Site Details:
Existing Zoning is Neighborhood Commercial (NC)
Minimum Lot Size: 30,000 SQ. FT.
Minimum Lot Width: 125 FT
Front Setback: 60 FT. (100FT State Rte 21)
Rear Setback: 25 FT.
Side Setback: 20 FT. (100 FT Residential Dist.)
Maximum Building Height = 35 FT.
Maximum Building Coverage on Lot = 20%

Site Details:
Existing Zoning is Residential 30,000 SQ. FT. (R-1-30)
Minimum Lot Size: 30,000 SQ. FT.
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%

Contours derived from NAVD88 Datum

Flood Zone X Per Community Panel
No. 360598 0025 C Last Dated March 3, 1997.

Deed Reference:
Rose Marie Brundage to Brundage Real Estate, LLC by Deed filed May 2, 2001 in Liber 1054 of Deeds at Page 577.

Mary E. Barnum to Cheshire Rentals, LLC by Deed filed August 25, 2014 in Liber 1323 of Deeds at Page 506.

Abstract Reference:
Stewart Title Insurance Company Abstract Order # 8100250 last dated April 24, 2018.

Certifications

The Canandaigua National Bank and Trust Company, its successors and/or assigns;
Underberg & Kessler LLP;
Title Insurance Company Insuring Mortgage;
Cheshire You LLC and The Cheshire Store LLC;
David Whitcomb, Esq.
Benjamin & Mary Green

" 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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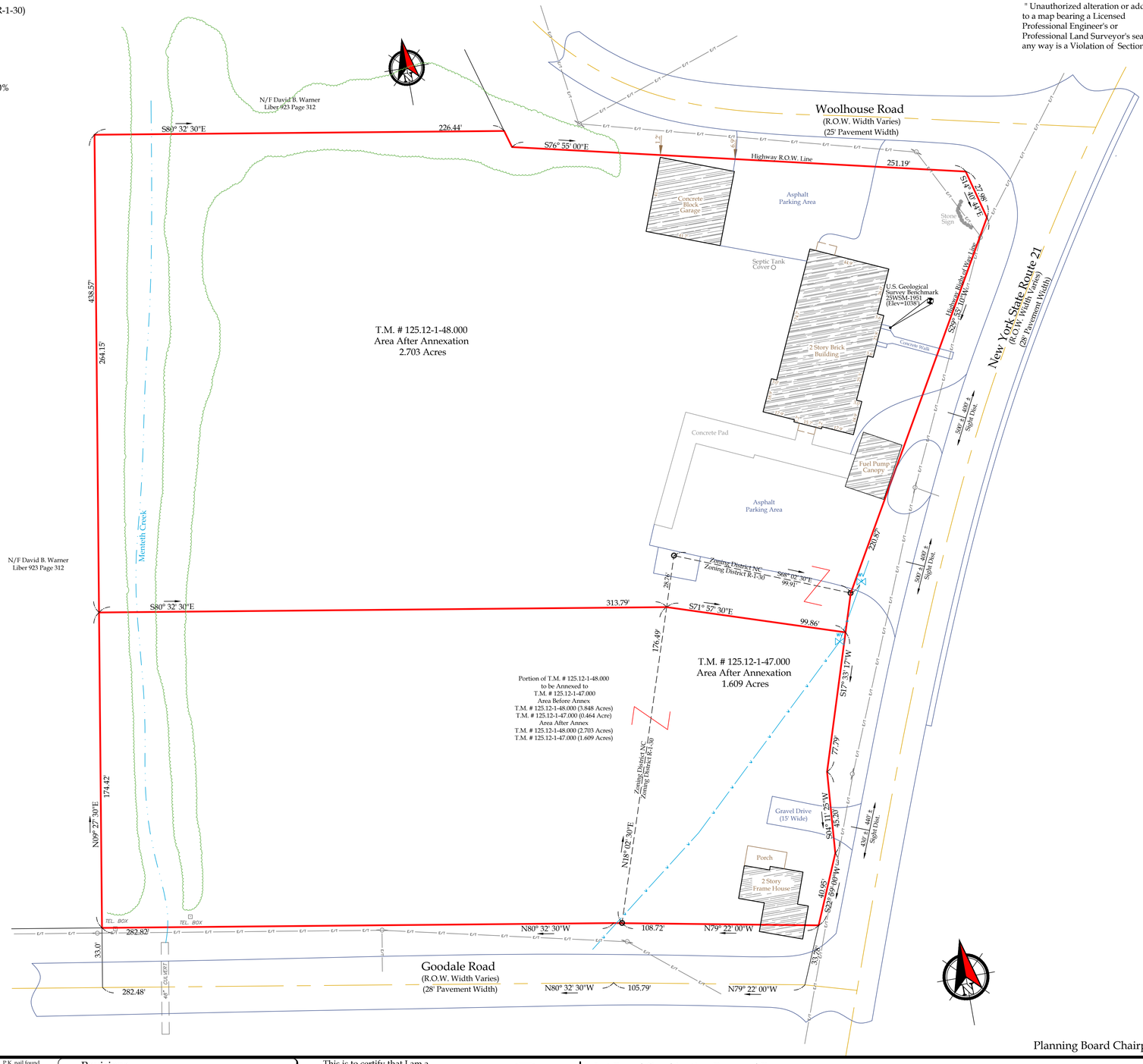

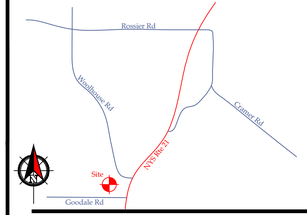

Vicinity Map N.T.S.

Planning Board Chairperson_____

Legend

- Iron pin or pipe found
- Iron pin set
- Drill hole
- Utility pole
- P.K. nail found
- P.K. nail set
- Concrete Monument
- Benchmark
- Utility lines
- R.O.W. line
- Property lines
- Centerline

Revisions

NO.	Date	Description	By

This is to certify that I am a Licensed Land Surveyor and that this plan was completed on 01/03/2018 from notes of an instrument survey performed on 01/02/2018

Rocco A. Venezia
License No. 049761 signed

STATE OF NEW YORK ROCCO A. VENEZIA NO. 049761 Licensed Land Surveyor

Lot Parcel Combination Prepared For:

T.m. # 125.12-1-47 &48
Scale 1"= 30'
File# 17228

VENEZIA
LAND SURVEYORS AND CIVIL ENGINEERS
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