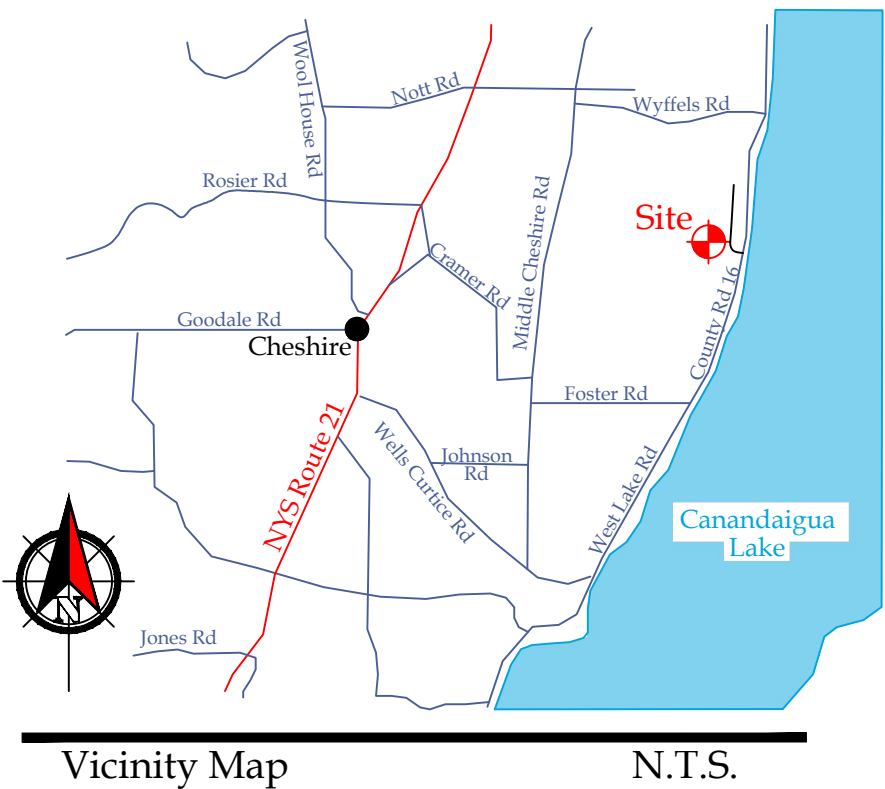




Deed Reference:
Gregory R. Westbrook to Cory R. Westbrook by
Deed filed December 29, 2011 in Liber 1271 of
Deeds at Page 750.

