

SURVEY NOTES:

This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.

The type of survey prepared is a PROPERTY/BOUNDARY SURVEY. Boundary determination is based on a DEPENDENT RESURVEY. This survey conforms to a "CLASS A-2" SURVEY. Topographic accuracy conforms to "CLASS T-2".

REFERENCE MAPS:

- A.) ASSESSORS MAP 41 LOTS 016 & 017.
- B.) "LAND TO BE CONVEYED TO THE IVORYTON CONGREGATIONAL CHURCH FROM GEORGE I. LANGRAFT AND SARA A. LANGRAFT IN THE VILLAGE OF IVORYTON TOWN OF ESSEX, CONNECTICUT. SCALE 1"=40' FEBRUARY 21, 1961 BY FREDERICK A. RADCLIFFE". MAP DRAWER 1 PAGE 18 ESSEX LAND RECORDS.
- C.) "RIVERSEDGE" - SECTION 1 LAND OF RIVERVIEW, INC. VILLAGE OF IVORYTON TOWN OF ESSEX, CONN. SCALE: 1"=40' DATE: 3/18/71 BY FREDERICK A. RADCLIFFE". MAP VOLUME 2 PAGE 29 ESSEX LAND RECORDS.
- D.) "BOUNDARY SURVEY 45 MAIN ST. - IVORYTON TOWN OF ESSEX PREPARED FOR CURTISS M. & AGUSTA L. SANFORD JUNE 17, 1983 SCALE: 1"=20' BY DONALD R. CARLSON". MAP VOLUME 11 PAGE 12 ESSEX LAND RECORDS.
- E.) "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF ESSEX VILLAGES OF IVORYTON & CENTERBROOK MAIN STREET FROM NORTH MAIN STREET EASTERY TO THE MIDDLESEX TURNPIKE ROUTE NO. 144 SCALE: 1"=40' DATE: 8-5-31 NUMBER: 49-01 SHEET: 1 OF 4".

GENERAL NOTES:

- 1.) ZONE VR - VILLAGE RESIDENCE.
- 2.) BEARINGS REFER TO CONNECTICUT STATE PLANE - NAD 1983 DATUM.
- 3.) LOT AREAS: LOT 016 = 17,920 S.F. OR 0.411± ACRES. LOT 017 = 26,833 S.F. OR 0.616 ACRES.
- 4.) ELEVATIONS ARE BASED ON NAVD 1988 DATUM.

RECORD OWNERS:

LOT 016 - IVORYTON CONGREGATIONAL CHURCH. VOLUME 043 PAGE 492
 LOT 017 - IVORYTON CONGREGATIONAL CHURCH. VOLUME 008 PAGE 154

