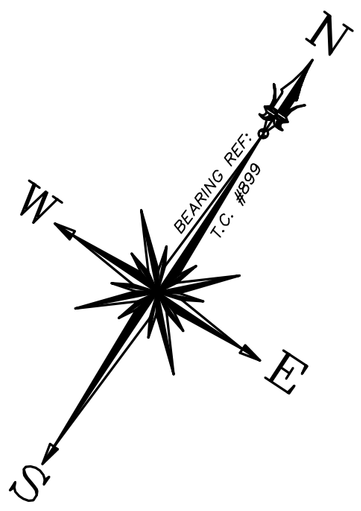
*= PROPANE TANK AND GENERATOR LOCATION AR PER HOMEOWNER.



N/F
MARY T. WILLIAMS

N/F
ANDREW W. MARYOTT
& DANIELLE M. MARYOTT

N/F
JOEL PESKAY
& VIDA E. PESKAY

N/F
WILLIAM W. WILKES
& CLAIRE WILKES

NORTH PARK AVE.

IRON PIN FOUND

WETLAND LINE

N56°14'40"E 509.48'

S56°14'40"W 521.47'

N31°03'50"W 255.25'

S33°45'20"E 254.97'

IRON PIN FOUND N37°24'12"E 442.14' FROM CORNER

40' SETBACK LINE

50' SETBACK LINE

100' WETLAND REVIEW LINE

CONSERVATION EASEMENT AS DEPICTED ON TC MAP #899

22.1'±

101.4'±

56.2'±

82.6'±

10.1'±

7.4'±

19.4'±

SHED TO BE REMOVED

FORT TO BE REMOVED

PROPANE TANK*

A/Cs

GEN.*

CELLAR ENTRY

25' WELL

75'

RESIDENCE

DECK

POOL

CONCRETE PATIO

MESH FENCE

POOL EQUIP. PAD

UNDERGROUND PROPANE TANK

CONCRETE WALK

EL.

ASPHALT DRIVEWAY

UNDERGROUND ELECTRIC

SNET #3363

OVERHEAD SERVICE WIRES (TYPICAL)

APPROXIMATE LOCATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM AS DEPICTED ON TOWN RECORDS

127.10'

RIGHT OF WAY AS DEPICTED ON T.C. #899 VOL.84 PG.667

MATCH LINE

UTILITY POLE

CHAINLINK FENCE TO BE REMOVED

PROPOSED 30' X 40' GARAGE WITH 2' OVERHANG
*SEE CBYD NOTE

PROPOSED EVERGREEN ROW MATURE HEIGHT OF 40'+/-

=10' UTILITY EASEMENT TO LOT # 6 PER VOL.343 PG.321
*C.B.Y.D. FOR UNDERGROUND UTILITIES

SNET #3362

SNET #3361

25'

60'

DEEPWOOD ROAD

AREA:

131,431± S.F.
3.017± ACRES

WETLANDS=58,300± S.F.(1.34± ACRES)
UPLAND=73,131± S.F.(1.68± ACRES)

NOTES:

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. 9/26/96. IT IS A ZONING LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO CLASS "A2" ACCURACY AND IS INTENDED TO BE USED FOR SITE PLANNING PURPOSES.

PROPERTY IS DEPICTED AS LOT 9613-18-5 IN THE ASSESSORS OFFICE.

PROPERTY IS LOCATED IN "R3" ZONE.

ZONE AND SETBACKS ARE SUBJECT TO THE DETERMINATION OF THE ZONING ENFORCEMENT OFFICER.

REFER TO MAP Nos. 899 ON FILE IN THE TOWN CLERKS OFFICE.

ALSO REFER TO "PLOT PLAN LOT NO 5, NORTH PARK AVE & DEEPWOOD ROAD. EASTON, CT. DATED DECEMBER 7, 1985" PREPARED BY SPATH-BJORKLUND ASSOCIATES.

WETLAND LINE DEPICTED HEREON HAS BEEN FLAGGED BY STEVEN DANZER Ph.D. DATED JUNE 24, 2021 AND FIELD LOCATED BY THIS OFFICE.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT DEPICTED OR NOTED.

DISTANCES DEPICTED +/- FROM BUILDINGS TO PROPERTY LINES ARE SCALED ONLY AND ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE, ANY USE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARERS DECLARATION NULL AND VOID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL, RENDERS ANY DECLARATION NOTED HEREON NULL AND VOID.

THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM VISIBLE FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES HEREBY DECLARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

C.B.Y.D. 1-800-922-4455

REVISIONS:
10/9/2021- PROPOSED GARAGE LOCATION.
9/9/2022- VARIOUS REVISIONS.

ZONING LOCATION SURVEY

PREPARED FOR

JOHN E. HUFCUT & SARA E. RILEY

56 DEEPWOOD ROAD
EASTON, CONNECTICUT

BRAUTIGAM LAND SURVEYORS, P.C.

90 South Main Street
Newtown, Connecticut 06470
Telephone (203) 270-7810
Facsimile (203) 270-8392
E-mail: Surveyor@BrautigamLand.com

TO MY KNOWLEDGE AND BELIEF, THIS SURVEY AND MAP ARE "SUBSTANTIALLY CORRECT" AS NOTED HEREON.

PAUL A. BRAUTIGAM CT. LIC. No. 15166

THE SURVEY DEPICTED HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL.

NOT A LIVE SIGNATURE

FOR TOWN ARCHIVE PURPOSES ONLY

JOB No. 2821002-01	SCALE: 1" = 40'	DRAWN BY: SRM
FIELD NOTES: 257/100	DATE: 8-17-21	CHECKED BY: PAB

©

40 0 40 80 120

2821002-01.DWG