

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

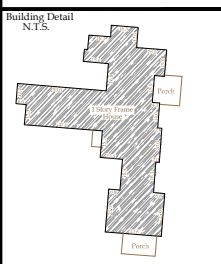
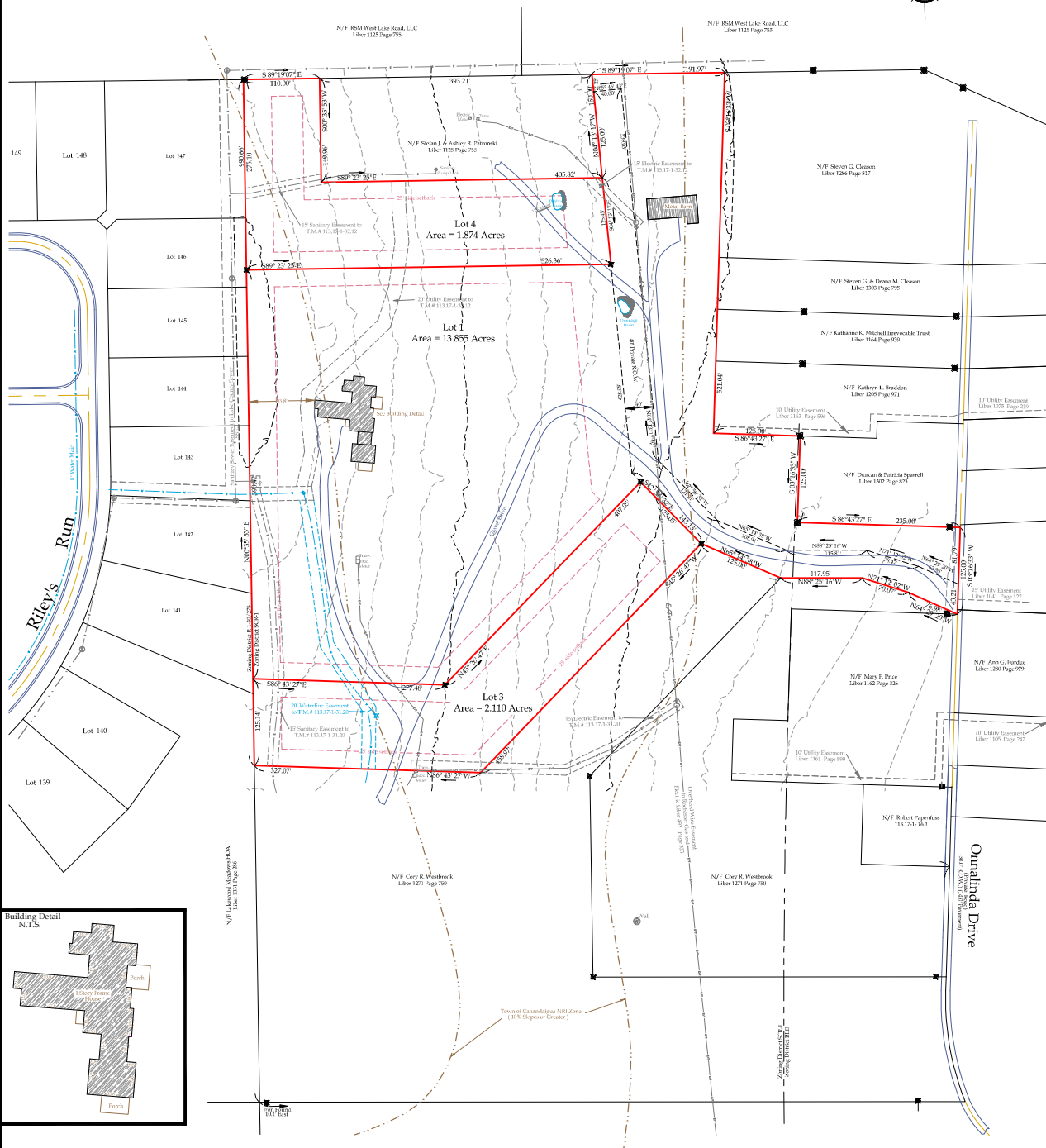
**Abstract Reference:**  
This survey is subject to any facts an updated abstract of title may reveal.

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

**Site Details:**  
Existing Zoning is Southern 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

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**Legend**

- Iron pipe or pipe found
- PK nail found
- Iron pipe not
- Well hole
- Well
- Utility pole
- Utility line
- Property line
- Contour

Revisions			
No.	Date	Description	By

**General Notes:**

- Contours derived from The North American Vertical Datum of 1988 (NAVD88)
- Flood Zones X Per Community Panel No. 360598 0225 C Last Dated March 3, 1997
- Section of Parcel falls within the Town of Canandaigua N20-Slopes Zone (shown on map)
- No new development is proposed for Lot 3 & 4. Lot 3 & 4 are not approved 'buildable' lots and shall require Site Plan approval from the Town of Canandaigua Planning Board prior to development.

This is to certify that I am a Licensed Land Surveyor and that this plan was completed on 06/29/2022



Rocco A. Venezia  
License No. 049761 signed

Subdivision Plat Prepared For:

Tax Map# 113.17-1-32.11  
Job # 22095  
Scale: 1" = 70'

Gregory R. & Beth D. Westbrook

At  
40% Onondaga Drive  
County of Ontario  
State of New York

Owner/Subdivider  
Gregory & Beth Westbrook  
40% Onondaga Drive  
Canandaigua, NY 14424

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