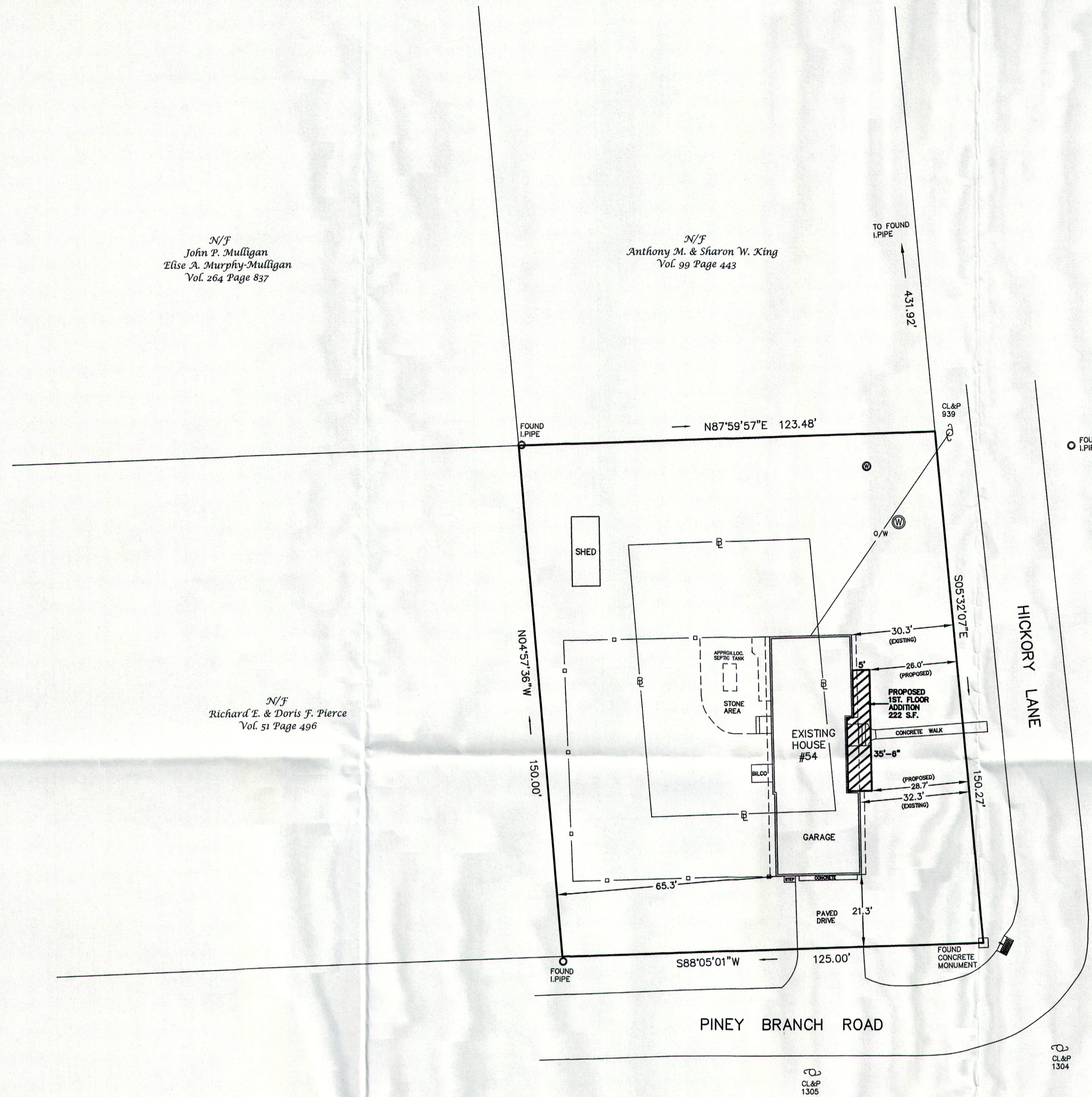




N/F
John P. Mulligan
Euse A. Murphy-Mulligan
Vol. 264 Page 837

N/F
Anthony M. & Sharon W. King
Vol. 99 Page 443

N/F
Richard E. & Doris F. Pierce
Vol. 51 Page 496



NOTES

1. THIS SURVEY AND MAP 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. IT IS A PROPERTY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO SHOW THE PROPERTY BOUNDARY AND BUILDING LOCATION.
2. TOTAL AREA OF SUBJECT PROPERTY EQUALS 18,622 S.F. OR 0.43 ACRES.
3. SUBJECT PROPERTY LIES IN ZONING DISTRICT RU.
4. REFERENCE DEED FOR SUBJECT PROPERTY IS RECORDED IN VOLUME 308 PAGE 271 IN THE TOWN OF ESSEX LAND RECORDS.

