

Site Details:
Existing Zoning is Souther Corridor Residential (SCR-1)
Minimum Lot Size: 1 Acre
Minimum Lot Width: 125 FT
Front Setback: 60 FT
Rear Setback: 40 FT
Side Setback: 25 FT
Maximum Building Height = 35 FT.
Maximum Building Coverage on Lot = 20%

General Notes:
1. Contours derived from The North American Vertical Datum of 1988 (NAVD88)
2. Flood Zones X Per Community Panel No. 360598 0025 C Last Dated March 3, 1997.
3. Portion of Lot 1 & 2 fall within the Town of Canandaigua NRI Steep Slopes Zone (shown on map).
4. No new development is proposed for Lot 3 & 4. Lot 3 & 4 are not approved "build-able" lots and shall require Site Plan approval from the Town of Canandaigua Planning Board prior to development.
5. Perc tests have not been conducted for the proposed Lot 3 & 4. Lot 3 & 4 shall not be considered "build-able" until a satisfactory perc tests have been completed.

Deed Reference:
Gregory R. Westbrook to Cory R. Westbrook by Deed filed December 29, 2011 in Liber 1271 of Deeds at Page 750.

Abstract Reference:
Stewart Title Insurance Company abstract Order No. 26-303544 Last dated March 1, 2016.

Map Reference:
Final Resubdivision / Annexation Prepared for Kathy A. Windheim & Beth A. Westbrook by Venezia & Assoc. filed as Ontario County map No. 27993

Certifications:
Cory R. Westbrook
CNB Mortgage Company
The Title Insurance Company Insuring the Mortgage
Albert S. Kusak, Esq.
Scott P. Falvey, Esq.

Lot 141
N/F Jordan T. & Lindsey H. Dixon Marianetti
Liber 1404 Page 989

N/F Lakewood Meadows HOA
Liber 1331 Page 286

N/F Gary & Diana Humes
Liber 1186 Page 85

N/F Lori A./DeVito
Liber 1284 Page 347

N/F Joel & Christine Proegier
Liber 1217 Page 931

N/F Charles Wochele & Linda Dworaczky
Liber 1226 Page 711

N/F Ajit Deshpande & Mahine Rattansay
Liber 990 Page 256

N/F Ki & Il Sun Sohn
Liber 945 Page 872

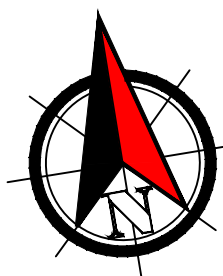
N/F Mary F. Price
Liber 1162 Page 326

10' Utility Easement
Liber 1161 Page 899

N/F Robert Papenfuss
Liber 1574 Page 178

T.M.# 113.17-1-17.0

15' Utility Easement
to Westbrook



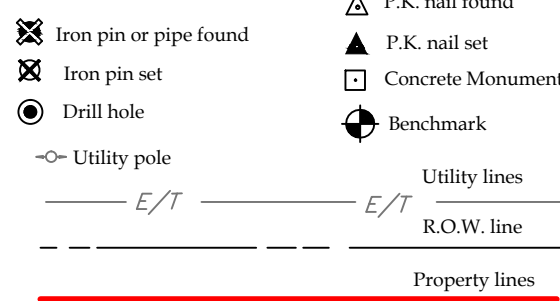
* Unauthorized alteration or addition
to a map bearing a Licensed
Professional Engineer's or
Professional Land Surveyor's seal in
any way is a Violation of Section 7209

* Copyright 2021 Venezia &
Associates. All rights reserved
unauthorized duplication is a
violation of all applicable laws"



5120 Laura Lane

Legend



Canandaigua New York, 14424

Revisions			
NO.	Date	Description	By

This is to certify that I am a
Licensed Land Surveyor and that this plan
was completed on 05/11/2021
from notes of an instrument survey
performed Jan, 2018

Rocco A. Venezia
License No. 049761 signed



Subdivision Plat Prepared for:

Cory R. Westbrook

At
4118 & 4102 Onnalinda Drive
Town of Canandaigua
County of Ontario State of New York

www.veneziasurvey.com

(585)396-3267

Fax. No. (585) 396-0131

E-mail rocco@veneziasurvey.com

Tax Map # 113.17-1-31.2 & 31.11
Scale: 1" = 50'
Job # 21099