



To the best of my knowledge and belief, I am a duly Licensed Surveyor in the State of Connecticut and I am duly qualified to perform the services herein. I am not aware of any facts or circumstances which might materially affect or bias the results of this survey.

Donald L. Gesick, Jr., L.S.
 Reg. No. 18417

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 BY:

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 THE LAND SURVEYORS, INC. ON OCTOBER 26, 2018.
- BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.
- THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR. IT IS A DECLARATORY STATEMENT, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS MAP UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.
- THIS MAP IS THE PROPERTY OF GESICK & ASSOCIATES P.C. AND HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. IT IS NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION, OR OWNER WITHOUT THE EXPRESS WRITTEN CONSENT OF GESICK & ASSOCIATES P.C.
- BASE MAPPING PREPARED BY GESICK & ASSOCIATES P.C. FROM A 2/4/2021 THRU 2/17/2021 FIELD SURVEY.
- THE FLOOD ZONE BOUNDARIES SHOWN WERE DERIVED UTILIZING FLOOD INSURANCE RATE MAPS. THE FLOOD ZONE BOUNDARIES WERE DIGITIZED AND ARE TO BE CONSIDERED AS APPROXIMATE ONLY AND FOR INFORMATIONAL PURPOSES ONLY.
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND LIMITED FIELD MEASUREMENTS. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GESICK & ASSOCIATES, P.C. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
- TREES SHOWN ON THIS MAP WERE FIELD LOCATED BUT ARE NOT SHOWN TO SCALE.
- UNLESS OTHERWISE NOTED, BUILDING OFFSETS ARE TO BUILDING SIDING ABOVE THE FOUNDATION.
- SURVEY TIE LINE FOR MATHEMATICAL CLOSURE OF SURVEY, NOT PROPERTY LINE. SURVEY TIE LINE $\text{---} \odot \text{---} \text{S } 25^{\circ}01'26'' \text{ E } - 65.65'$.
- PARCEL IS SUBJECT TO THE FOLLOWING: A DECLARATION OF COVENANTS, RESTRICTIONS, CONDITIONS, LIMITATIONS & EASEMENTS, AND THE BY-LAWS OF THE ESSEX LANDING HOMEOWNERS' ASSOCIATION, INC. AND THE ESSEX LANDING SLIP OWNER'S ASSOCIATION, INC. DATED OCTOBER 21, 1983 AND RECORDED IN VOLUME 90 AT PAGE 725 OF THE TOWN OF ESSEX LAND RECORDS. E. A CONSERVATION RESTRICTION EASEMENT AS SET FORTH IN A DEED OF EASEMENT FROM LANDEV, INC. TO THE ESSEX LANDING HOMEOWNERS' ASSOCIATION, INC. DATED JULY 12, 1983 AND RECORDED IN VOLUME 90 PAGE 515 OF THE TOWN OF ESSEX LAND RECORDS. C. NOTES AND 40 FOOT BUILDING LINE AS SHOWN ON REFERENCE MAP #1.
- EXACT LOCATION OF WATER MAIN NOT PLOTTABLE FROM MAPPING PROVIDED BY THE CONNECTICUT WATER COMPANY.
- SEPTIC INFORMATION PROVIDED BY THE TOWN OF ESSEX HEALTH DEPARTMENT.

Reference Maps

- "TOPOGRAPHIC SURVEY OF 1 TEAL LANE, ESSEX, CONNECTICUT PREPARED FOR Bogaert Construction Co. Inc. PREPARED BY GESICK & ASSOCIATES P.C. DATED FEBRUARY 19, 2021 REVISED THRU FEBRUARY 1, 2023 SCALE 1"=40' (NOT ON FILE)

Subject Parcel Information

OWNER: GOWRIE OFFICE LLC.
 PARCEL ADDRESS: 1 TEAL LANE, ESSEX, CONNECTICUT 06426
 MAILING ADDRESS: 1 TEAL LANE, ESSEX, CONNECTICUT 06426
 PARCEL ID: MAP 31 BLOCK 20 LOT 05
 DEED: VOLUME 328 PAGE 099
 LAND USE ZONE: VR
 AREA: 39,719.87 SQ. FT. ± OR 0.91 ACRES ±
 FLOOD ZONE: ZONES X, X (INSIDE 0.2% FLOOD) & AE (EL 10) PER FIRM MAP COMMUNITY PANEL # 08007C03326 DATED AUGUST 28, 2008 (SEE NOTE #6)

