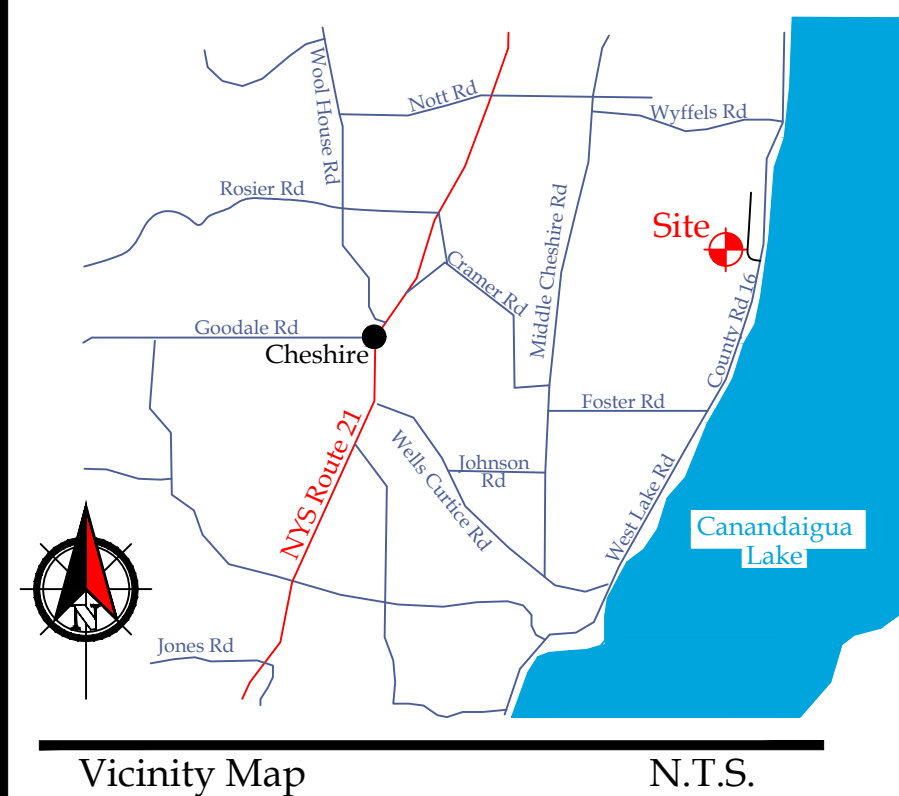




Deed Reference:
Gregory R. Westbrook to Cory R. Westbrook by
Deed filed December 29, 2011 in Liber 1271 of
Deeds at Page 750.

Abstract Reference:
This survey is subject to any facts an updated
abstract of title may reveal.

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

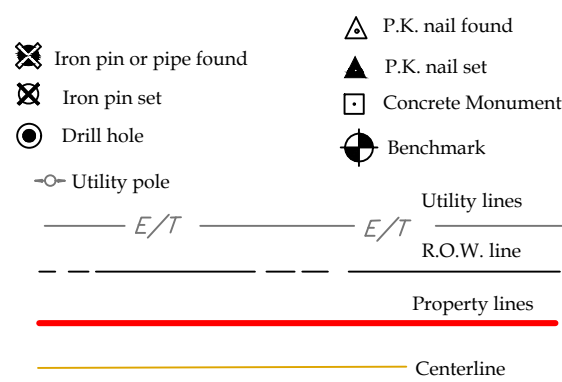
General Notes:
1. Contours derived from The North American Vertical Datum of 1988 (NAVD88)
2. Flood Zones X Per Community Panel No. 360598 0025 C Last Dated March 3, 1997.
3. Portion of Lot 1 & 2 fall within the Town of Canandaigua NRI Steep Slopes Zone (shown on map).

