

N/F David F. Bindelglass & Gloria R. Bindelglass  
26 Drewbarrie Lane  
Vol. 651 Pg. 356

FRT Properties LLC  
26 Drewbarrie Lane  
Vol. 619 Pg. 45

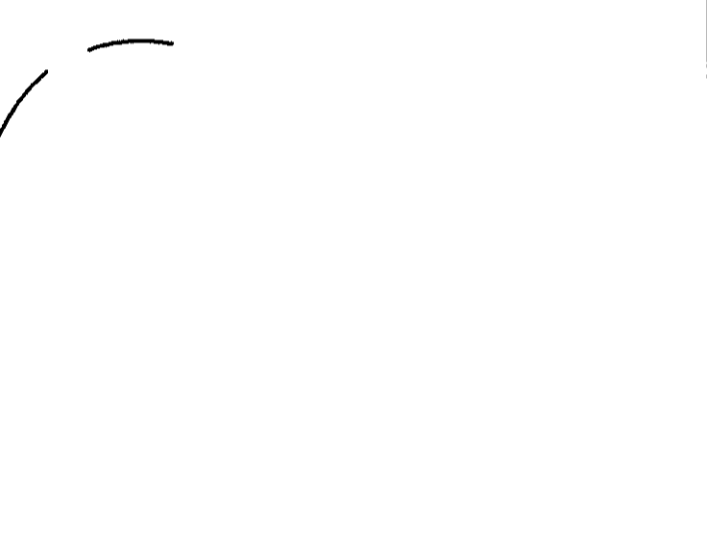
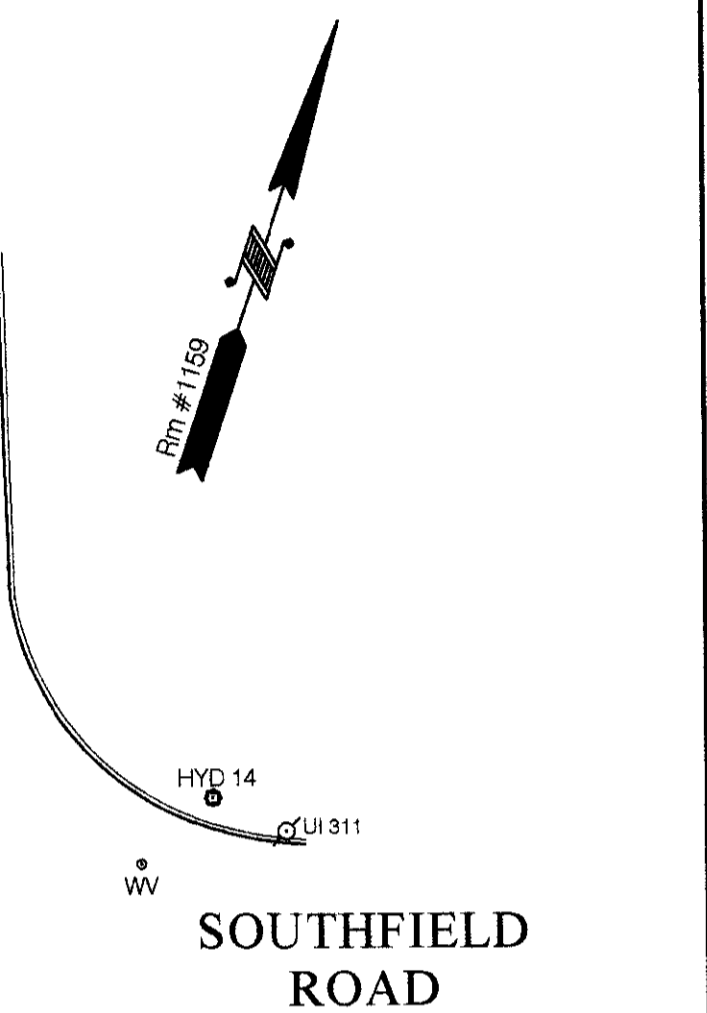
