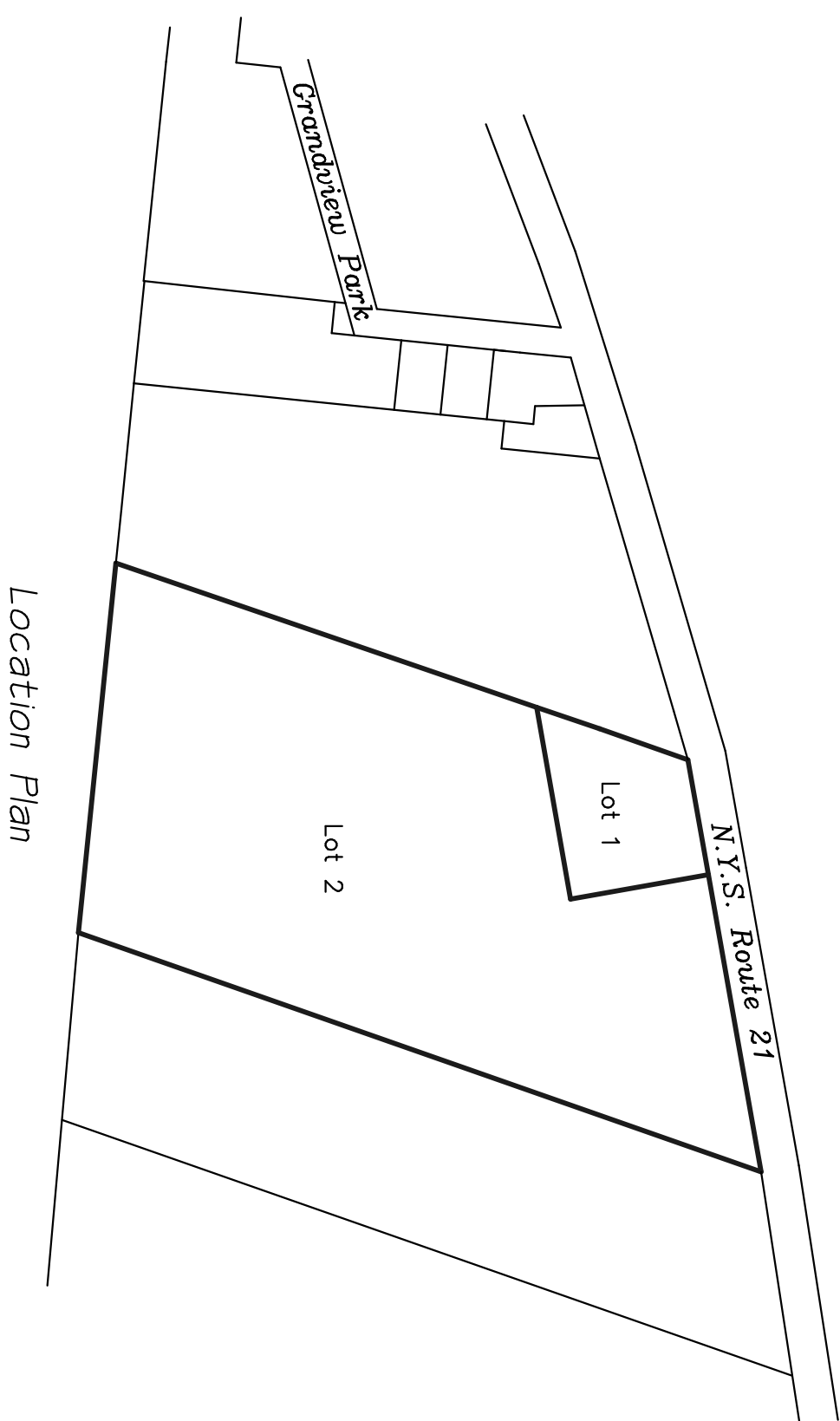
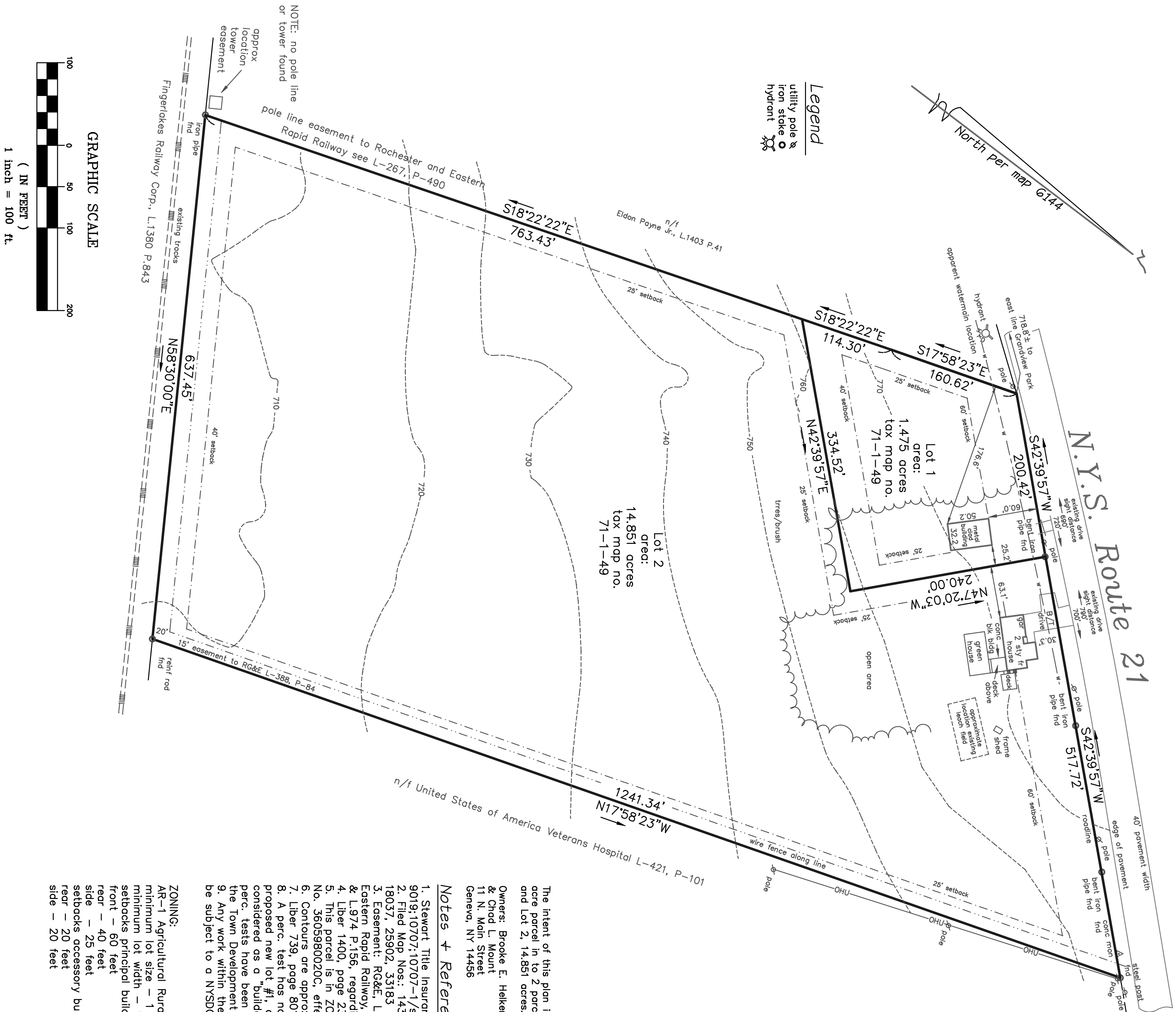




