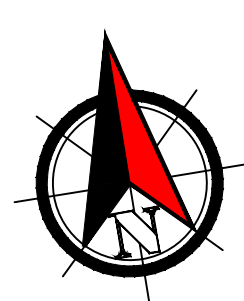


Lot 141  
N/F Jordan T. & Lindsey H. Dixon Marianetti  
Liber 1404 Page 989

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.



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

\* 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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5120 Laura Lane

Legend

- Iron pin or pipe found
- Iron pin set
- Drill hole
- Utility pole
- Utility lines
- E/T
- E/T
- R.O.W. line
- Property lines

#### 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