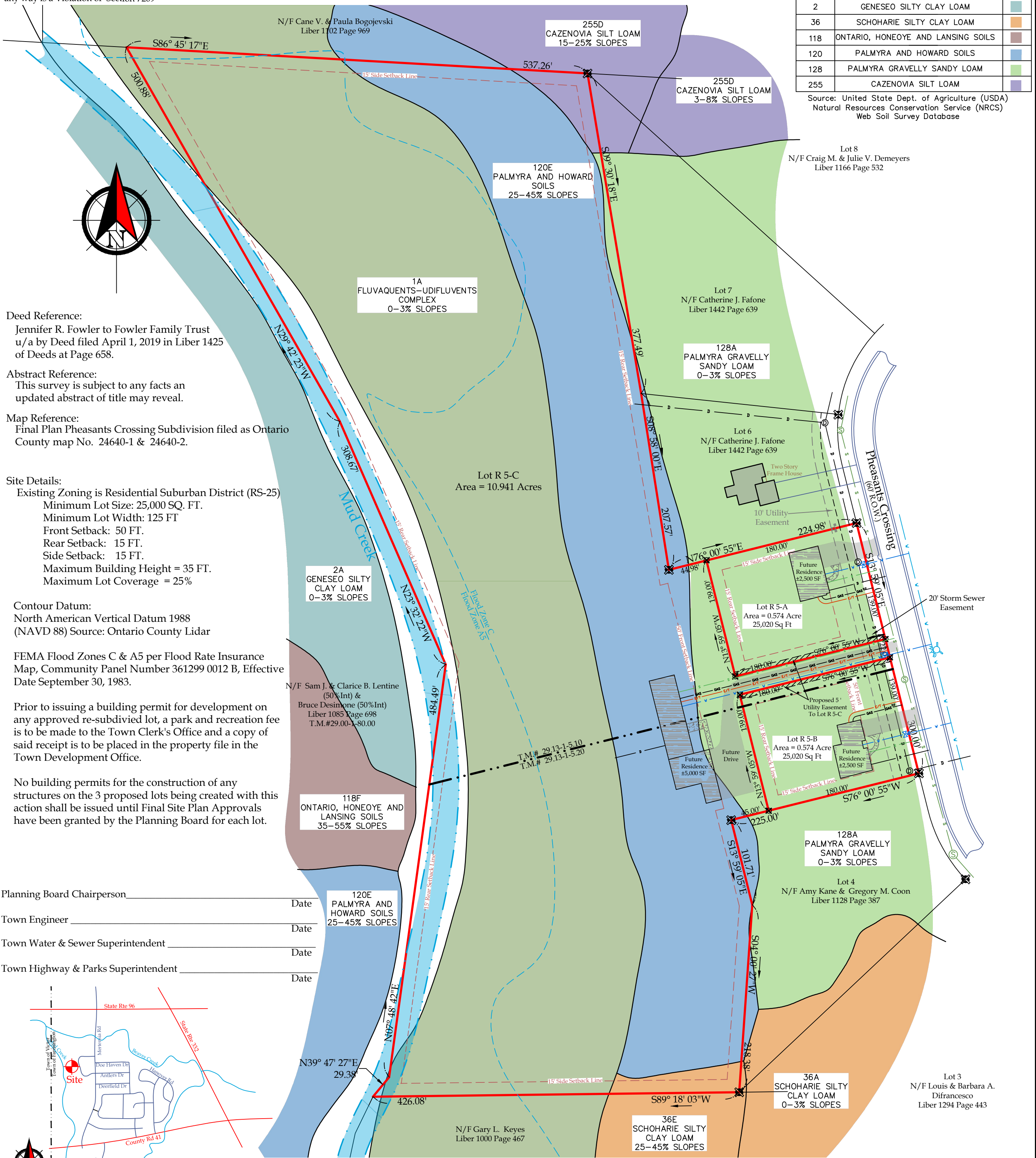


"Unauthorized alteration or addition to a map bearing a Licensed Professional Engineer's or Professional Land Surveyor's seal in any way is a Violation of Section 7209"

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SOILS TABLE		
#	SOILS	COLOR
1	FLUVAQUENTS-UDIFLUVENTS COMPLEX	Light Green
2	GENESE0 SILTY CLAY LOAM	Light Blue
36	SCHOHARIE SILTY CLAY LOAM	Light Orange
118	ONTARIO, HONEOYE AND LANSING SOILS	Light Purple
120	PALMYRA AND HOWARD SOILS	Light Green
128	PALMYRA GRAVELLY SANDY LOAM	Light Blue
255	CAZENOVIA SILT LOAM	Light Purple

Source: United State Dept. of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey Database



**Deed Reference:**  
Jennifer R. Fowler to Fowler Family Trust u/a by Deed filed April 1, 2019 in Liber 1425 of Deeds at Page 658.

