

LOCATION MAP
SCALE: 1"=1000'

ZONING DATA TABLE
ZONING DISTRICT RU

ITEM	REQUIRED/ALLOWED	EXISTING
MIN. LOT AREA	80,000 S.F.	133,729.2 S.F.* 3.07 Ac.* (LAND IN ESSEX)
SETBACKS		
FRONT	40'	>40'
REAR	30'	45.8'
SIDE	30'	95.1'
MAX. BLDG. COVERAGE	7.5%	1.2% (1,887.64 S.F.±)
MAX. BLDG. HEIGHT	30'	(SEE HOUSE PLANS)

N/F
WOODROW BRUCE ESTABROOK & KATHERINE BRADFORD ESTABROOK
VOL. 157 PG. 11

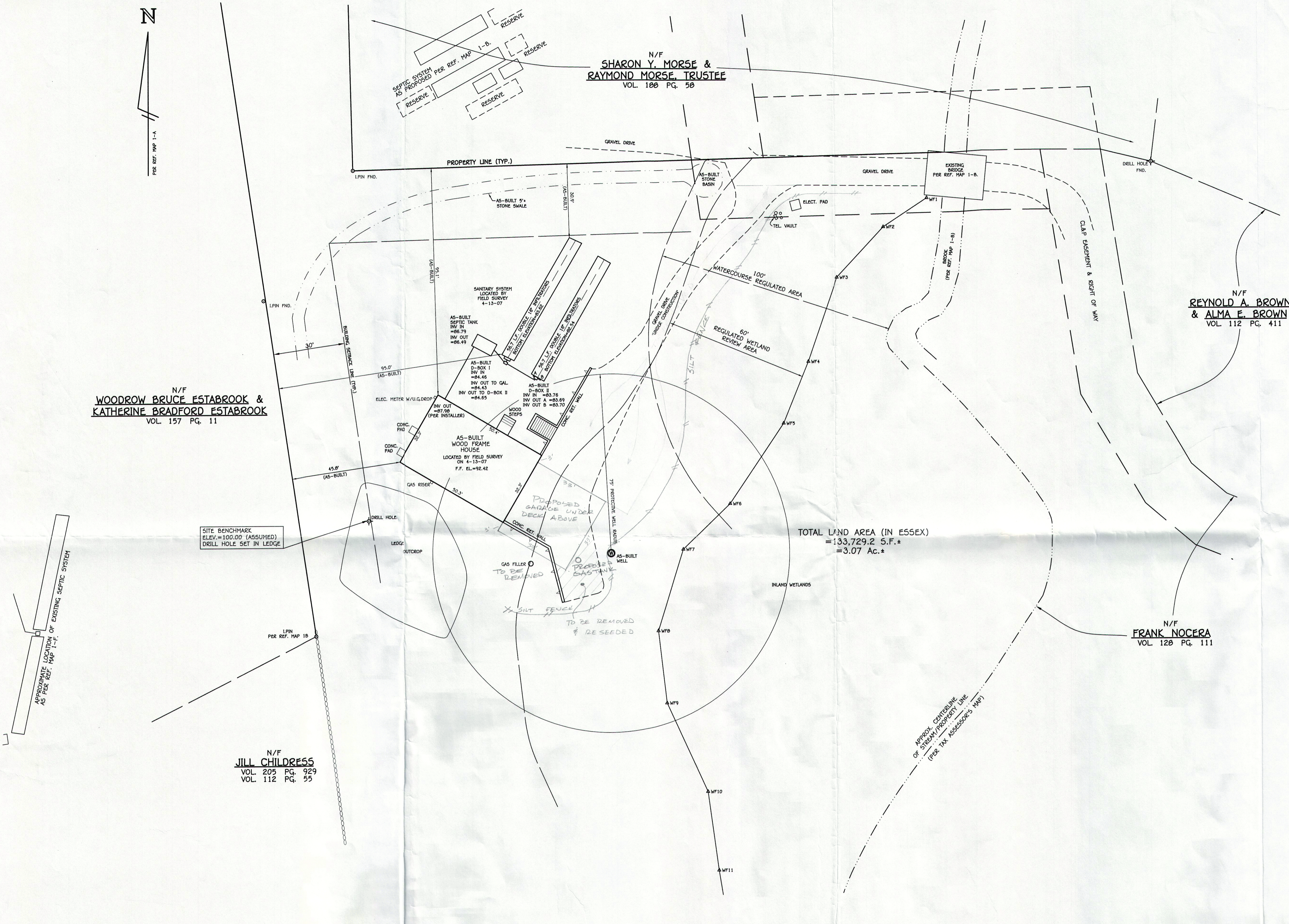
N/F
REYNOLD A. BROWN & ALMA E. BROWN
VOL. 112 PG. 411

