Site Details:
Existing Zoning in 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%

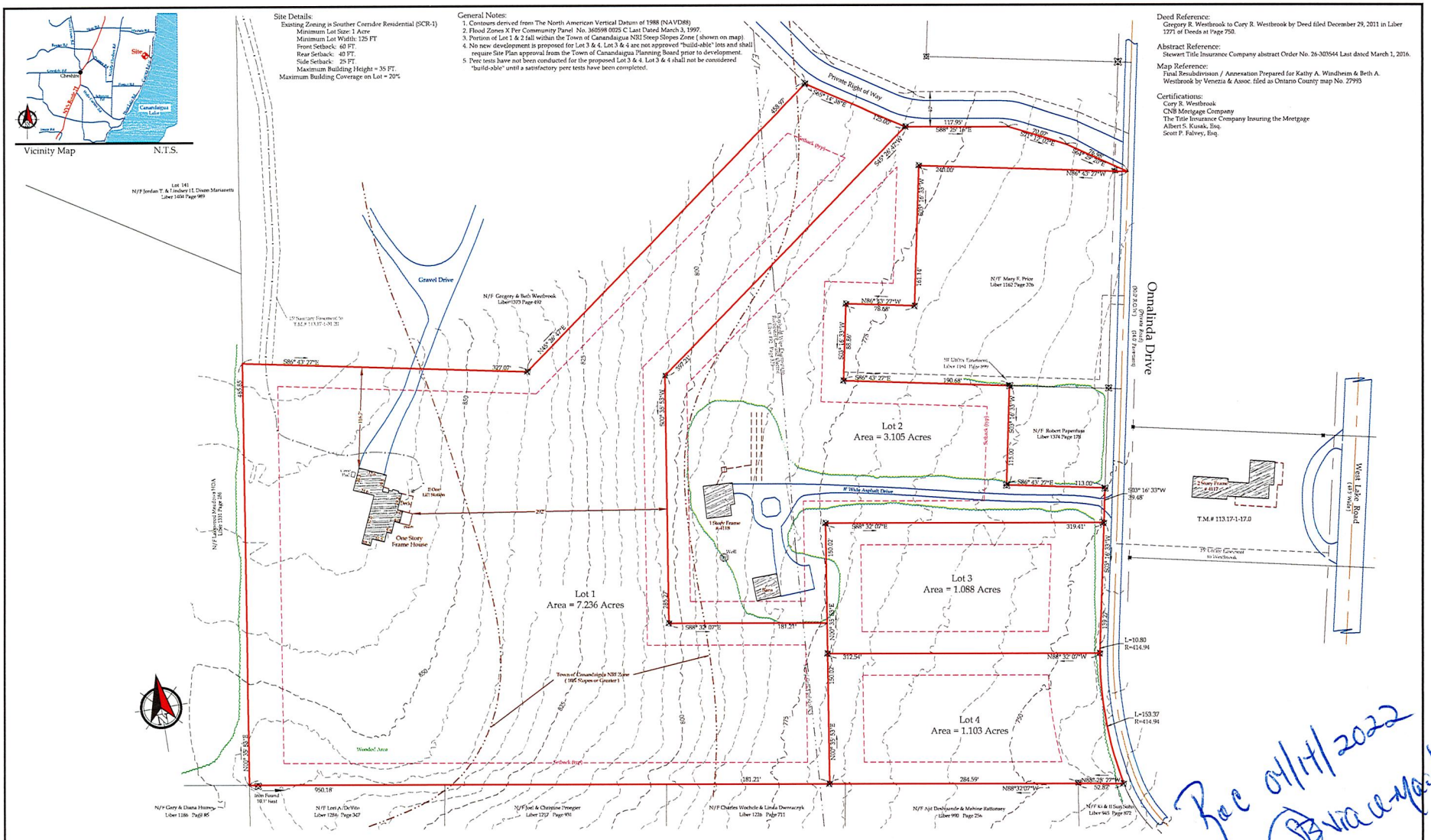
General Notes:
1. Contours derived from The North American Vertical Datum of 1988 (NAVD88)
2. Flood Zones X Per Community Panel No. 360598 0025 C Last Dated March 3, 1997.
3. Portion of Lot 1 & 2 fall within the Town of Canandaigua NRI Steep Slopes Zone (shown on map).
4. No new development is proposed 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 Resubdivisson / 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.



* 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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VENEZIA
LAND SURVEYORS AND CIVIL ENGINEERS

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

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

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

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

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