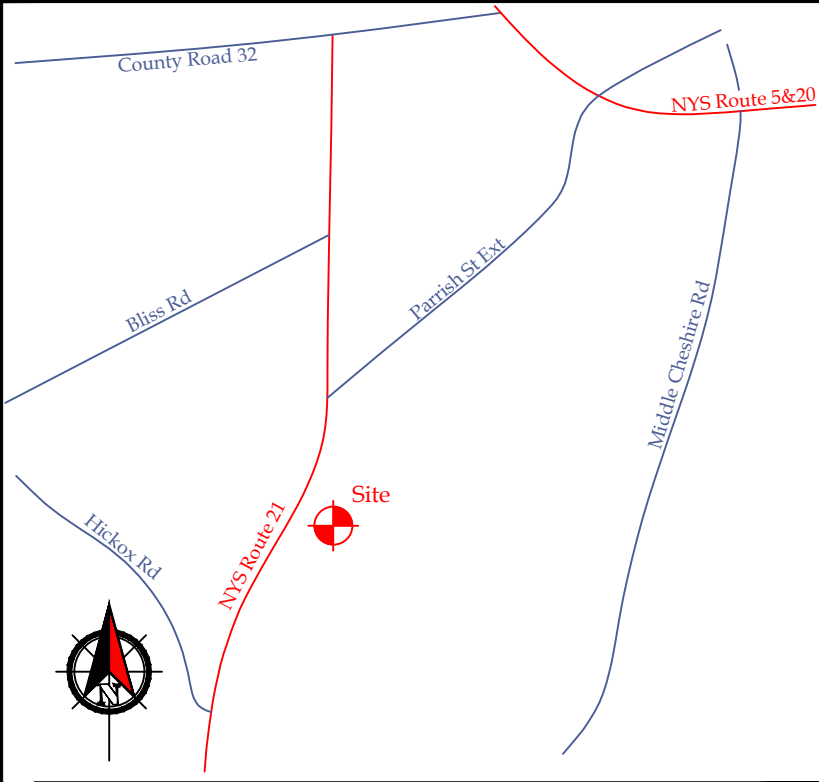




Vicinity Map N.T.S.

No building permit may be issued until final site plan approval has been granted and the final site plan signed by the Planning Board Chairperson for any proposed development in accordance with Local Law 4 of 2007.

"This property may be near a farm, as defined in the New York State Agriculture and Markets Law, Section 301, Subsection 11. Sound farming practices may generate, dust, odor, smoke, noise, and vibration.

Deed Reference:
The Canandaigua National Bank & Trust Company to Westbrook Holdings, LLC by Deed filed July 21, 2010 in Liber 1247 of Deeds at Page 767.

Abstract Reference:
Stewart Title Insurance Company Abstract Order No. 155500 last dated February 14, 2013.

Map Reference:
Map of Survey Prepared for The Canandaigua National Bank & Trust Company by Jeremy E. Years being Ontario County filed map No. 31719.

Final Plat, Westbrook Holdings, LLC Subdivision Lots 1 - 3 prepared by Venezia & Assoc. filed as Ontario County filled map No. 32652.

Site Details:
Existing Zoning:
Southern Corridor Residential District (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%

Contours derived from NAVD88 Datum

Flood Zone X per Community Panel No. 360598 00015C
Town of Canandaigua, State of NY Last revised March 3, 1997.

