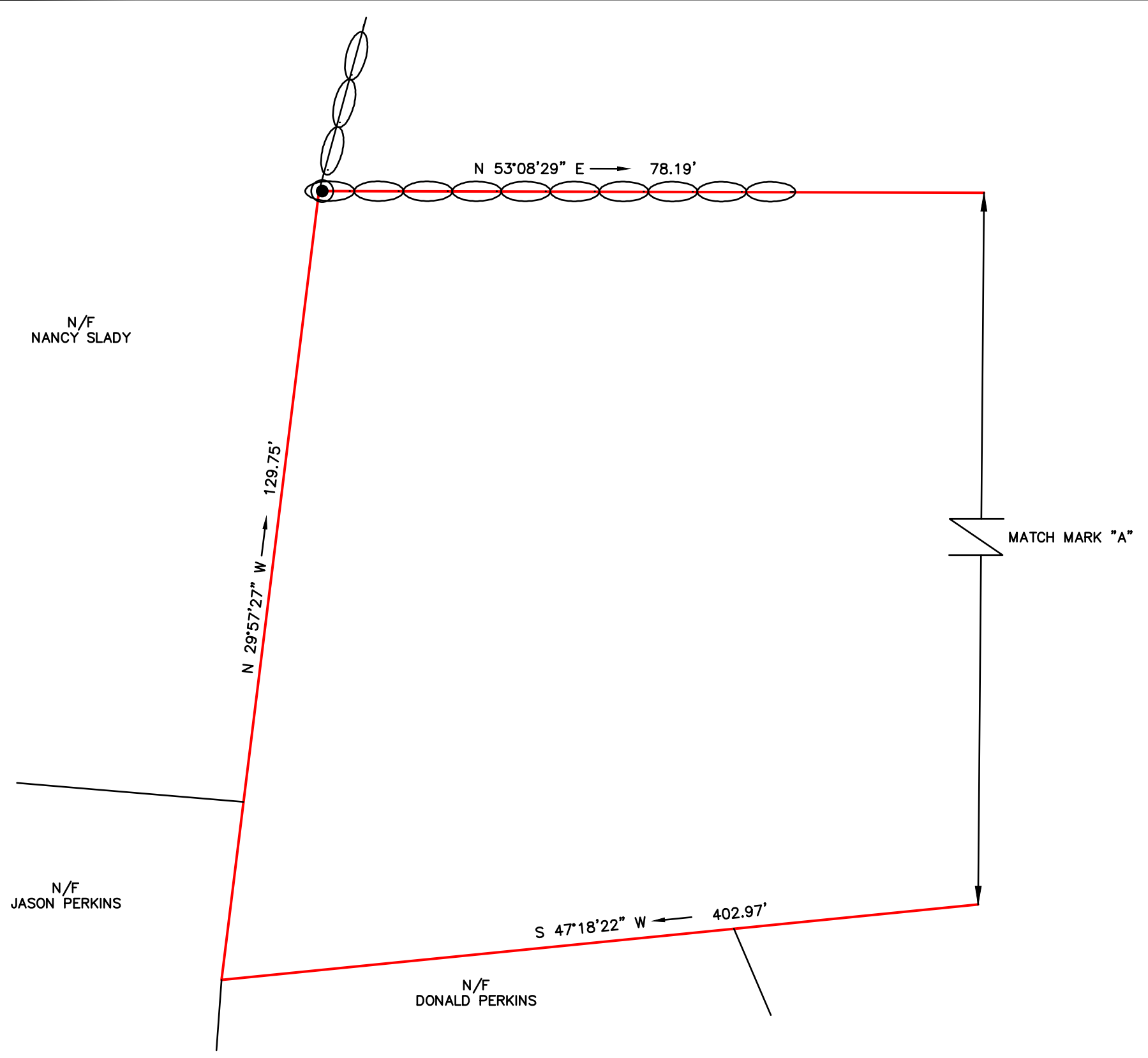
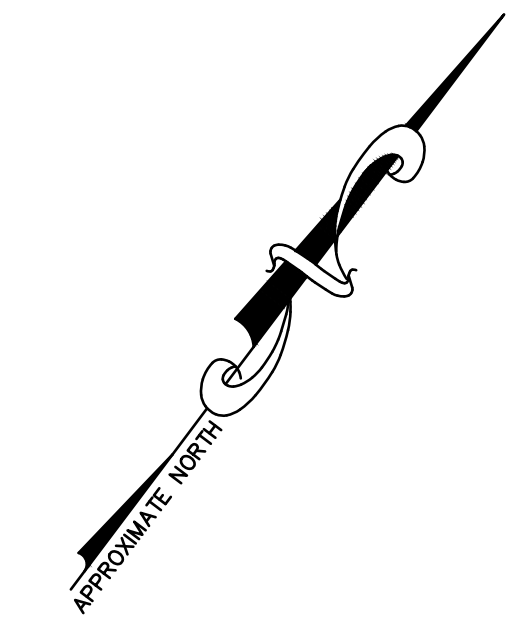