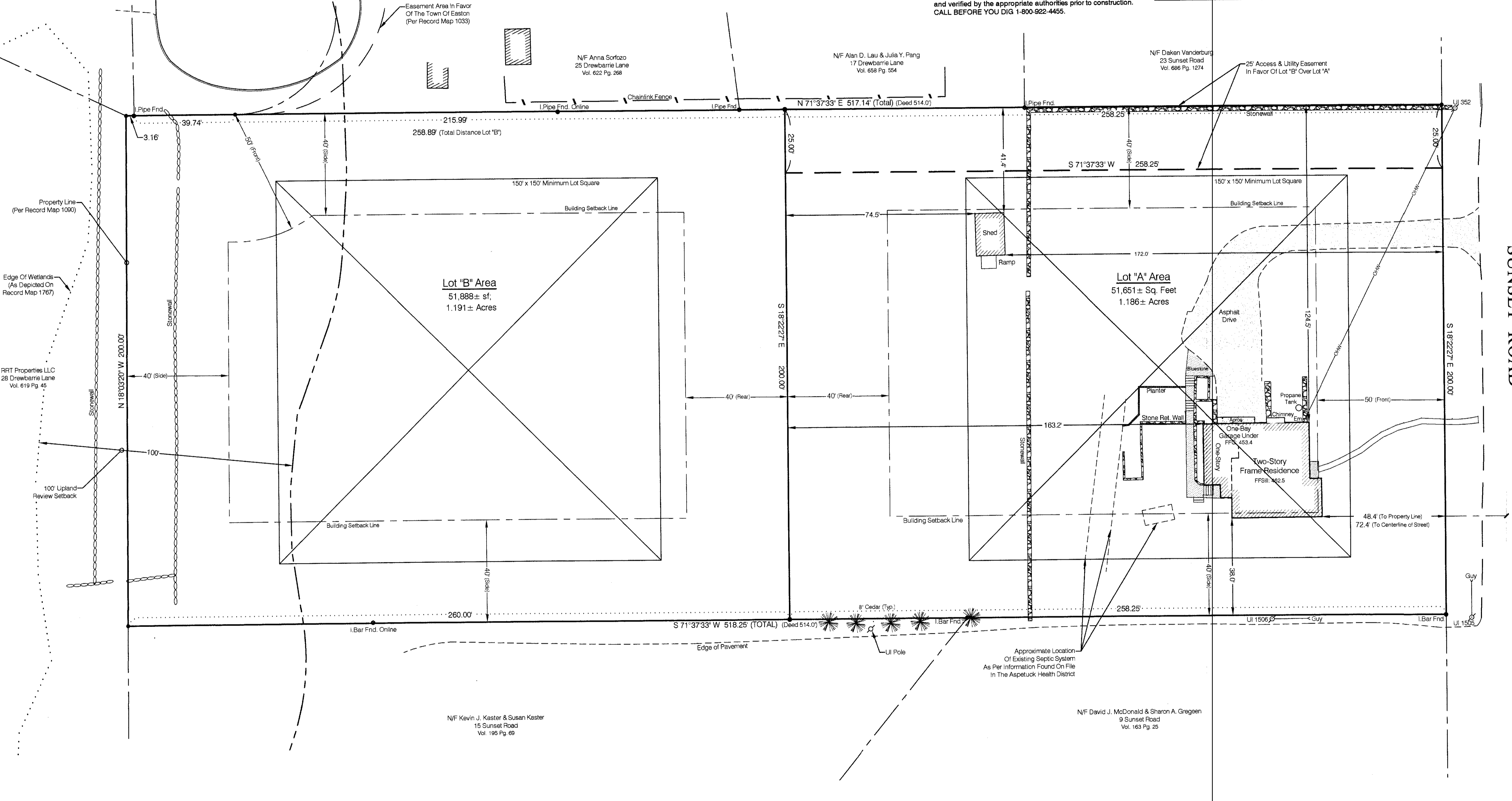
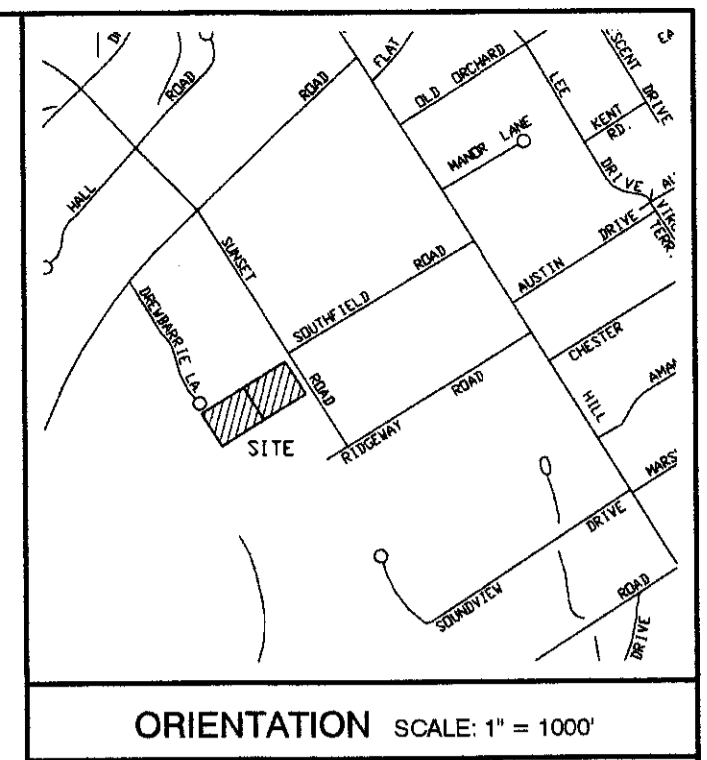
**NOTES:**