Subdivision of Lands of
Brooke E. Helker
+ Chad L. Mount

being part of Town Lot 38 in the
Town of Canandaigua, Ontario County, New York

Scale: 1 inch = 100 feet

Revisions:

ZONING:
 AR-1 Agricultural Rural Residential Dist.
 minimum lot size – 1 acre
 Single Family
 minimum lot width – 150 feet
 setbacks principal building:
 front – 60 feet
 rear – 40 feet
 side – 25 feet
 setbacks accessory building:
 rear – 20 feet
 side – 20 feet

The intent of this plan is to subdivide a 16.326 acre parcel in to 2 parcels – Lot 1, 1.475 acres and Lot 2, 14.851 acres.

Owners: Brooke E. Helker
& Chad L. Mount
11 N. Main Street
Geneva, NY 14456

Notes + References

1. Stewart Title Insurance Co., search no. 9019-1/0707/10707-1/stub, dated 10/30/16
2. Filed Map Nos.: 143, 1372, 1394, 6144, 15319, 18037, 25902, 33183
3. Easement: RG&E, L 368 P.84; Rochester & Eastern Rapid Railway, L 267 P.490; L 1118 P.584 & L 974 P.156, regarding rights ro a spring
4. Liber 1400, page 235 of deeds
5. This parcel is in ZONES X on FEMA Flood Map No. 3605980020C, effective date 3/3/97
6. Contours are approximate NAD83 Datum
7. Liber 739, page 801 of deeds
8. A perc. test has not been conducted for the proposed new lot #1, and the lot shall not be considered as a "buildable" lot until satisfactory perc. tests have been completed and forwarded to the Town Development Office
9. Any work within the NYSDOT Right of Way will be subject to a NYSDOT permit

ZONING:

AR-1 Agricultural Rural Residential Dist.
minimum lot size — 1 acre Single Family
minimum lot width — 150 feet
setbacks principal building:
front — 60 feet
rear — 40 feet
side — 25 feet
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I certify that this plan was prepared March 5, 2019 from notes of an instrument survey completed March 5, 2019 and from materials listed hereon

Approved:

David M. Parrinello NYSPLS 049724

Planning Board Chair

Date _____

Freeland–Parrinello

LAND SURVEYORS

42 Deshail Street
Candaigua, New York 14424

(585) 394-5110 2016-30451

2016-304S1