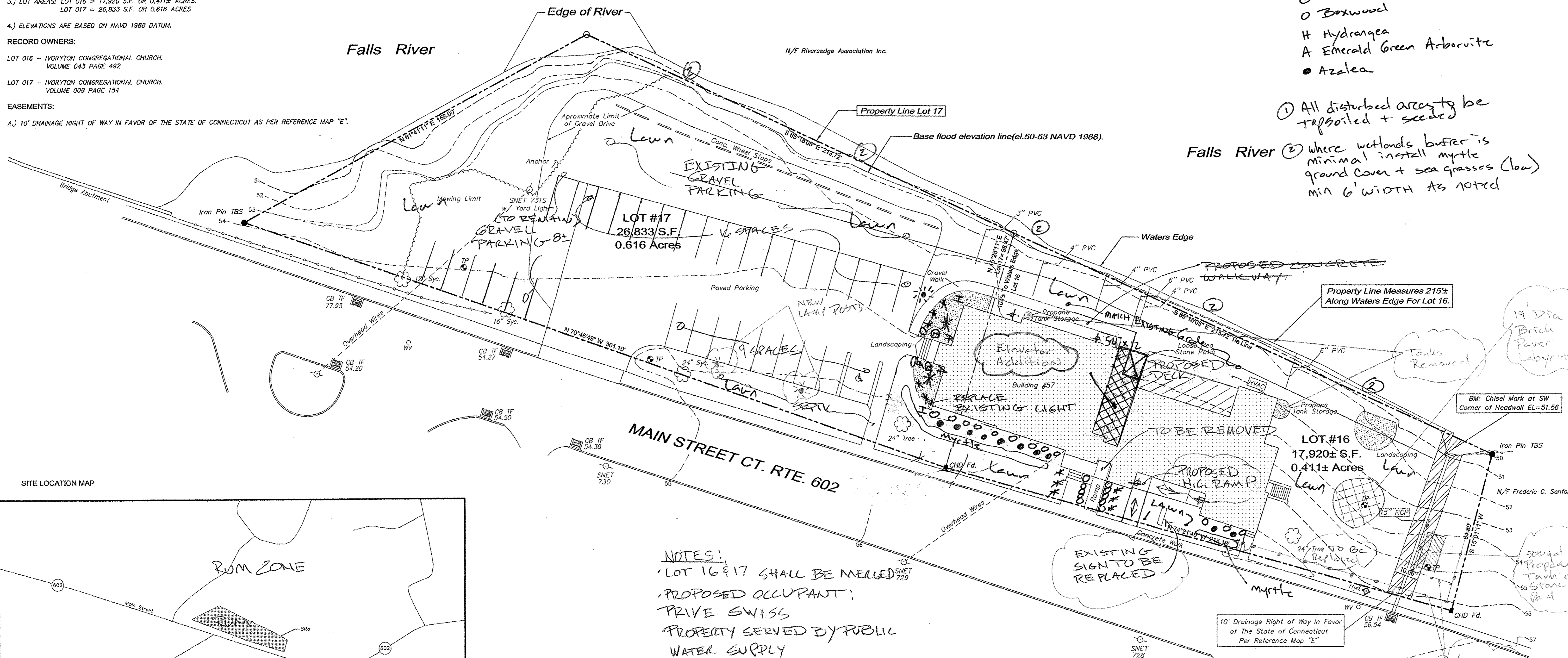
EASEMENTS:

- A.) 10' DRAINAGE RIGHT OF WAY IN FAVOR OF THE STATE OF CONNECTICUT AS PER REFERENCE MAP "E".

