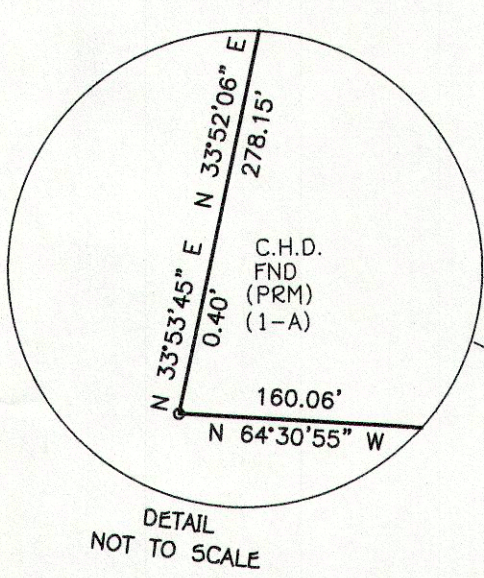
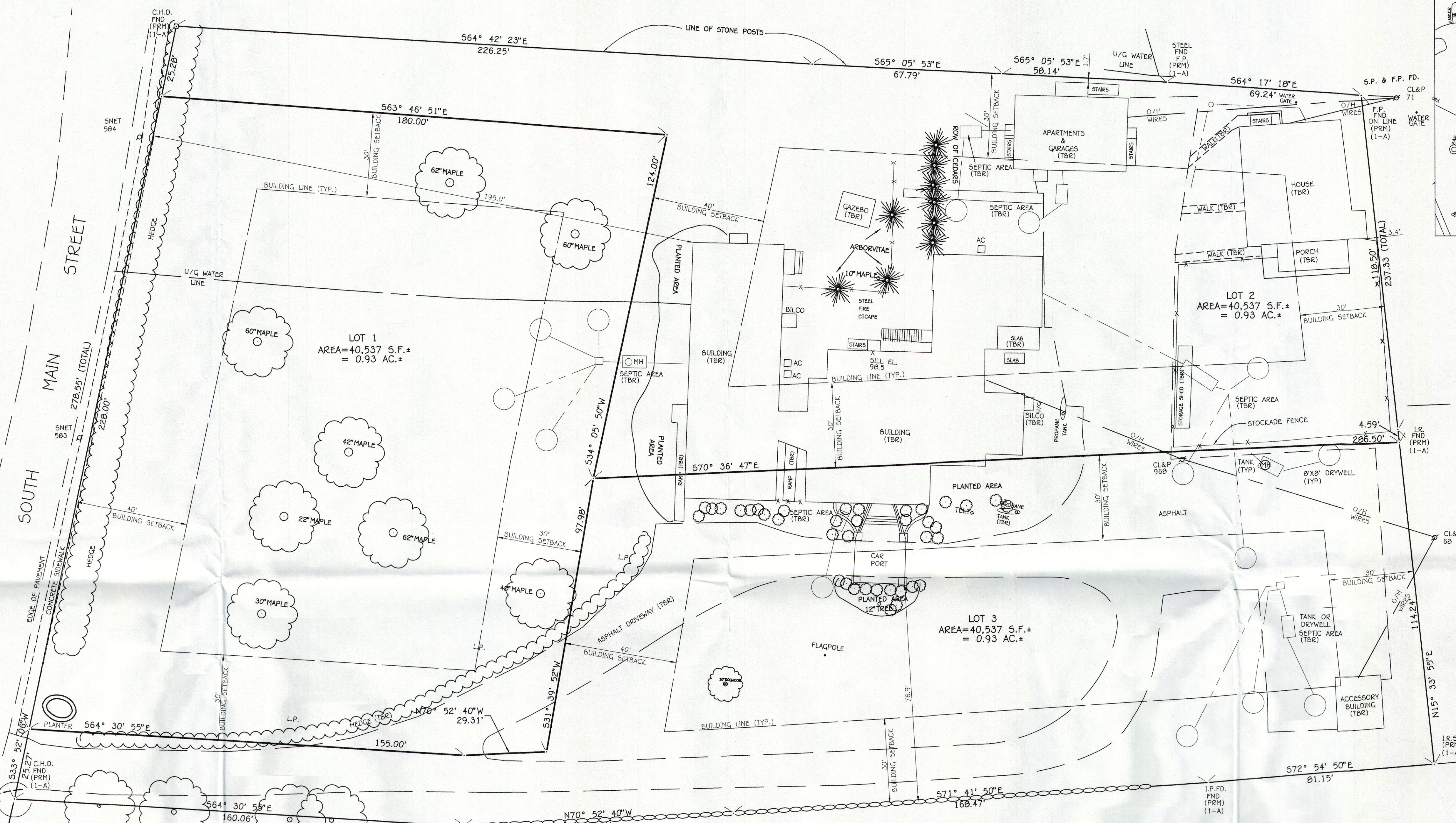


LOCATION MAP
 SCALE: 1"=1,000'