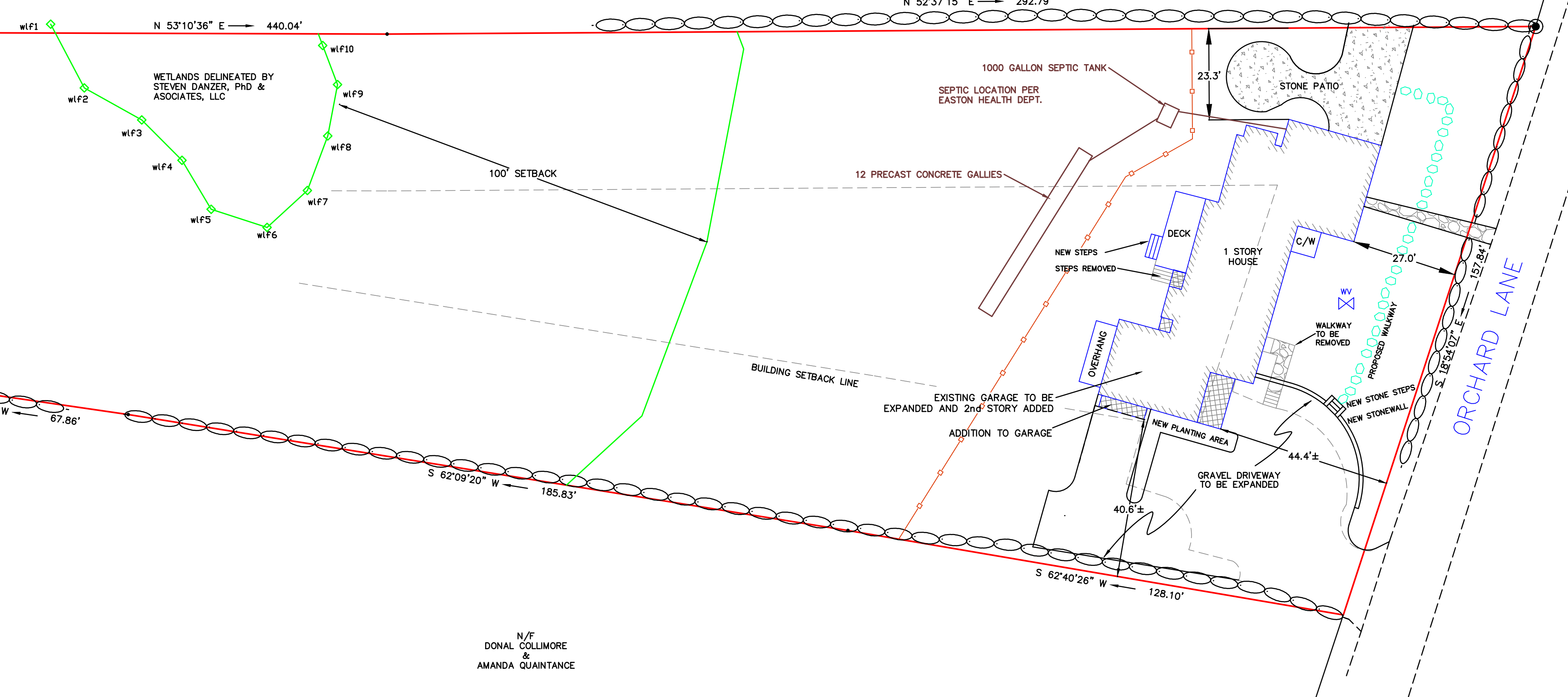