N/F
FRANK NOCERA
VOL. 128 PG. 111

N/F
JILL CHILDRESS
VOL. 205 PG. 929
VOL. 112 PG. 55

N/F
SHARON Y. MORSE & RAYMOND MORSE, TRUSTEE
VOL. 188 PG. 58

TOTAL LAND AREA (IN ESSEX)
=133,729.2 S.F.*
=3.07 Ac.*

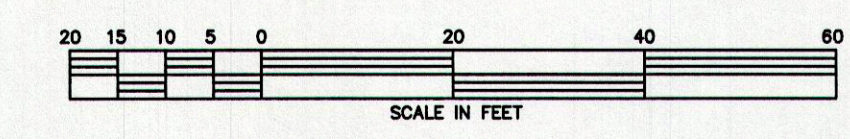


NOTES:

- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - SITE DEVELOPMENT PLAN, PORTION OF PROPERTY OF JOHN VASSO, PREPARED FOR LARRY BALDYGA, LYNN ROAD, IVORYTON, ESSEX, CONNECTICUT, DATE: DECEMBER 1, 2003, REVISED THRU: 4-5-2006 BY: ANGUS McDONALD / GARY SHARPE & ASSOCIATES, INC.
 - "IMPROVEMENT LOCATION SURVEY" SITE PLAN PROPOSED 2 BEDROOM DWELLING REAR PARCEL WEST OF LYNN ROAD IVORYTON - ESSEX, CONNECTICUT DATE: OCTOBER 16, 2001 PREPARED FOR SHARON MORSE AND MARK ERWIN BY: DONALD R. CARLSON.
 - "PROPERTY SURVEY" RECONFIGURATION OF PARCELS LAND OF SHARON A. MORSE REAR PARCELS WEST OF LYNN ROAD IVORYTON - ESSEX, CONNECTICUT DATE: AUG. 25, 2000, BY: DONALD R. CARLSON.
 - LOT LINE REVISION LOTS 6, 7, & 8 "RYANS WOODS" LYNN ROAD IVORYTON, CONNECTICUT. DATE: 4-7-89 BY: KENNY & STEVENS, INC.
 - "COMPILATION PLAN" MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTIES OF JEFFREY GREIDER & SHARON A. MORSE REAR PARCELS WEST OF LYNN ROAD IVORYTON - ESSEX, CONNECTICUT DATE: APRIL 8, 2003 CLAP FILE NO. E2189 BY: DONALD R. CARLSON.
 - PLOT PLAN, PREPARED FOR RALPH GOMETZ, LOT 15, "ESSEX SPRINGS" SUBDIVISION, DEER LANE, ESSEX, CONNECTICUT, DATED: 09-21-95, REVISED: 04-21-97, BY: RICHARD F. MIHOK
- ELEVATIONS BY FIELD SURVEY AND BASED ON AN ASSUMED DATUM.
- FOR SUBJECT PROPERTY, REFERENCE IS MADE TO THE FOLLOWING DEED ON FILE IN THE TOWN OF ESSEX LAND RECORDS: VOL. 141 PG. 610. & IS IDENTIFIED ON THE TOWN OF ESSEX TAX ASSESSORS MAP 09 LOT 15

LEGEND

- FND. FOUND
- I.P.N.O. IRON PIN
- I.P.O. IRON PIPE
- DRILL HOLE
- WETLAND LOCATION FLAG
- STONE WALL



PREPARED FOR FRED BUONFIGLIO

BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

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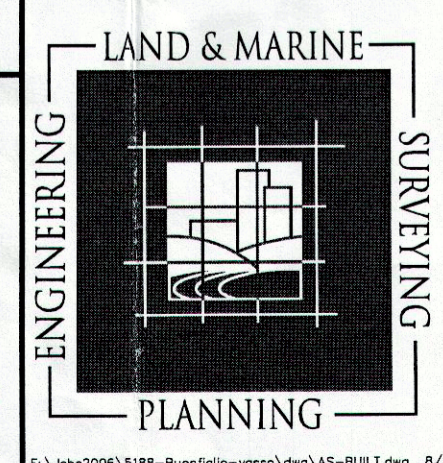
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CERTIFICATION NOTES:

- THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 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, 1986.
 - TYPE OF SURVEY: IMPROVEMENT LOCATION
 - BOUNDARY DETERMINATION: DEPENDENT SURVEY
 - THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS 2-1.
- PROPERTY LINES SHOWN BASED ON FIELD EVIDENCE FOUND. FOR COMPLETE PROPERTY BOUNDARY, ADDITIONAL SURVEY IS NEEDED.

ANGUS L. McDONALD, JR.
CONN. L.S. #70173



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GARY SHARPE
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SINCE 1966

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

IMPROVEMENT LOCATION SURVEY
SHOWING AS-BUILT HOUSE AND SANITARY SYSTEM
PORTION OF PROPERTY OF
JOHN VASSO
LYNN ROAD
IVORYTON, ESSEX, CONNECTICUT

DATE: APRIL 16, 2007 SCALE: 1"=20'
DR'N D.O'D. CK'D APP'D

SHEET 1 of 1 JOB NO. 065188
REVISIONS: 7-18-07 AS BUILT UPDATE, 7-23-07 ADD STONE SWALE & BASIN,
8-2-07 AS-BUILT SANITARY SYSTEM