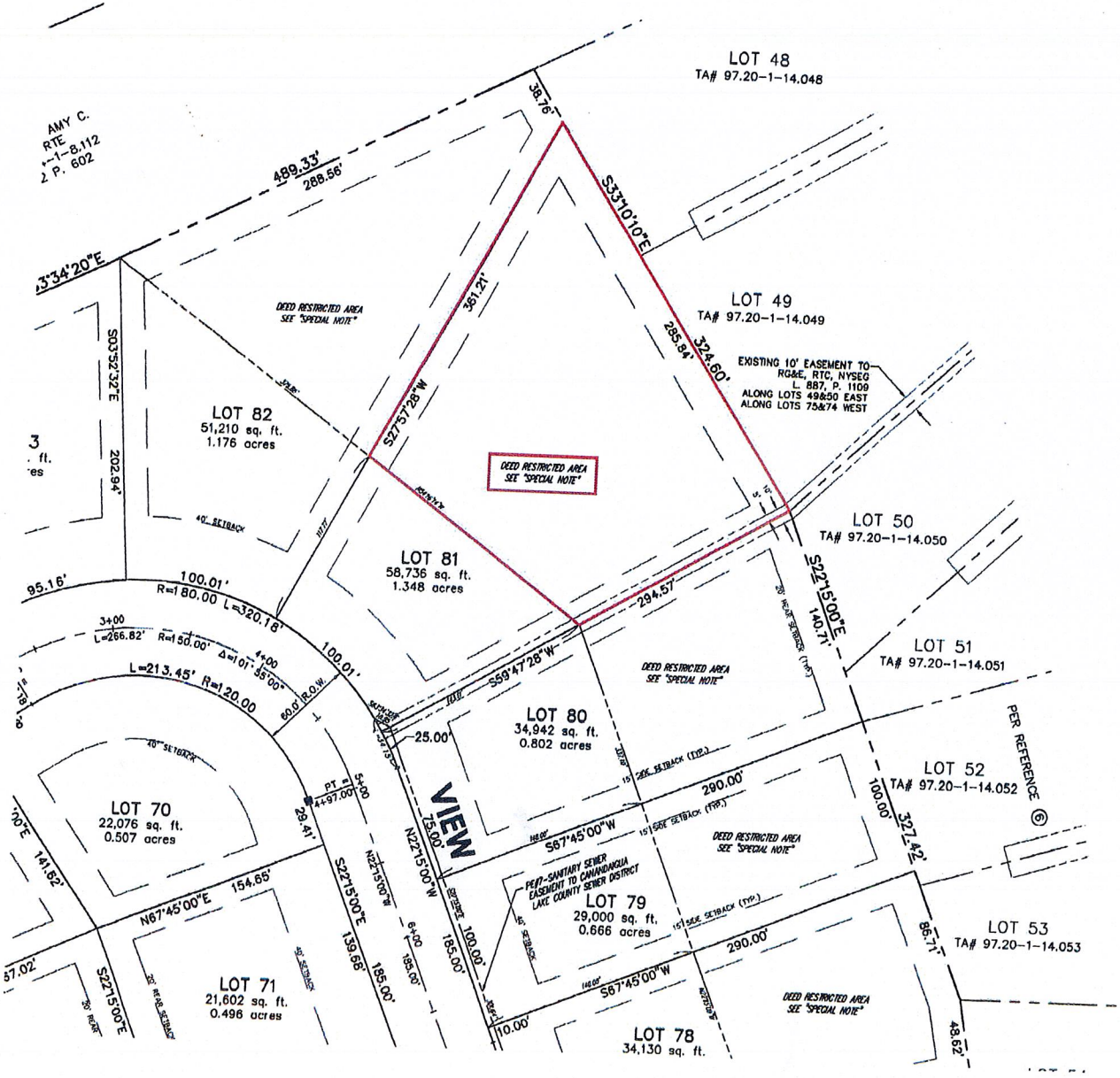

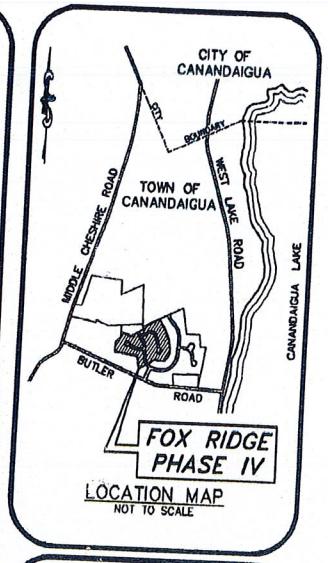

LOCATION MAP
NOT TO SCALE

SITE DATA:

TOTAL AREA OF PHASE IV . .28.295 Ac.
RIGHTS-OF-WAY . . . . . .3.828 Ac.
PARCEL D. . . . . .1.293 Ac.
TOTAL AREA OF LOTS . . . . .23.174 Ac.
LOTS 64-84 & 142-155
(35 SINGLE FAMILY HOME LOTS)

ZONING REQUIREMENTS

SETBACKS

FRONT SETBCAK. . . . . 40 FEET
SIDE SETBACK. . . . . 15 FEET
REAR SETBACK. . . . . 20 FEET

LOT DIMENSIONS

LOT AREA. . . . . 20,000 SQ. FT.
LOT WIDTH. . . . . 100 FEET
LOT DEPTH. . . . . 150 FEET

NOTE:
ALL LOT LINES SHOWN ARE RADIAL TO CURVES EXCEPT WHERE NOTED.

SPECIAL NOTE:
LANDOWNER(S) ARE PROHIBITED FROM DISTURBING THE EXISTING GRADE AND/OR VEGETATION OF THAT PORTION OF LOTS SITUATED WITHIN THE "DEED RESTRICTED AREA" ON LOTS 74 THROUGH 82 AND LOTS 147 THROUGH 152 WITHOUT FIRST OBTAINING SITE PLAN APPROVAL OF THE OF CANANDAIGUA PLANNING BOARD.

TAX ACCOUNT No. 097.20-1-14.999