N/F
JUDITH D. SCHOONMAKER & RAYMOND B. SCHOONMAKER
 VOL 331 PG. 379

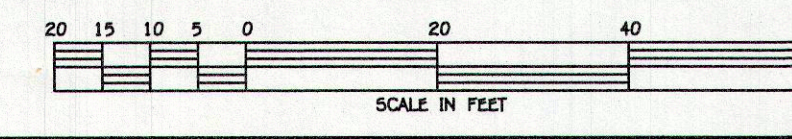
N/F
PHYLLIS S. GREENBERG & PAUL B. GREENBERG
 VOL 289 PG. 211

N/F
DENNIS W. POWERS & VERITY A. POWERS
 VOL 206 PG. 260



- NOTES:
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - A. EXISTING CONDITIONS SURVEY & TOPOGRAPHY ON LAND OF ESSEX HOUSE, LLC 63 SOUTH MAIN STREET, ESSEX, CONNECTICUT, DATE: MARCH 21, 2022, SCALE: 1"=20' BY RICHARD W. GATES
 - B. FOR SUBJECT PROPERTY, REFERENCE IS MADE TO THE FOLLOWING DEED ON FILE IN THE TOWN OF ESSEX LAND RECORDS AS VOL 343 PG. 1032 AND LISTED ON ASSESSOR'S MAP 46 AS LOT 33
 - C. CONTOURS AND SPOT ELEVATIONS SHOWN HEREON TAKEN BY FIELD SURVEY AND BASED ON ASSUMED DATUM
 - D. SUBJECT PROPERTY IS NOT WITHIN FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP, 09007 COUNTY, CONNECTICUT, MAP NUMBER C0332G, MAP REVISED AUGUST 28, 2008.
 - E. SITE IS NOT WITHIN COASTAL AREA MANAGEMENT ZONE (CAM). PER CAM MAPPING DATE 1979.
 - F. SITE IS WITHIN CONNECTICUT RIVER GATEWAY ZONE.
 - G. THE STONEMALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.

RECEIVED
 APR 20 2023
 BY:



- LEGEND**
- UTILITY POLE
 - CONN. HIGHWAY DEPT. MONUMENT
 - CONC. MON. CONCRETE MONUMENT
 - M.S. MERESTONE
 - FND. FOUND
 - IRON PIN
 - IRON PIPE
 - DRILL HOLE
 - STONEWALL
 - FIRE HYDRANT
 - B.T.C. BITUMINOUS CONCRETE LIP CURBING
 - TBR TO BE REMOVED
 - W.S.O. WATER SHUTOFF
 - W.G. WATER GATE

SOIL EROSION AND SEDIMENT CONTROL PLAN	CERTIFIED BY _____ DATE _____
APPROVED BY THE ESSEX PLANNING COMMISSION	CHARMAN/WOMAN _____ DATE APPROVED _____
EXPIRATION DATE PER SECTION 8-26c, CONNECTICUT GENERAL STATUTES	DATE _____
APPROVED BY THE ESSEX BOARD OF SELECTMEN	FIRST SELECTMAN _____ DATE _____
APPROVED BY THE ESSEX FIRE MARSHAL	SIGNATURE _____ DATE _____
APPROVED BY THE ESSEX TOWN SANITARIAN	SIGNATURE _____ DATE _____

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

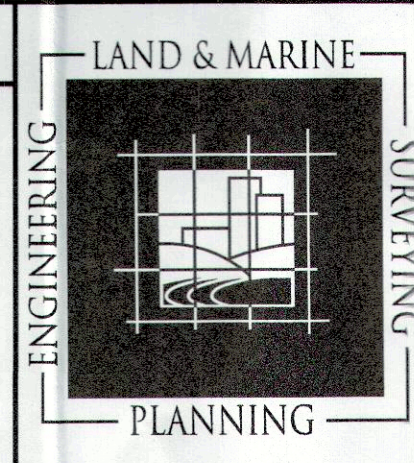
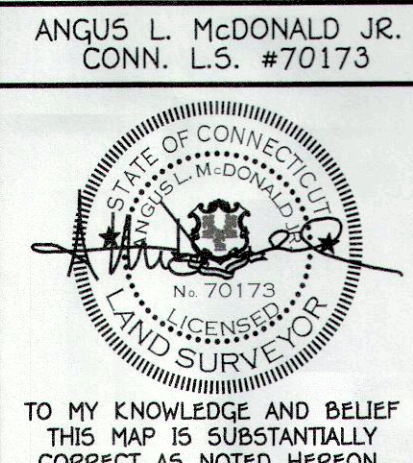
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CERTIFICATION NOTES:

- THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300A-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 28, 1996.
- TYPE OF SURVEY/SUBDIVISION MAP
- BOUNDARY DETERMINATION/METHOD
- THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-2



ANGUS McDONALD GARY SHARPE & ASSOCIATES, INC.
 SINCE 1966

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 OLD SAYBROOK, CONNECTICUT 06475
 TEL. (860) 388-4671 FAX (860) 388-3962

RECORD SUBDIVISION PLAN
 PROPERTY OF
ESSEX HOUSE LLC
 63 SOUTH MAIN STREET
 ESSEX, CONNECTICUT

DATE: APRIL 5, 2023 SCALE: 1"=20'
 DR'N MCM CK'D APP'D
 SHEET 1 of 3 JOB NO. 236638
 REVISIONS: 4-17-23 - LOT AREA REVISIONS