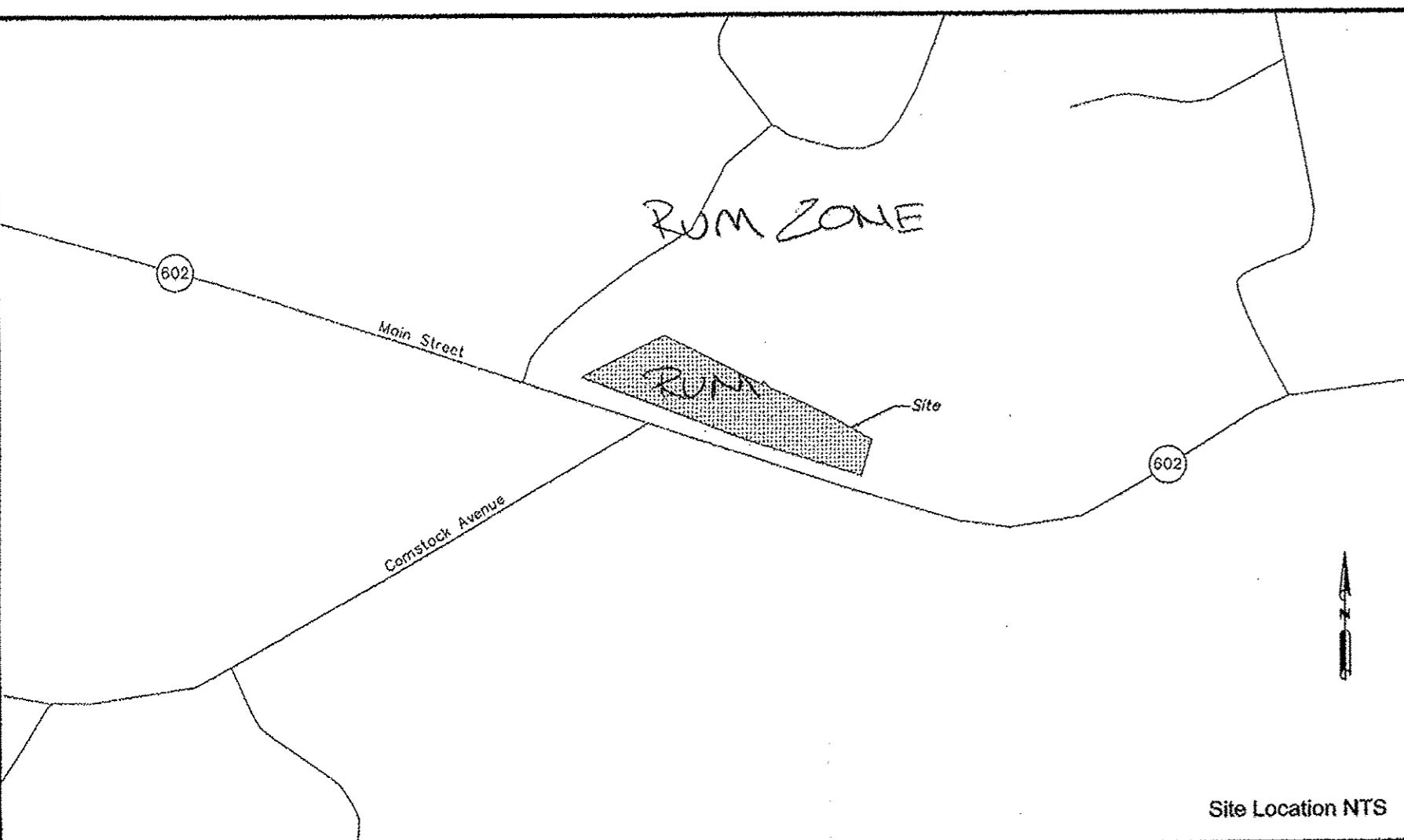
N/F Riversedge Association Inc.

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Falls River



SITE LOCATION MAP



Site Location NTS

LEGEND

- Iron Pin TBS 5/8" Rebar To Be Set
- CHD Fd. CT. Highway Dept. Mon
- N/F Now or Formerly
- SNET Utility Pole
- C.B. Catch Basin

NOTES:
 LOT 16 & 17 SHALL BE MERGED
 PROPOSED OCCUPANT:
 PRIVE SWISS
 PROPERTY SERVED BY PUBLIC WATER SUPPLY

☼ Colonial style LANTERN ON 8' POST 100W LED (TYP @ 3)

☼ Colonial style DOWN LIGHT (TYP @ 4)

NO FENCING IS PROPOSED!
 See New Fencing Proposed

PLANTINGS

- * Existing Holly, Prune As needed
- * White roses
- Boxwood (large)
- Boxwood
- H Hydrangea
- A Emerald Green Arborvite
- Azalea

- ① All disturbed areas to be topsoiled + seeded
- ② Falls River where wetlands buffer is minimal install myrtle ground cover + sea grasses (low) min 6' width as noted

Not valid without embossed seal affixed hereon.

To my knowledge and belief, this survey is substantially correct as noted herein.
 Robert F. Jackowiak LS18858

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DATE: JUNE 08, 2017 REV 4/11/2019
 Scale 1" = 20'

PROPERTY BOUNDARY & TOPOGRAPHIC SURVEY
 PREPARED FOR PROPERTIES KNOWN AS:
 ASSESSOR'S LOTS: 41-016 & 41-017
 #57 MAIN STREET, VILLAGE OF IVORYTON
 TOWN OF ESSEX, CONNECTICUT

REV. 5.20.2020 Elev. add + plants
 REV. 5.08.2019
 REV. 1.13.2020
 REV. 3.10.2020
 REV. 4.10.2020 Plantings