

Deed Reference:
Allan Boyce to Carol Eifert by deed filed in Liber 1044 of Deeds at Page 83.

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

Map Reference:
Map of lands of Lester Boyce filed as Ontario County filed map # 7148.

Map of survey of lands to be conveyed by Allan K. Boyce filed as Ontario County filed Map # 19318.

Map of lands of Gilbert filed as Ontario County filed map # 1790.

Site Details:
Existing Zoning is Residential (R-1-20)
Minimum Lot Size: 20,000 SQ FT
Minimum Lot Width: 100 FT
Front Setback: 60 FT.
Rear Setback: 40 FT.
Side Setback: 25 FT.
Maximum Building Height = 35 FT.
Maximum Building Coverage on Lot = 20%

Planning Board Chairperson Sharon T. Swartz 8-9-16

No new development is proposed and lots 1-3 are not approved as buildable lots requiring Site Plan Approval from the Town of Canandaigua Planning Board prior to Development occurring on these lots.

Lot No. 3 will require an approval from the Town of Canandaigua Planning board in compliance with chapter 174-16 of the Town Code regarding Conservation Subdivisions prior to any development occurring on this lot.

This project is located within a archaeological sensitive area and prior to issuance of building permits for lots 1-3 coordination with the State Historic Preservation Office (SHPO) and issuance of a No Impact Letter is to be required to be provided to the Town Development Office.

General Notes:
1. Contours derived from The North American Vertical Datum of 1988 (NAVD88)
2. Flood Zones X & A Per Community Panel No. 360598 0020 C Last Dated March 3, 1997.

Owner/Subdivider
Carol Eifert
3910 Chatham Lane
Canandaigua, NY 14424

East Lake Road
(66' Wide R/W Way)
(24' pavement)

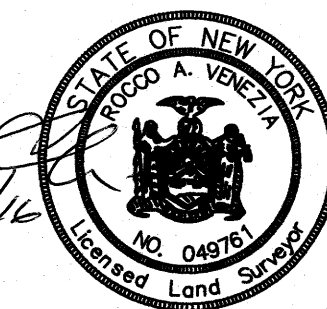
Legend

Legend
Iron pin or pipe found
Iron pin set
Drill hole
Utility pole
E/T
Property lines
P.K. nail found
P.K. nail set
Concrete Monument
Benchmark
Utility lines
E/T
R.O.W. line
Property lines

Revisions			
NO.	Date	Description	By
1	8/5/2016	address final town comments	Rv

This is to certify that I am a
Licensed Land Surveyor and that this plan
was completed on 10/14/2015
from notes of an instrument survey
performed on 10/13/2015

Rocco A. Venezia
License No. 049761 signed



Final Subdivision Plat:

Carol Eifert Subdivision

showing land
in the
Town of Canandaigua
County of Ontario State of New York

T.m. # 98.19-1-20
Scale 1"= 30'
File# 15233

VENEZIA
LAND SURVEYORS AND CIVIL ENGINEERS

5120 Laura Lane Canandaigua New York, 14424

www.veneziasurvey.com

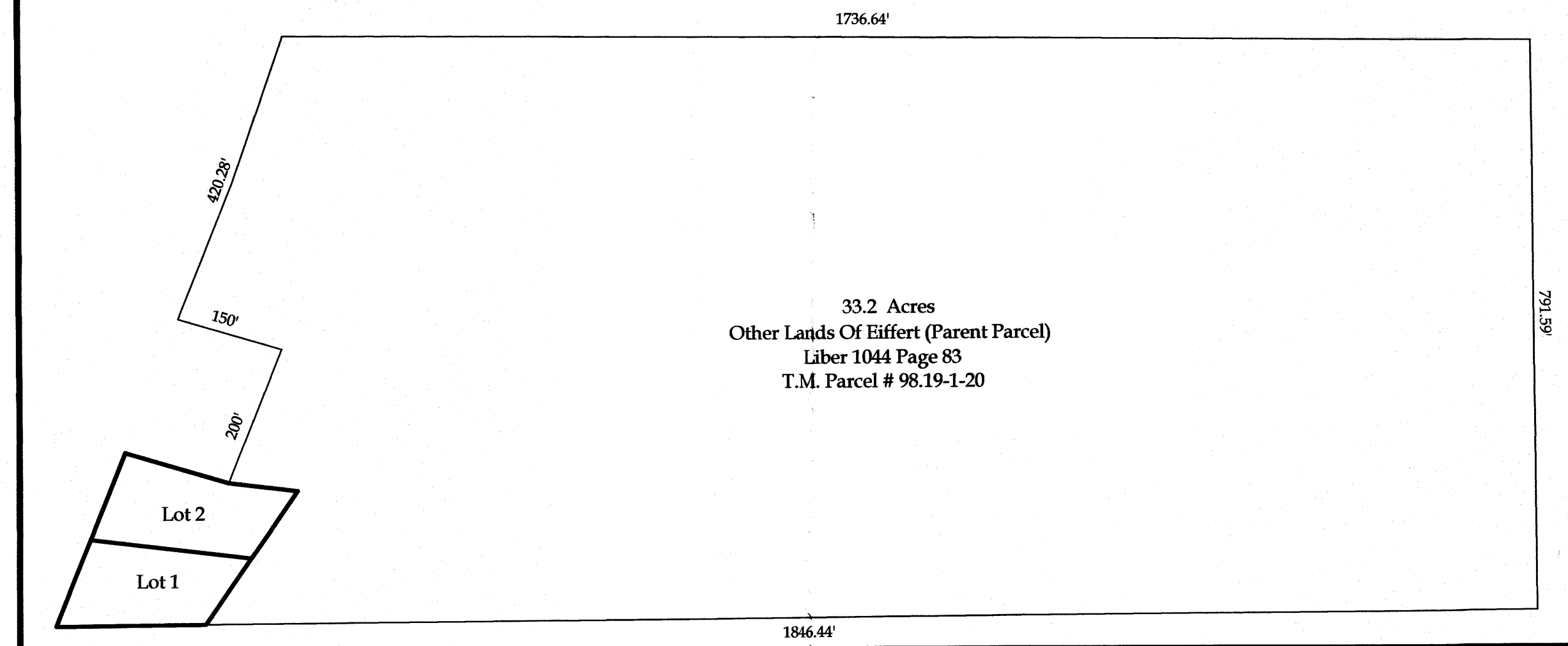
(585)396-3267

Fax: (585) 396-0131

E-mail rocco@veneziasurvey.com

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Other Lands Of Eifert (Parent Parcel)
Liber 1044 Page 83
T.M. Parcel # 98.19-1-20

TOWN OF CANANDAIGUA
DEVELOPMENT OFFICE
AUG - 8 2016
RECEIVED FOR REVIEW

