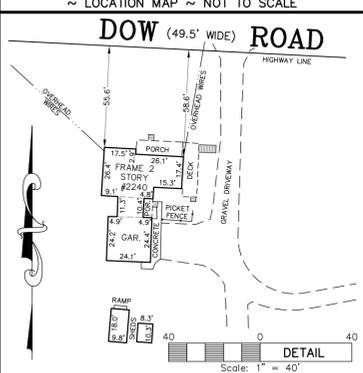
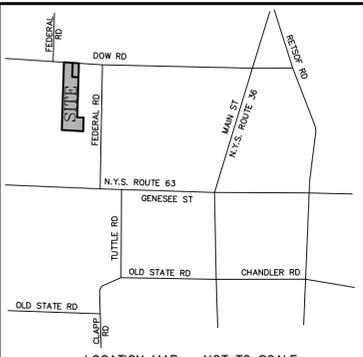


NYS WEST ZONE (NAD 83) GRID BEARINGS BASED ON GPS OBSERVATIONS

FEDERAL ROAD  
49.5' WIDE

DOW (49.5' WIDE) ROAD



N/F THOMAS E. GATES, SR. THOMAS E. GATES, JR. & NORMAN GATES L.1116 D.81 S.B.L. #60.-1-6

N/F THOMAS E. GATES, SR., THOMAS E. GATES, JR. & NORMAN GATES L.1116 D.81 S.B.L. #60.-1-5.1

LOT 2 = 35.490 ACRES (35.300 ACRES EXCLUDING THE HIGHWAY) PART OF S.B.L. #60.00-1-7.1

N/F MELISSA P. SLATER & RYAN C. SLATER L.1262 D.178 S.B.L. #60.-1-7.2 SEE REFERENCE 2

N/F THOMAS E. GATES, SR., THOMAS E. GATES, JR. & NORMAN GATES L.1007 D.279 S.B.L. #60.-1-5.2

FORMERLY STANLEY RODGERS

N/F ROBERT S. PARNELL L.1253 D.339 S.B.L. #60.-1-8

FORMERLY STEWART E. PARNELL & IVA D. PARNELL

N/F ROBERT S. PARNELL L.897 D.41 S.B.L. #60.-1-25

- ~ GENERAL NOTES ~
- 1) ALL ON SITE SANITATION & WATER FACILITIES SHALL BE DESIGNED TO MEET THE MINIMUM SPECIFICATIONS OF THE STATE HEALTH DEPARTMENT.
  - 2) THE SITE IS NOT LOCATED IN A FLOOD ZONE PER FIRM COMMUNITY PANEL 3612890020A (NOT PRINTED).
  - 3) OWNER & SUBDIVIDER: ROBERT S. PARNELL & LINDA PARNELL 2240 DOW ROAD PIFFARD, NY 14533

~ ZONING DATA ~  
ZONING DISTRICT = A (AGRICULTURAL DISTRICT)  
MINIMUM LOT SIZE = 3 ACRES  
MINIMUM FRONTAGE = 250'  
MAXIMUM LOT COVERAGE = 25%  
MAXIMUM HEIGHT = 35'  
(NO LIMIT ON FARM STRUCTURES)

MINIMUM SETBACKS  
FRONT = 50'  
SIDE = 15'  
REAR = 50'

- ~ REFERENCES ~
- 1) DEED TO ROBERT S. PARNELL L.389 D.565
  - 2) MAP BY WELCH & O'DONOGHUE, L.S., P.C. DATED MAY 17, 2011 JOB No. L11-7457W

NOTE: This map is exempted from the formal Town of York Subdivision Regulations and it may be filed in the Livingston County Clerk's Office.

Approved by the Planning Board of the Town of York  
Joseph McIlroy - Planning Board Chairperson  
Date \_\_\_\_\_

**LaBella**  
Powered by partnership.  
300 State Street, Suite 201  
Rochester, NY 14614  
585-454-6110  
labellapp.com

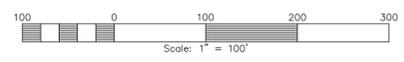
NOTES:  
1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.  
2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACT THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

I HEREBY CERTIFY THAT THIS MAP WAS MADE MARCH 4, 2026 FROM NOTES OF A SURVEY COMPLETED MARCH 2, 2026.  
KEVIN M. O'DONOGHUE, L.S. No. 49514



**PARNELL-DOW ROAD SUBDIVISION**  
OF LAND BELONGING TO **ROBERT S. PARNELL**  
BEING PART OF LOT 8 OF DAVID FINLEY'S SUBDIVISION OF THE TUSCARORA TRACT SITUATE IN THE **TOWN OF YORK** **LIVINGSTON COUNTY, NEW YORK**

- = IRON PIN TO BE SET
- = IRON PIN/PIPE FOUND
- ⊕ = FIRE HYDRANT
- ⊗ = UTILITY POLE
- D&M = DEED & MEASURED
- M&M = MAP & MEASURED



DATE: 3-04-2026 PROJECT NUMBER: 2261622