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%

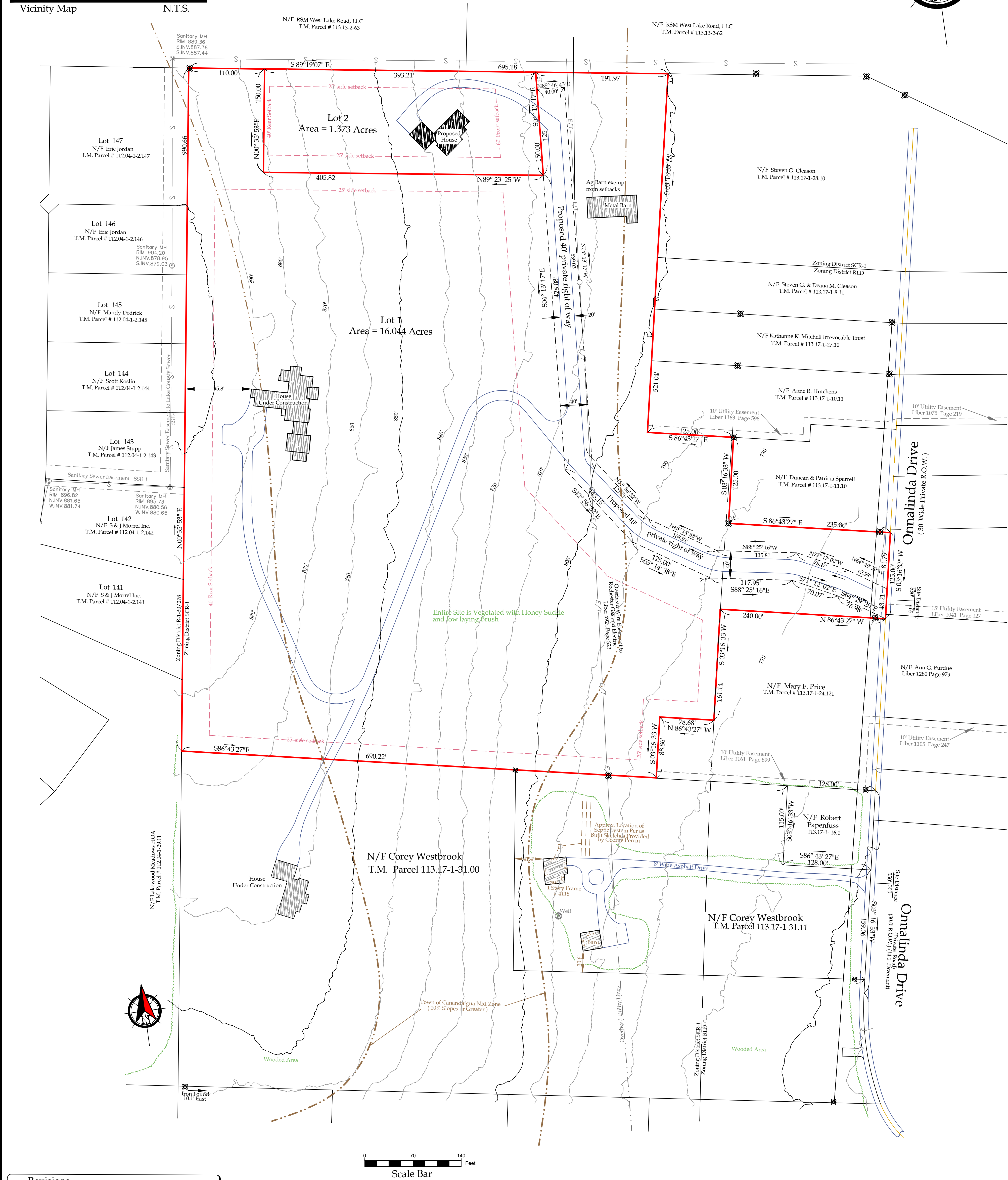
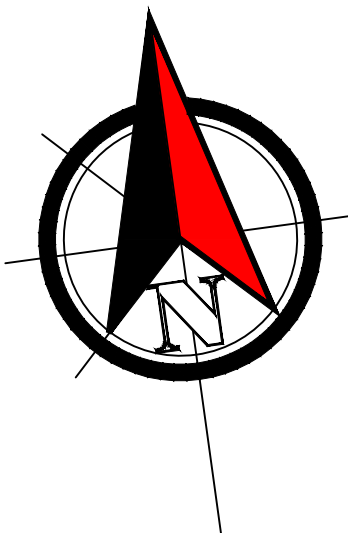
" Unauthorized alteration or addition
to a map bearing a Licensed
Professional Engineer's or
Professional Land Surveyor's seal in
any way is a Violation of Section 7209

" Copyright 2017" Venezia &
Associates. All rights reserved
unauthorized duplication is a
violation of all applicable laws"

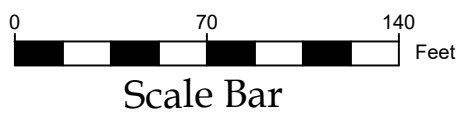
Legend



Farm note: This property which is the subject of this subdivision is located within an 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.



Revisions			
NO.	Date	Description	By
1	2/17/2017	Address PRC Comments	RV



Planning Board Chairperson _____

This is to certify that I am a
Licensed Land Surveyor and that this plan
was completed on Feb. 10, 2017



Rocco A. Venezia
License No. 049761 signed

Subdivision map Map Prepared For:

Tax Map# 113.17-1-32.1
Job # 15230resub
Scale: 1" = 70'

Gregory R. & Beth D. Westbrook Subdivision

At
4096 Onnalinda Drive
Town of Canandaigua
County of Ontario State of New York

Owner/Subdivider
Gregory & Beth Westbrook
3844 County Road 16
Canandaigua, NY 14424