- Map References:
  - Map entitled "Map Showing Revised Lots Prepared For Althea Falco Easton, Conn." Scale: 1" = 40', dated Dec. 22, 1989 prepared by Ochman Associates, Inc.
  - Record Map 1767 entitled "Lot Line Revision Map Prepared For #28 Drewbarrie Lane & #40 Far Horizons Drive Easton, Connecticut." Scale: 1" = 60', dated September 25, 2013 prepared by J. Edwards & Associates, LLC.
  - Record Map 1090 entitled "Map of Property Prepared For T.D.M. Associates, Easton, Conn." Scale: 1" = 50', dated Dec. 1, 1986 prepared by L. Edwards Associates.
  - Record Map 119 entitled "Map No. 3 of Oakdene, Superseding Map No. 2." Scale: 1" = 60', dated Dec. 30, 1939 prepared by Charles S. Holanquist.
  - Record Map 613 entitled "Map Showing Property of George B. Beers Estate, Beers Road, Easton, Connecticut." Scale: 1" = 60', dated October 17, 1947 prepared by Eugene Stephen Hejas.

**Map References Cont:**

- Record Map 1033 entitled "Map Showing Easement to Town of Easton Prepared For Louis Kovacs Construction, Easton, Conn." Scale: 1" = 30', dated Sept. 25, 1978 prepared by Gregory Surveyors.
  - Record Map 615 entitled "Subdivision Map of Property Prepared for Andrew Daruka, Easton, Connecticut." Scale: 1" = 30', dated May 7, 1969 prepared by Leonard Surveyors.
  - Record Map 1242 entitled "Resubdivision Plan Prepared For: Harry & Judith Lytle, Easton, Conn." Scale: 1" = 50', dated Nov. 25, 1991 prepared by L. Edwards Associates.
  - Record Map 118 entitled "Oakdene, Map of Property in Easton, Conn. for Edward H. Marsh, Charles B. Marsh." Scale: 1" = 80', dated Feb. 4, 1930 prepared by A.D. Fuller.
  - Record Map 951 entitled "Map of Property Prepared For Thomas A. and Roberta J. Cable, Easton, Connecticut." Scale: 1" = 60', dated January 5, 1981 prepared by Shaughnessy & Plain.
- Parcel Area Lot A: 51,651 ± sf 1.186 ± Acres  
Parcel Area Lot B: 51,888 ± sf 1.191 ± Acres  
Total Parcel Area: 103,539 sf, 2.377 ± Acres
  - Parcel is served by public water and onsite septic
  - Parcel is shown as Tax Lot 36 on Assessor Map 5502C.
  - Parcel is located in the R-A Residence Zone.
  - Parcel is located in the Public Water Watershed as found on the CT.gov/Department of Health/Public Water Supply Map.
  - Parcel is in FIRM Zone X (Un-Shaded) on Community Panel Easton, Town of Number 090006, Panel 0407, Suffix F, Map No. 09001C0407F, Map Effective Date June 18, 2010.
  - Underground utility, structure and facility locations depicted and noted herein have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parcel testimony and from other sources. These locations MUST be considered approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Ochman Associates Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.

TOWN OF EASTON: ZONING R-A				
	REQUIRED	EXISTING	PROPOSED LOT A	PROPOSED LOT B
Minimum Lot Size: Acre	1.0 Acre	2.377 ± Acres	1.186 ± Acres	1.191 ± Acres
Minimum Buildable Acre	34,000 sf	103,539 ± sf	51,651 ± sf	51,888 ± sf
Lot Shape	150' x 150'	> 150' x 150'	> 150' x 150'	> 150' x 150'
Minimum Frontage (Unless Noted)	200'	200'	200'	N/A
Minimum Frontage (Corner Lots)	200' (One Road)	N/A	N/A	N/A
Minimum Frontage (Flag Lots)	25' Min./50' Max.	N/A	N/A	39.74'
Minimum Frontage (Common Driveway)	N/A	N/A	N/A	N/A
Minimum Front Yard	50'	48.4'	48.4'	-
Min. Front Yard to Centerline of Road	75'	72.4'	72.4'	-
Minimum Side Yard	40'	38.0'	38.0'	-
Minimum Rear Yard	40'	422.8'	163.2'	-
Maximum Height: Stories / Feet	2.5 / 35'	2 / 27.6' ±	2 / 27.6' ±	-



CIVIL ENGINEER/LAND SURVEYOR:

**OCHMAN ASSOCIATES, INC.**  
CONSULTING ENGINEERS & SURVEYORS  
P.O. BOX 78, EASTON, CONNECTICUT 06612  
PHONE (203) 268-9194

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REVISIONS:

NO.	DATE	REVISION
1.		
2.		
3.		
4.		
5.		
6.		
7.		

TO MY KNOWLEDGE & BELIEF, THIS SURVEY & MAP IS SUBSTANTIALLY CORRECT & HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEYS & MAPS IN THE STATE OF CONNECTICUT" ADOPTED JUNE 21, 1996; AMENDED OCTOBER 20, 2018.

THIS SURVEY CONFORMS TO HORIZONTAL CLASS A-2 STANDARDS.

MARK A. OCHMAN, PE LS  
Not Valid Without A Live Signature and Embossed Seal

SCALE: 0 20 40 60  
SCALE: 1" = 20'

SHEET: 1 OF 1

COMMENCE: OCTOBER 2021 FB: 16:90; 127:142  
DRAWN BY: MVB PROJECT NO.: 1863  
CHECKED BY: MAO DWG NO.: 24-

SHEET TITLE:

**FIRST CUT-DIVISION OF PROPERTY**  
- PREPARED FOR -  
**ROBERTA CABLE**  
#17 SUNSET ROAD, EASTON, CONNECTICUT  
ASSESSOR MAP 5502C - LOT 36  
JUNE 21, 2022