



Deed Reference:
Westbrook Holdings, LLC to Gregory R. & Beth D. Westbrook by Deed filed Nov. 4, 2016 in Liber 1373 of Deeds at Page 492.

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

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

Site Details:
Existing Zoning is Southern 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%

Residential Lake District (RLD)
Minimum Lot Size: 20,000 SF
Minimum Lot Width: 125 FT
Front Setback: 60 FT
Rear Setback: 40 FT
Side Setback: 12 FT
Maximum Building Height = 25 FT
Maximum Building Coverage on Lot = 15%
Maximum Lot Coverage = 25%

* 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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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.

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Canandaigua New York, 14424

Vicinity Map N.T.S.

ONTARIO COUNTY CLERK'S OFFICE
FILED
JAN 13 2025
By: *[Signature]* County Clerk
By: *[Signature]* ACTING DEPUTY CLERK

Ontario County
Real Property Tax Services
Survey Map Review
Date of Review: 1/12/25
Due Date: 1/15/25
Reviewed Initials: R.W.

- Legend**
- Iron pin or pipe found
 - Iron pin set
 - Drill hole
 - Utility pole
 - Utility line
 - E/T
 - K.O.W. line
 - Property line
 - P.K. not found
 - P.K. not set
 - Concrete Measurement
 - benchmark
 - Centerline

Revisions			
NO.	Date	Description	By
1	01/06/2025	Add RLD Zoning Data	AAY
2	01/10/2025	Address TOC Planning Dept. Comments (01/10/2025)	AAY

This is to certify that I am a Licensed Land Surveyor and that this plan was completed on 11/22/2024

- 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.

[Signature] 1/13/25
Planning Board Chairperson

Lot Line Revision Prepared For:

Tax Map # 11317-1-34.311 & 36.1
Job # 23116 LIR 10102024
Scale: 1" = 70'

Gregory R. & Beth D. Westbrook
Westbrook
At
4096 Onnialinda Drive
County of Ontario
Town of Canandaigua

Owner/Subdivider
Gregory & Beth Westbrook
4096 Onnialinda Drive
Canandaigua, NY 14424



Rocco A. Venezia
License No. 049761
signed



Town of Canandaigua
County of Ontario
State of New York