97.00-2-2.00

N/F
THOMAS &
PATRICIA STEELE
3582 MIDDLE
CHESHIRE ROAD
TA#: 97.04-1-52.000

AREA WHERE
LAND SLOPES
ARE GREATER
THAN 10%

AREA WHERE
LAND SLOPES
ARE GREATER
THAN 10%

AREA WHERE
LAND SLOPES
ARE LESS
THAN 10%

EXISTING POLE AND
WIRES EASEMENT
COINCIDENT WITH
ROW TO RG&E
PER LIBER 382
PAGE 387

EXISTING 7' WIDE
UNDERGROUND
EASEMENT TO
RTC PER LIBER
752 PAGE 99

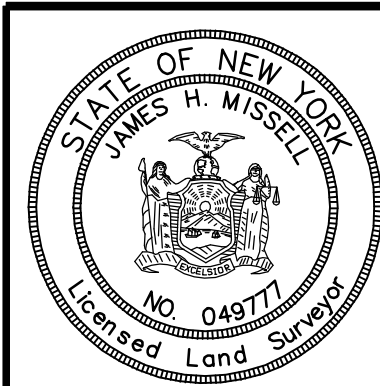
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OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND
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DATE	BY	DESCRIPTION
3/9/21	SH	ADDED ITEMS PER CHECKLIST
3/21/21	SH	PER PRC AND OWNER CHANGES

LIMITED SITE TOPOGRAPHY			
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TOWN OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK STATE			
PROFESSIONAL ENGINEERING GROUP		CLIENTS: RONALD & AMY CECERE 5031 WEST RIDGE RUN CANANDAIGUA, NY 14424	
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DATE: JAN 2021	ENGINEER: S.A.H	SURVEYOR: J.H.M.	SCALE: 1" = 100'
SHEET NO.: 2 OF 2		DRAWING NO.: 210114PL2	