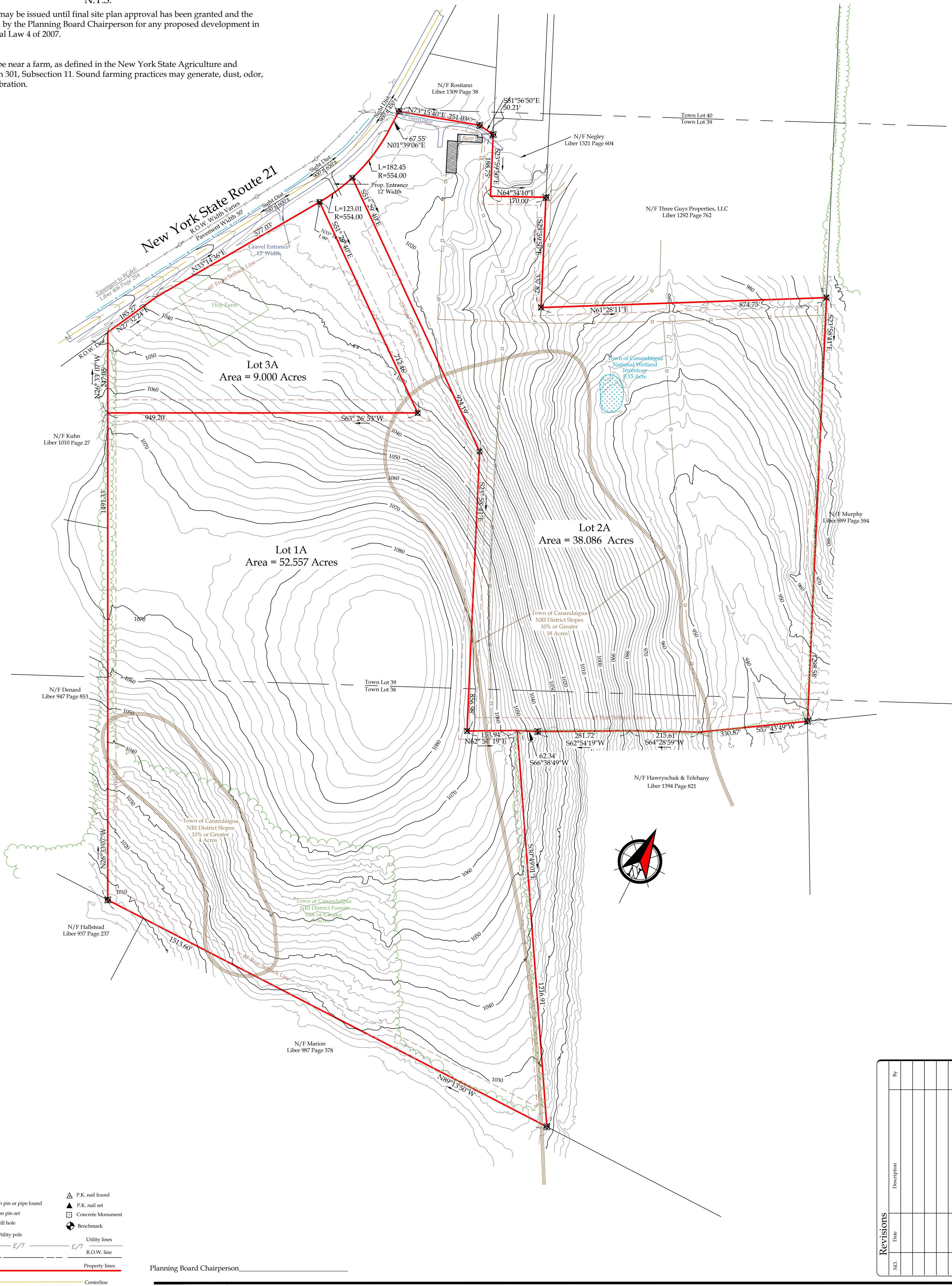
" Unauthorized alteration or addition to a map bearing a Licensed Professional Engineer's or Professional Land Surveyor's seal in any way is a Violation of Section 7209

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Conservation Subdivision Analysis

Total Site Area.....	99.643 Acres
Lands Constrained by Slopes.....	22.0 Acres
Lands Constrained by Forests.....	10.6 Acres
Lands Constrained by Wetland.....	0.15 Acre

Minimum Lot Area in SCR-1.....1.0 Acre
Total Lot Yield.....66 Lots (Approx)



Legend

- Iron pin or pipe found
- Iron pin set
- Drill hole
- Utility pole
- Utility lines
- E/T
- Property lines
- Centerline
- P.K. nail found
- P.K. nail set
- Concrete Monument
- Benchmark

Planning Board Chairperson _____

This is to certify that I am a Licensed Land Surveyor and that this plan was completed on 08/22/2018 from notes of an instrument survey performed on 08/22/2018



Anthony A. Venezia
License No. 050864 signed

Subdivision Map Prepared for:

Westbrook Holdings, LLC

Owner / Subdivider
Westbrook Holdings LLC
4015 County Road 16
Canandaigua NY, 14424

Showing Land
In
Town Lots 38, 39
Town of Canandaigua
County of Ontario State of New York

Revisions		By
NO.	Date	Description

T.m. # 97.00-2-67.100
Scale 1"= 150'
File# 18143

VENEZIA
LAND SURVEYORS AND CIVIL ENGINEERS