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

**Map Reference:**  
Final Plan Pheasants Crossing Subdivision filed as Ontario County map No. 24640-1 & 24640-2.

**Site Details:**  
Existing Zoning is Residential Suburban District (RS-25)  
Minimum Lot Size: 25,000 SQ. FT.  
Minimum Lot Width: 125 FT  
Front Setback: 50 FT.  
Rear Setback: 15 FT.  
Side Setback: 15 FT.  
Maximum Building Height = 35 FT.  
Maximum Lot Coverage = 25%

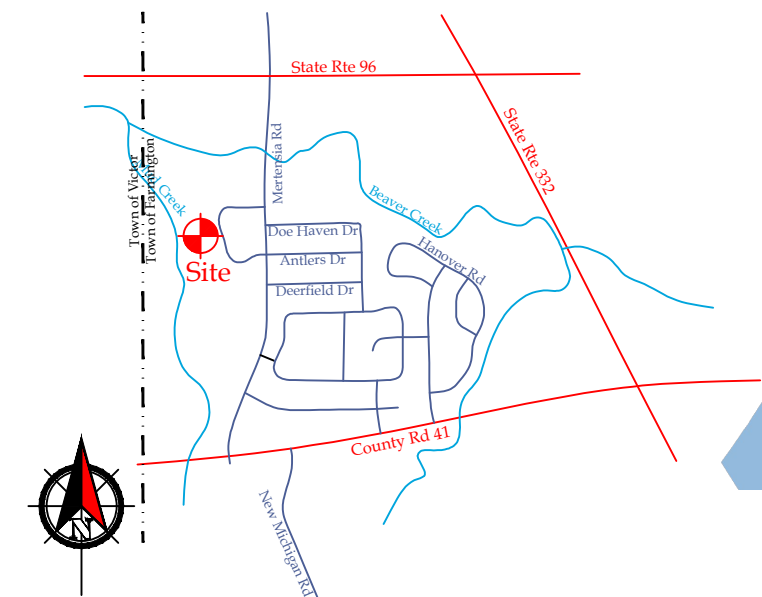
**Contour Datum:**  
North American Vertical Datum 1988 (NAVD 88) Source: Ontario County Lidar

FEMA Flood Zones C & A5 per Flood Rate Insurance Map, Community Panel Number 361299 0012 B, Effective Date September 30, 1983.

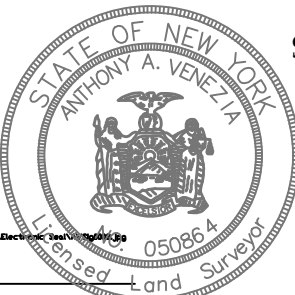
Prior to issuing a building permit for development on any approved re-subdivided lot, a park and recreation fee is to be made to the Town Clerk's Office and a copy of said receipt is to be placed in the property file in the Town Development Office.

No building permits for the construction of any structures on the 3 proposed lots being created with this action shall be issued until Final Site Plan Approvals have been granted by the Planning Board for each lot.

Planning Board Chairperson \_\_\_\_\_ Date \_\_\_\_\_  
Town Engineer \_\_\_\_\_ Date \_\_\_\_\_  
Town Water & Sewer Superintendent \_\_\_\_\_ Date \_\_\_\_\_  
Town Highway & Parks Superintendent \_\_\_\_\_ Date \_\_\_\_\_



This is to certify that I am a Licensed Land Surveyor and that this plan was completed on 04/28/2023 from notes of an instrument survey performed on 3/25/2020



Anthony A. Venezia  
signed  
License No. 050864

Soils Overlay

Lots R5-A and R5-B, Pheasants Crossing Subdivision Tract

Tax Map# 29.13-1-5.1 & 5.2  
Scale: 1" = 80'  
Job # 20051

Vicinity Map

N.T.S.



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