



Vicinity Map

N.T.S.

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 / 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: 60 FT
Side Setback: 25 FT
Maximum Building Height = 35 FT
Maximum Building Coverage on Lot = 20%
Residential Lake District (RLD)
Minimum Lot Size: 10,000 SF
Minimum Lot Width: 125 FT
Front Setback: 60 FT
Rear Setback: 60 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 Surveyor's seal in any way is a violation of Section 7209

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Far 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.



ONTARIO COUNTY CLERK'S OFFICE
FILED

JAN 13 2025

John E. Venezia, County Clerk
by Valerie A. DeLisi, Acting Deputy Clerk

Ontario County
Property Tax Services
Review Map Review
Date of Review: 1/12/25
Date Due: 3/15
Date Paid: 3/15
Review Initials: JV

Legend

- Iron pipe & pipe found
- Iron pipe
- Iron pipe set
- Drill hole
- Utility pole
- Survey marker
- Corner marker
- Concourse monument
- Utility lines
- R.O.W. line
- Property line
- Centerline

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

This is to certify that I am a Licensed Land Surveyor and that this plan was completed on 1/22/2024.

Rocco A. Venezia
License No. 049761
signed



Lot Line Revision Prepared For:

Tax Map # 112-17-1-34-311 & 36.1
Job # 23116 LLR 10102024
Scale: 1" = 70'

Gregory R. & Beth D. Westbrook
Westbrook

At
4096 Ornalinda Drive
County of Ontario
State of New York

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

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Canandaigua New York, 14424

1/13/2025