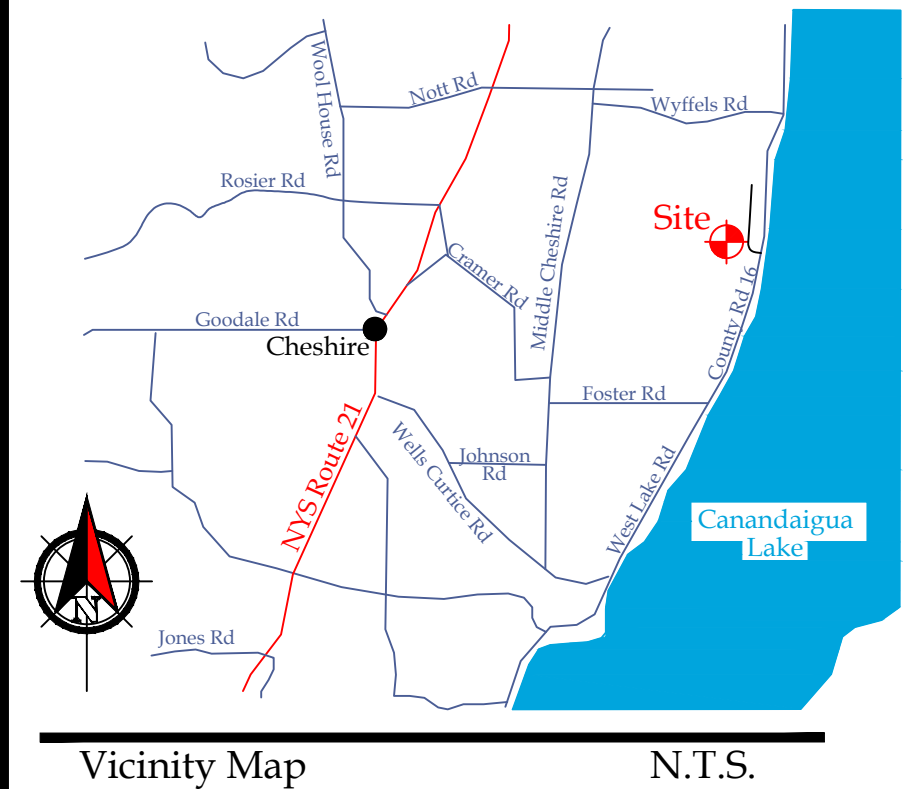




Deed Reference:
Gregory R. Westbrook to Cory R. Westbrook by
Deed filed December 29, 2011 in Liber 1271 of
Deeds at Page 750.

