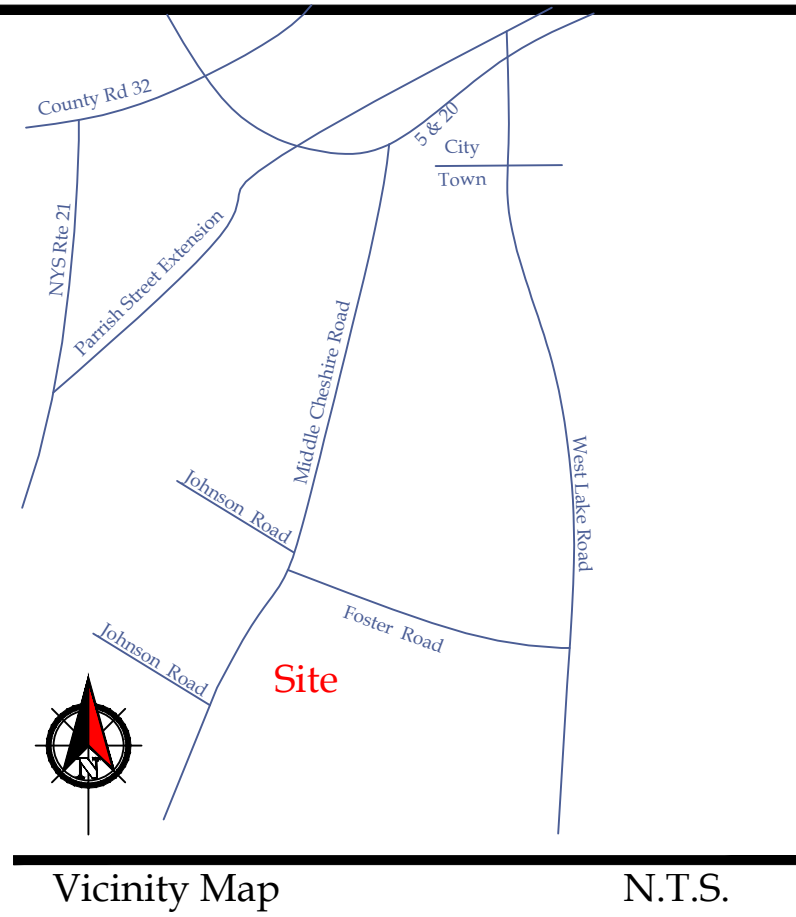




Vicinity Map N.T.S.

Deed References
Richard & Jacqueline Rouse to David & April E. Dawson
by Deed filed June 1, 1998 in Liber 996 Page 857.

Map References
Map showing parcels of land to be conveyed filed August 19, 1977
as map no. 7981.
Plan of land to be conveyed by Albert M. & Betty B. Wyffels filed May 7, 1985
as map no. 12335.
Map of lands to be conveyed to Redemptorist Fathers of N.Y. INC. filed Nov. 4, 1964
as map no. 3164.
Plan of land of Christopher & Doria Ritchlin filed as Ontario County map # 24384.

Abstract Reference
Crossroads Abstract Corporation Abstract no. O84469
last dated May 5, 1998.

No new development is proposed on Lot 1 & Lot 2.

Lot 2 is not a buildable lot. Town of Canandaigua Site Plan
Approval is required prior to development occurring on these
lots.

A Perc test has not been conducted for the proposed new Lot 2
The Proposed new lot shall not be considered as
buildable lots until satisfactory perc tests have been completed
and forwarded to the Town Development Office.

- Existing zoning is AR-2
Minimum lot size: 2 Acres
Minimum lot width: 200'