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

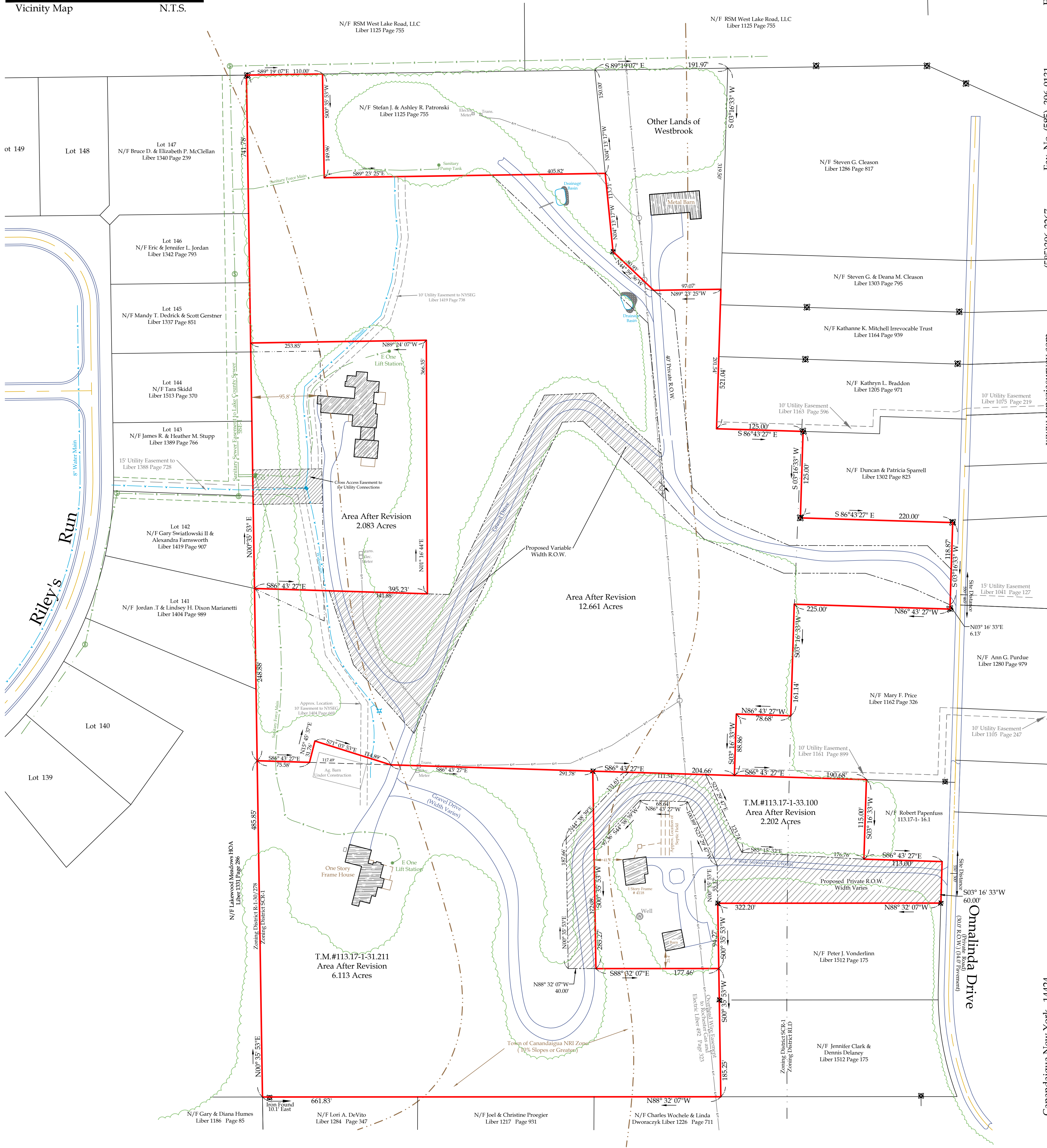
Map Reference:
Final Resubdivision / Annexation Prepared for
Kathy A. Windheim & Beth A. Westbrook by
Venezia & Assoc. filed as Ontario County map
No. 27993

Site Details:
Existing Zoning is Souther Corridor Residential (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%

" 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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unauthorized duplication is a
violation of all applicable laws"

Farm note: This property which is the subject of this subdivision is
located within an agricultural district containing a farm operation.
residents should be aware that such farm operations may generate
dust, odor, smoke, noise, vibration and other activities which may not
be compatible with residential use of the property.



Legend

✕ Iron pin or pipe found	▲ P.K. nail found
✕ Iron pin set	▲ P.K. nail set
● Drill hole	□ Concrete Monument
○ Utility pole	○ Benchmark
— Utility lines	— E/T
— R.O.W. line	— E/T
— Property lines	— E/T
— Centerline	— E/T

Revisions

NO.	Date	Description	By
1	02/19/2024	Update Lot Lines Per CPN-23-128 Approval	AAV

This is to certify that I am a
Licensed Land Surveyor and that this plan
was completed on 12/07/2023

General Notes:
1. Flood Zones X Per Community Panel No. 360598 0025 C Last Dated March 3, 1997.
2. Portion of lands fall within the Town of Canandaigua NRI Steep Slopes Zone (shown on map).
3. Portion of lands fall within the Town of Canandaigua NRI Oilfields and Shrublands Zone (Successional Shrubland)
4. Portion of lands fall within the Town of Canandaigua NRI Land Visible from Canandaigua Lake Zone (Scenic Viewshed)
5. No new development is proposed, Site Plan approval from the Town of Canandaigua Planning Board is required prior to development.

Lot Line Revision Prepared For:

Tax Map# 113.17-1-32.111, 32.211, 34.1 & 34.3
Job # 23116
Scale: 1" = 70'

Gregory R. & Beth D.
Cory R. Westbrook

At
4096, 4102, & 4118 Onnallinda Drive
Town of Canandaigua County of Ontario State of New York

Owner/Subdivider
Cory Westbrook
4102 Onnallinda Drive
Canandaigua, NY 14424

VENEZIA
PROFESSIONAL LAND SURVEYORS

Rocco A. Venezia
License No. 049761 signed



Planning Board Chairperson

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