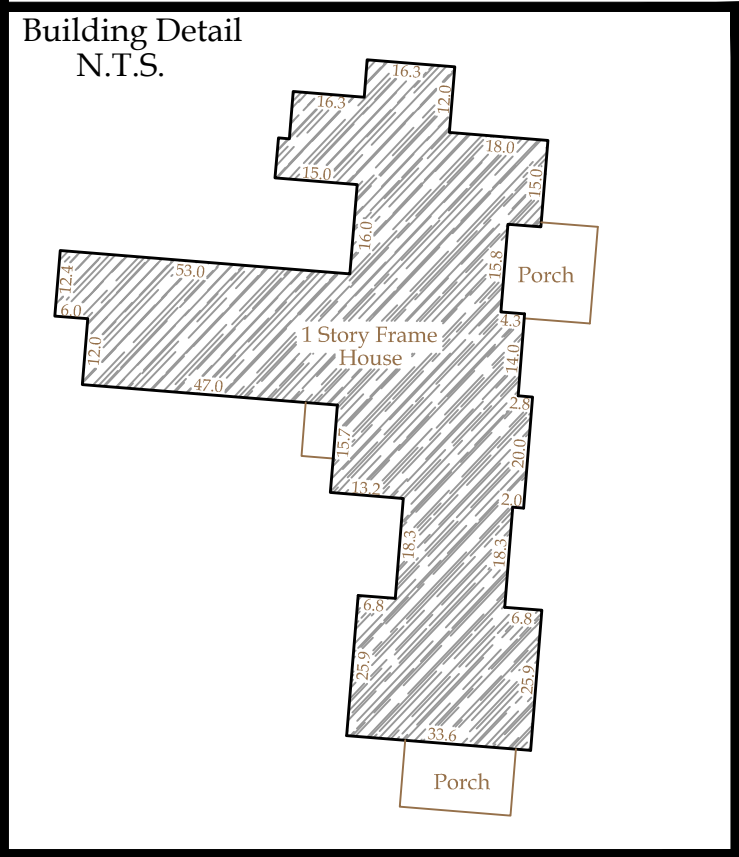
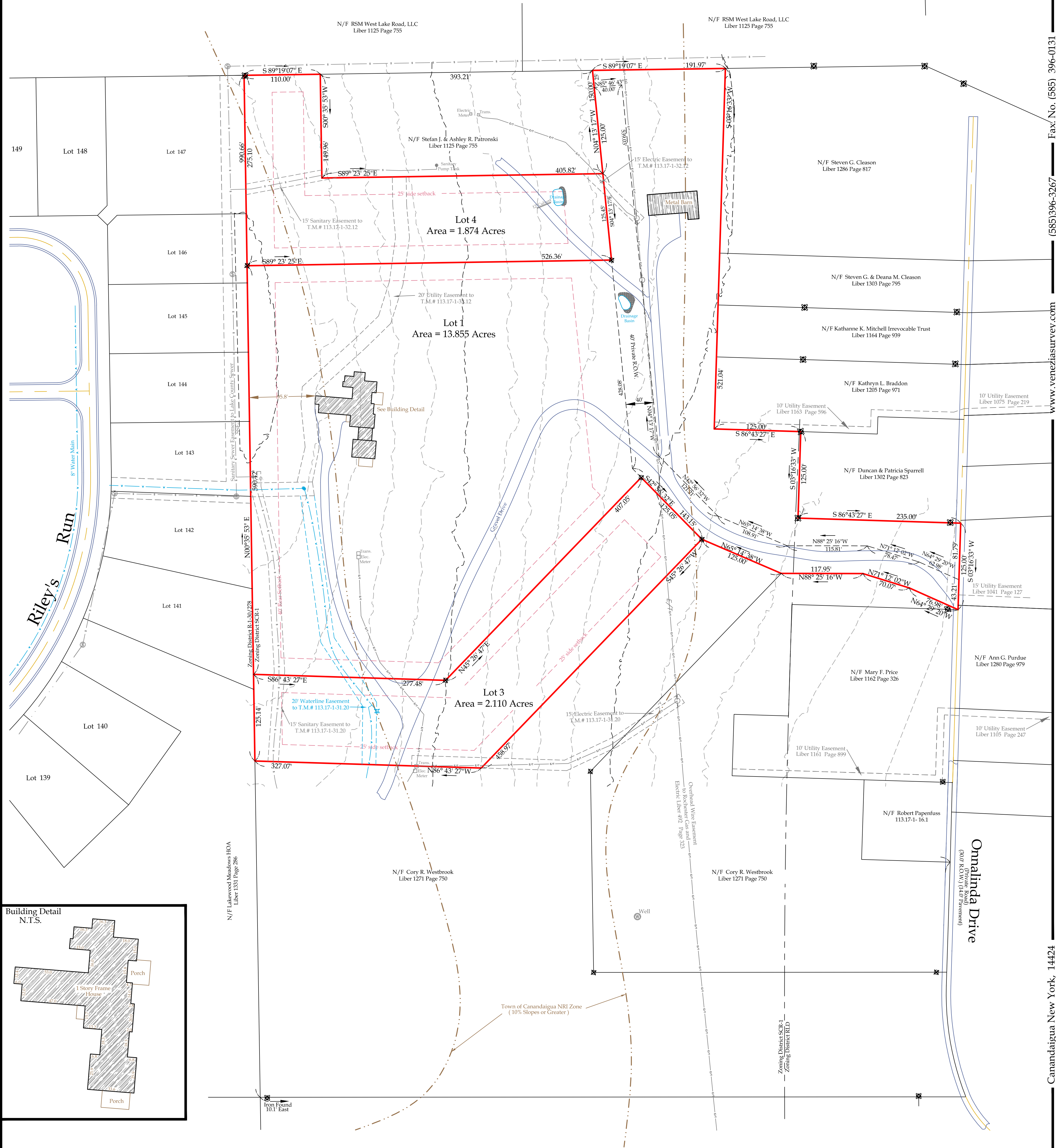
Abstract Reference:
This survey is subject to any facts an updated
abstract of title may reveal.

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 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

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violation of all applicable laws"



Legend

✕ Iron pin or pipe found	▲ P.K. nail found
✕ Iron pin set	▲ P.K. nail set
⊙ Drill hole	□ Concrete Monument
○ Utility pole	⬢ Benchmark
— E/T	— Utility lines
— R.O.W. line	— Property lines
— Centerline	

Revisions			
NO.	Date	Description	By

General Notes:

- Contours derived from The North American Vertical Datum of 1988 (NAVD88) Horizontal Datum (NAD83)
- Flood Zones X Per Community Panel No. 360598 0025 C Last Dated March 3, 1997.
- Portion of Lots 1, 3, & 4 fall within the Town of Canandaigua NRI Steep Slopes Zone (shown on map).
- Lots 1, 3, & 4 fall within the Town of Canandaigua NRI Oilfields and Shrublands Zone (Successional Shrubland)
- Lots 1, 3, & 4 fall within the Town of Canandaigua NRI Land Visible from Canandaigua Lake Zone (Scenic Viewshed)
- No new development is proposed for Lot 3 or 4. Lots 3 & 4 are not approved "build-able" lots and shall require Site Plan approval from the Town of Canandaigua Planning Board prior to development.

Planning Board Chairperson

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
4096 Onnalinda Drive
County of Ontario

State of New York

Owner/Subdivider
Gregory & Beth Westbrook,
4096 Onnalinda Drive
Canandaigua, NY 14424



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