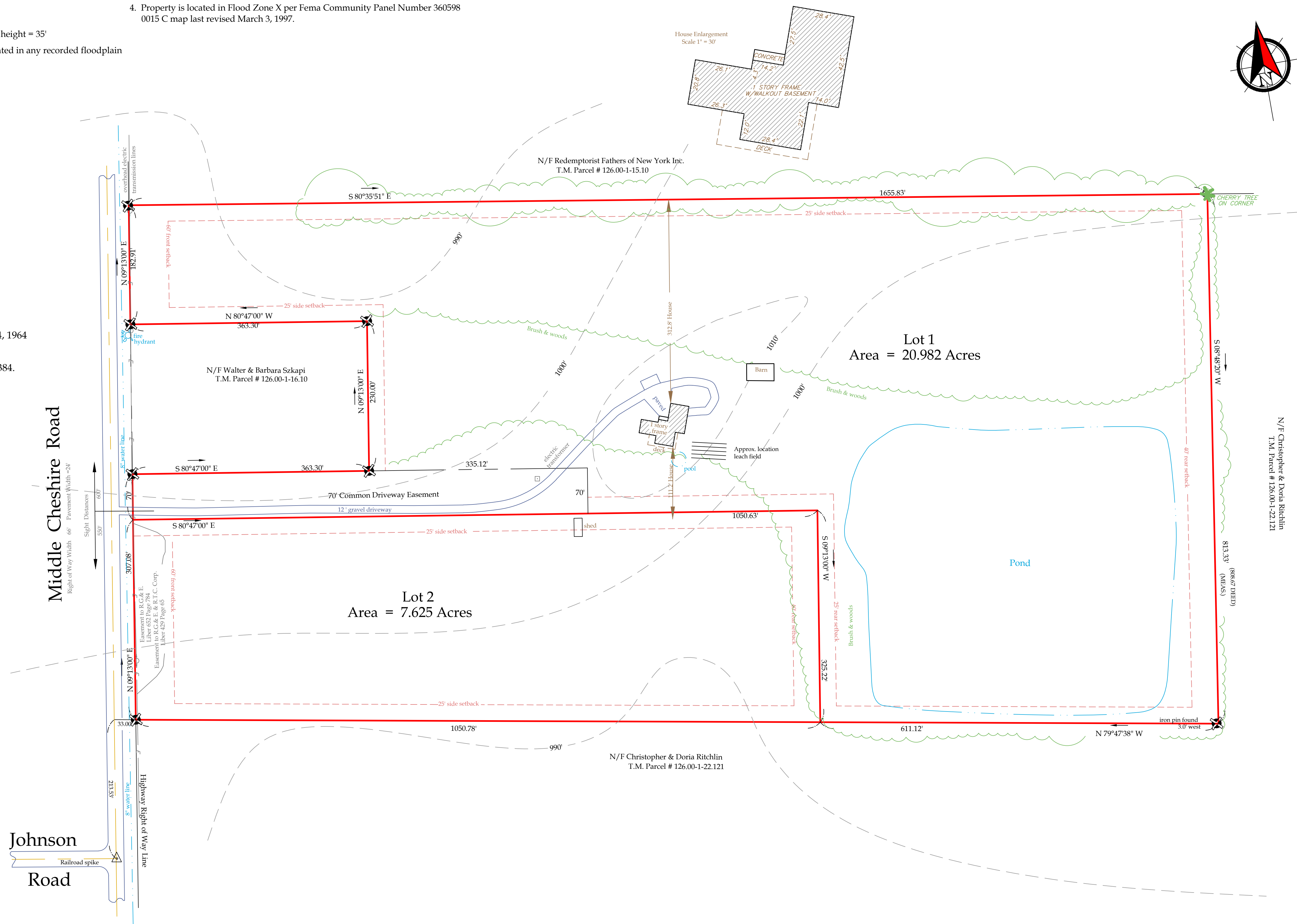
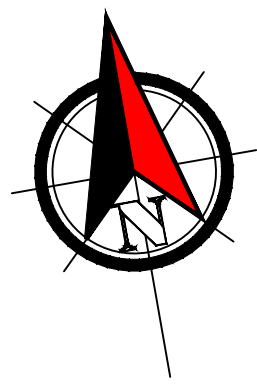
Front setback: 60'
Rear setback: 40'
Side setback: 25'
Maximum building height = 35'
- This project is not situated in any recorded floodplain

- 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.
- Property is located in Flood Zone X per Fema Community Panel Number 360598
0015 C map last revised March 3, 1997.

"This property may be near a farm, as defined in the New York State Agriculture and Markets Law,
Section 301, Subsection 11. Sound farming practices may generate, dust, odor, smoke, noise, and vibration.

" 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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violation of all applicable laws"



Planning Board Chairman



5120 Laura Lane Canandaigua New York, 14424

Legend

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

Revisions			
NO.	Date	Description	By

This is to certify that I am a
Licensed Land Surveyor and that this plan
was completed on June 8, 2021
from notes of an instrument survey
performed on June 7, 2021.

Rocco A. Venezia
License No. 049761
signed



Subdivision Plat prepared for:

David & April E. Dawson

Owner
David & April Dawson
4455 Middle Cheshire Road
Canandaigua N.Y. 14424

Showing Land
at
4455 Middle Cheshire Road
Town of Canandaigua
County of Ontario State of New York

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E-mail rocco@veneziasurvey.com

File# 21118

T.m. # 126.00-1-16.20

Scale 1"= 80'