VR - Zoning Requirements Table

Description	Zoning Requirements	Existing	Proposed
Minimum Lot Area	60,000.00 Sq. Ft.	39,719.87 Sq. Ft.	39,719.87 Sq. Ft.
Minimum Lot Width	120.00'	143.22'	143.22'
Minimum Front Setback	30'	56.1' (Building)	56.1' (Building)
Minimum Side Setback (R)	25'	39.1' (Deck)	35.7' (Proposed Deck)
Minimum Side Setback (S)	25'	28.7' (Building)	28.7' (Building)
Minimum Rear Setback	30'	164' ± (Deck)	156' ± (Proposed Deck)
Maximum Building Coverage	10%	8.7% (3,466 Sq. Ft.)	8.7% (3,466 Sq. Ft.)
Maximum Lot Coverage (Section 40T in Zoning Regulations)	65%	20.9% (8,316 Sq. Ft.)	22.1% (8,795 Sq. Ft.)

(Maximum Building Coverage Includes: Buildings)
 (Maximum Lot Coverage Includes: Buildings, Wood Decks, Slate Walks, A/C Units, Concrete Paver Drive, Concrete Apron, Wood Steps & Covered Porch)

Legend

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
●	PROPERTY CORNER	---	PROPERTY LINE
○	IP / REBAR	---	PROPERTY LINE OTHER
□	MON / MERESTONE	---	BUILDING OVERHANG
○	BENCH MARK	---	INDEX CONTOUR
○	UTILITY POLE	---	INTERMEDIATE CONTOUR
○	UTILITY POLE W/ LIGHT	○	SPOT ELEVATION
○	GUY WIRE	○	PLANTED AREA
○	GAS VALVE	○	GRAVEL AREA
○	WATER VALVE	○	EASEMENT
○	FIRE HYDRANT	○	EXISTING BUILDING
○	CATCH BASIN	N/F	NOW OR FORMERLY
○	MANHOLE	ELEV / EL	ELEVATION
○	SIGN	INV	INVERT
○	LIGHT POLE	E.M.	ELECTRIC METER
○	YARD LIGHT	(TYP)	TYPICAL
○	WOOD POST	(FC)	FACE OF CURB
○	MAILBOX	(TC)	TOP OF CURB
○	DECIDUOUS TREE	R.C.P.	REINFORCED CONCRETE PIPE
○	CONIFEROUS TREE	P.V.C.	POLYVINYL CHLORIDE
○	SHRUB	C.C.	COBBLE CURB
○	STUMP	B.C.L.C.	BITUMINOUS CONCRETE LIP CURB
○	HEDGE	M.H.W.	MEAN HIGH WATER
○	STONEMALL	P.T.	PROPANE TANK
○	PHRAGMITES LINE	P.R.	PROPANE REGULATOR
○	EASEMENT LINE	W/	WITH
○	FENCE LINE	F.F.	FINISHED FLOOR
○	TREELINE	A/C	AIR CONDITIONING
○	OVERHEAD WIRES	Δ	DELTA ANGLE
○	WATER LINE	CB	CHORD BEARING
○	PAINT MARK COMMUNICATIONS	R	RADIUS
○	PAINT MARK ELECTRIC	L	LENGTH
○	FEMA ZONE LINE	CL	CHORD LENGTH
○	SETBACK LINE		

GESICK & ASSOCIATES, P.C.
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Zoning Location Survey
 of
1 Teal Lane
 Essex, Connecticut
 Prepared for
Bogaert Construction Co Inc.

Revisions

Date:	February 3, 2023
Drawing:	21-022c
Drawn:	P.H.
Sheet:	

Scale: 1"=20'
 0 10 20 40

1 OF 1