REVISIONS		
DATE	DESCRIPTION	BY
11/21/22	PROPOSED ADDITION, DRIVEWAY & WALKWAY	JAD
11/30/22	SEDIMENT CONTROL FENCE & WETLAND SETBACK	JAD



LOT AREA  
90,316 Sq. Ft.±  
2.0734 Acres±



**SURVEY REPORT.**  
THE ABOVE ANALYSIS AND RESULTS ARE A REASONABLE OPINION BASED ON A DEFENDABLE SOLUTION TO A COMPLICATED SITUATION. ALTHOUGH THIS IS AN OPINION THAT CAN BE SUPPORTED BY "LOGIC AND INFORMATION THAT A SURVEYOR OF ORDINARY PRUDENCE AND CARE WOULD USE UNDER SIMILAR CIRCUMSTANCES." IT DOES NOT RESOLVE THE FACT THAT UNCERTAINTY IN THE POSITION OF THE ORIGINAL BOUNDARIES WILL CONTINUE TO EXIST, AS A CONSEQUENCE, ANOTHER SURVEYOR EXERCISING ORDINARY PRUDENCE USING THE SAME INFORMATION MAY AND COULD VERY WELL ARRIVE AT A DIFFERENT CONCLUSION AND LOCATION OF THE BOUNDARIES.

THIS SURVEY MEETS THE STANDARD OF A CLASS "A-2" SURVEY.

SURVEY TYPE: ZONING LOCATION SURVEY  
BOUNDARY DETERMINATION: RESURVEY

THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", SEC. 20-300b-1 to 20-300b-20, EFFECTIVE, JUNE 21, 1996 AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC., SEPTEMBER 26, 1996

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN.

REFERENCES TO THIS PROPERTY ARE MADE TO MAP(S):  
1.

TAX MAP 3778A TAX LOT(S) 16

PROPERTY IS LOCATED IN RB RESIDENCE ZONE

DISTANCES SHOWN +/- FROM BUILDING TO PROPERTY LINES ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

ANY ALTERATIONS, HAND DRAWN OR OTHERWISE, WILL RENDER THIS MAP NULL AND VOID. THIS MAP IS INVALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"

CONNECTICUT REG. #70059  
JAMES A. DENNISON, LAND SURVEYOR, STRATFORD, CT.

NOTE: EXISTING BUILDING(S) ARE OVER 3 YEARS OLD

	REQUIRED/ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	3.0 ACRES	2.02 ACRES	2.02 ACRES
MINIMUM BUILDING AREA	2.0 ACRES	2.02 ACRES	2.02 ACRES
LOT SHAPE MINIMUM RECTANGLE	150'x175'	118' x 185'	118' x 185'
MIN. FRONTAGE	200'	157.84'	157.84'
MIN. FRONT SETBACK STREET / $\frac{1}{4}$	50' / 75'	27.0' / 40.5'±	44.4' / 57.9'±*
MIN. SIDE YARD SETBACK	40'	23.3'	23.3'
MIN. REAR YARD SETBACK	40'	700.4'	700.4'
MAX. BUILDING HEIGHT - STORIES	2.5 + ATTIC	1 STORY	2 STORY
MAX. BUILDING HEIGHT - FEET	35'	15.9'	19.4'

\*PROPOSED FRONT YARD SETBACK DOES NOT EXCEED EXISTING NON-CONFORMING SETBACK

**LEGEND**

	IRON PIN (FOUND)
	ANGLE POINT
	WATER VALVE
	CELLAR WAY
	STONEWALL
	EDGE OF PAVEMENT
	SEDIMENT CONTROL FENCE

ZONING LOCATION SURVEY

PREPARED FOR

**JORDAN HILL PACHECO & FEDERICO PACHECO**

15 ORCHARD LANE, EASTON, CT

SCALE: 1"=20' DATE: SEPTEMBER 22, 2021

BY JAMES A. DENNISON L.S

203-377-2091