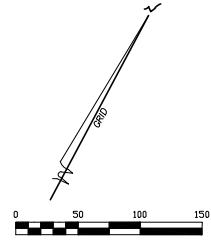


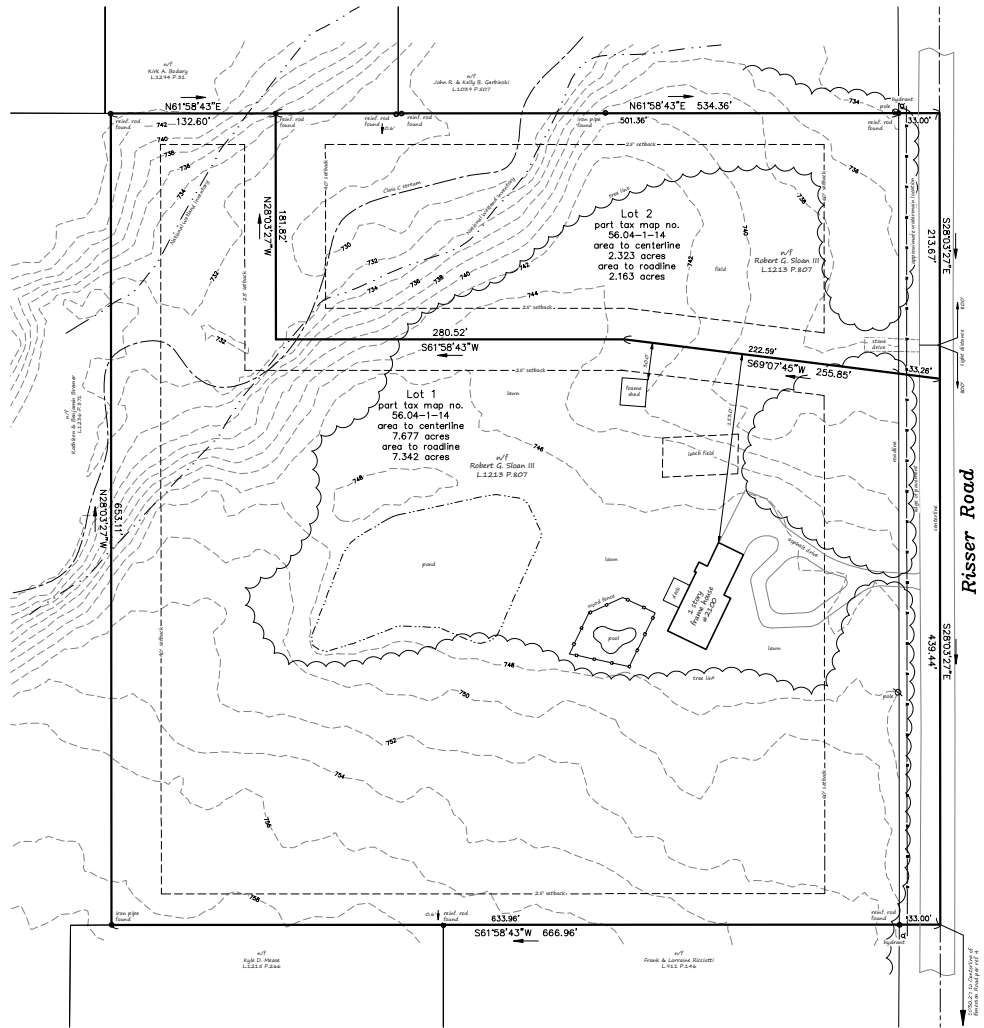


Overall Property
NTS



Subdivision of Land of
Robert G. Sloan III
Town of Canandaigua
Ontario County, New York

Scale: 1 inch = 50 feet August 10, 2022



Owner: Robert G. Sloan III
2100 Risser Road
Canandaigua, New York
14424

References

1. The intent of this plan is to subdivide tax map no. 56.04-1-14.00 into two lots.
2. Liber 1213, page 807 of deeds.
3. Filed map no. 14059.
4. Survey map prepared for Ronald F. & Gladys N. Chipperfield, by Years Boundary, dated August 14, 2008, job no. YB1945.
5. This plan is subject to any assessments or encumbrances that an updated search of title may reveal.
6. Contours are based on Ontario County LIDAR data.
7. No new development is proposed on Lots 1 or 2. Lot 2 is not approved, "subdivide" lot, it requires site plan approval from the Town of Canandaigua Planning Board prior to development occurring on said lot.
8. Recreational uses have not been conducted for the proposed new lots, and the lots shall not be considered as a buildable lot until satisfactory penitentiaries tests have been completed and forwarded to the Town Development Office.
9. Lots 1 and 2 are within Zone X per FEMA Rate map no. 360598 000C, dated March 3, 1997.
10. Monuments to be set upon final approval by the Town of Canandaigua.

ZONING:
AR-2 Agricultural Rural Residential - 2 Acre Lot

minimum lot size - 2 acres
minimum lot width - 200 feet
maximum building coverage - 20%
setback principal building:
front - 60 feet
rear - 40 feet
side - 25 feet
setback accessory structures:
front - 60 feet
rear - 20 feet
side - 20 feet

Legend

○ monument
▬ highway
▬ utility pole

Note: It is the policy of this state and the Town of Canandaigua to conserve, protect and encourage the development and improvement of agricultural land for the production of food and other products and also for its natural ecological value. This notice is to inform prospective residents that the property that they are about to acquire lies partially or wholly in or within 500 feet of either an agricultural district or land for which an individual commitment has been received pursuant to sections 305 or 306 of the Agriculture and Markets Law of the State of New York and that farming activities occur in such district or land. Such farming activities may include, but not limited to, activities that cause noise, dust, and odors.

Revisions:

I certify that this plan was prepared on August 10, 2022, from notes of a field instrument survey completed on June 28, 2022, and from materials referenced herein.

David M. Parrinello

NYSPLS 049724

Planning Board Chair

Date



Freeland-Parrinello
LAND SURVEYORS
42 Beeman Street
Canandaigua, New York 14424
(585)394-5110 22-118