REFERENCE MAPS

- A. TOWN OF ESSEX TAX ASSESSOR'S MAP 89 LOT 016.
- B. SUBDIVISION OF A PORTION OF LAND OF GEORGE E. & ESTHER M. CLARK-IVORYTON & ESSEX, CONN-SCALE: 1"=60' DATED: AUGUST 3, 1961 BY RADCLIFFE & ROSS-CIVIL ENGINEERS & SURVEYORS.

ZONING COMPLIANCE CHART

ZONE = RU	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	80,000 S.F.	18,622 S.F.	18,622 S.F.
MINIMUM LOT WIDTH	150 FT.	150.00 FT.	150.00 FT.
MINIMUM FRONT SETBACK	40 FT.	30.3 FT.	26.0 FT.
MINIMUM SIDE SETBACK*	40 FT.	21.3 FT.	45.5 FT.
MINIMUM REAR SETBACK	30 FT.	65.3 FT.	66.3 FT.
MAXIMUM BUILDING COVERAGE	15 %	1,828 S.F. = 9.8 %	2,050 S.F. = 11.0 %
MAXIMUM BUILDING HEIGHT	30 FT.	< 30 FT.	< 30 FT.

MINIMUM SIDE SETBACK* - PINEY BRANCH ROAD
 EXISTING HOUSE= 1,143 S.F.
 EXISTING GARAGE= 525 S.F.
 EXISTING SHED= 160 S.F.
 PROPOSED 1ST.FLR. ADDITION= 222 S.F.

LEGEND

- 1/2" IRON PIPE RECOVERED
- 1/4" IRON PIN RECOVERED
- MERESTONE RECOVERED
- CONNECTICUT HIGHWAY MONUMENT RECOVERED
- DRILL HOLE RECOVERED
- IRON PIN TO BE SET
- DRILL HOLE TO BE SET
- MONUMENT TO BE SET
- EXISTING CONTOUR
- [---] PROPOSED CONTOUR
- BUILDING LINE
- WATER LINE
- UTILITIES (PHONE,ELEC.,CABLE TV,ETC.)
- UTILITY POLE
- STONE WALL
- WIRE FENCE
- TREE LINE / LIMITS OF CLEARING

THIS MAP AND SURVEY CONFORMS TO A CLASS A-2 SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS SUBSTANTIALLY CORRECT AS NOTED HEREON (SEE NOTE 1).

Robert C. Simoni
 ROBERT C. SIMONI, L.S.

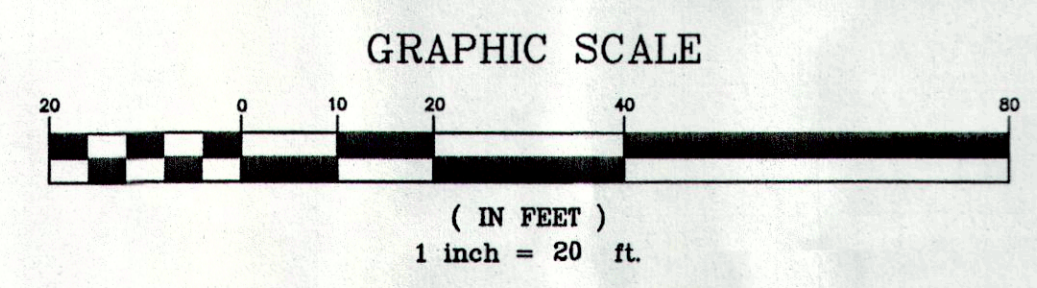
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 JUN 25 2021
 BY:

DRAWN BY: RCS		DATE: MARCH 4, 2021	
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NO.	DATE	DESCRIPTION	BY
2	6-24-21	REVISED PROPOSED ADDITION & REVISED ZONING CHART	RCS
1	3-17-21	ADDED PROPOSED ADDITION & REVISED ZONING CHART	RCS
REVISIONS			

ROBERT C. SIMONI
 LICENSED LAND SURVEYOR

44 INGHAM HILL ROAD - OLD SAYBROOK, CT 06475
 TEL. 860-304-6920 simoni@jrpcivil.com



TITLE: **PROPERTY SURVEY**
LAND OF
ERIN DREJER

LOCATION: 54 HICKORY LANE - IVORYTON, CONNECTICUT

SHEET NUMBER
 1 OF 1

BS-54HICKORYLANE-3.dwg