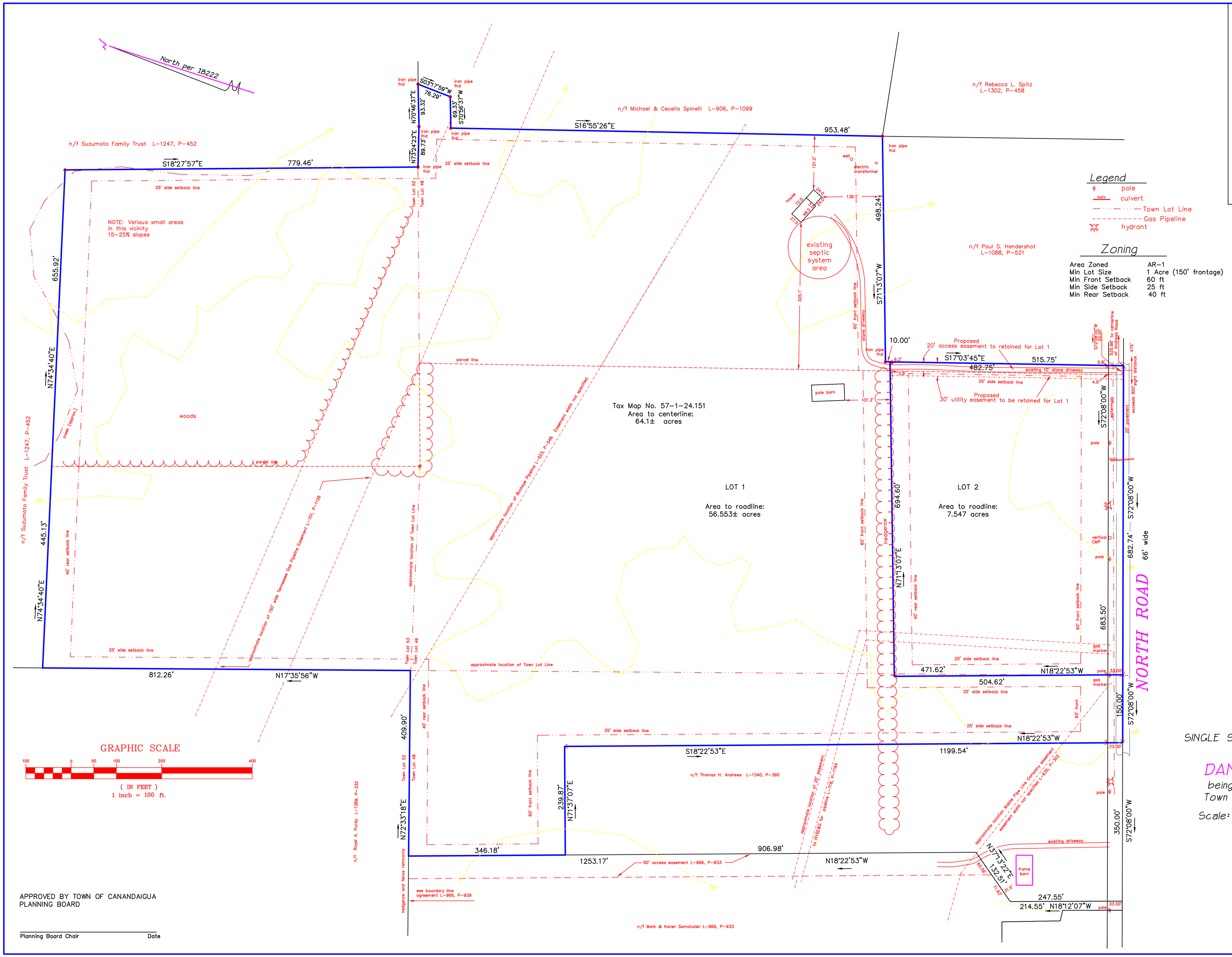

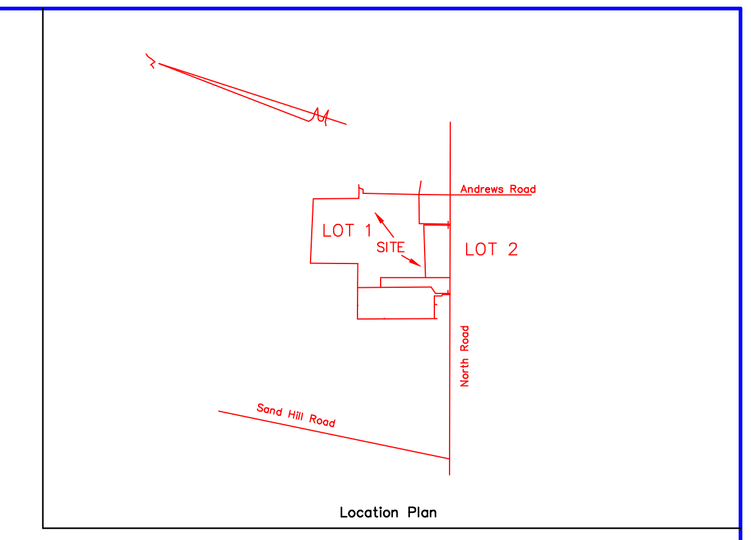

Location Plan

Legend

- pole
- culvert
- Town Lot Line
- Gas Pipeline
- hydrant

Zoning

Area Zoned	AR-1
Min Lot Size	1 Acre (150' frontage)
Min Front Setback	60 ft
Min Side Setback	25 ft
Min Rear Setback	40 ft

Notes

Location of pipelines shown hereon are from surface evidence and are approximate only. Contact UFPO or individual pipeline companys before any excavation.

Contours are approximate USGS datum.

OWNER: Daniel & Bronwyn Ship
4620 North Road
Canandaigua, New York 14424

This parcel is located within an established 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.

Parcel located in Flood Zone X per Flood Insurance Rate Map 360598 0005 C dated March 3, 1997

Reference

DEED: Liber 997, Page 901
DEED: Liber 1047, Page 493
MAP: Filed map nos. 6449, 6618, 7608, 18222, 21402, 24387, 26047
MAP: Liber 906 of deeds, page 1101
EASEMENT: To RG&E L-382, P-344
ABSTRACT: Monroe Title Insurance Corp. search no. 7655-A dated to July 5, 1998

I certify that this plan was prepared on September 19, 2017, from notes of a field instrument survey completed on September 8, 2017, and from materials referenced hereon. Subject to facts that a complete search of title will produce.

PDF COPY

David A. Freeland LS 49172

SINGLE STAGE (PRELIMINARY/FINAL) SUBDIVISION PLAT
Lot 1 and Lot 2 on lands of

DANIEL P. + BRONWYN L. SHIP

being part of Town Lots 48, 49 + 53 in the Town of Canandaigua, Ontario County, New York

Scale: 1 inch = 100 feet September 19, 2017

Revised:
Revisions per PRC review 10/18/2017
Revised Lot 2 boundaries 11/27/2017

APPROVED BY TOWN OF CANANDAIGUA PLANNING BOARD

Planning Board Chair Date

Freeland—Parrinello
LAND SURVEYORS
42 Beeman Street
Canandaigua, New York 14424
(585)394-5110

98-136sub