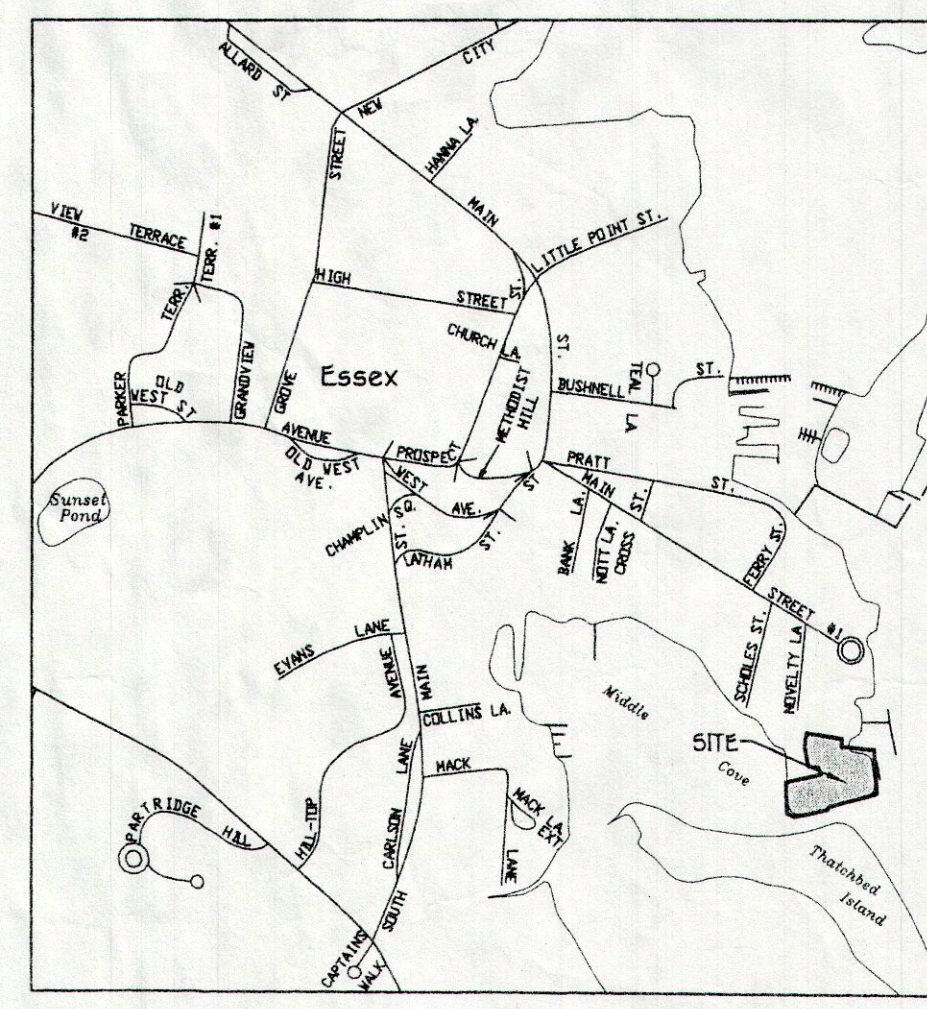




N/F
RIVER PROPERTIES EAST, INC.
VOL. 266 PG. 176

N/F
BETTE S. LOMME
VOL. 249 PG. 616



LOCATION MAP
SCALE: 1" = 1000'

ZONING DATA TABLE
ZONING DISTRICT WF

ITEM	REQUIRED/ALLOWED	EXISTING
MIN. LOT AREA	30,000 S.F.	133,009 S.F.
MIN. LOT WIDTH	100'	94.4' *
SETBACKS FROM STREETLINE	40'	235.6'
FROM REAR PROPERTY LINE	30'	34.0'
FROM OTHER PROPERTY LINE	20'	21.0'
MAX. BUILDING COVERAGE	25%	7.5%
MAX. BLDG. HEIGHT	30'	

- CONNECTICUT RIVER
- PRE-EXISTING NON-CONFORMITIES PER SECTION 8-13a OF THE CONNECTICUT GENERAL STATUTES.
- NOTES:
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - LAND TO BE CONVEYED TO ESSEX YACHT CLUB OF ESSEX, CT., INC., NOVELTY LANE, ESSEX, CONN., DATE: 4-30-81, BY: RICHARD W. GATES
 - PORTION OF PROPERTY OF HESEMAN SEID IN TOWN OF ESSEX, CONN., DATE: FEB. 16, 1957, BY: GRAHAM PELTON.
 - PROPERTY SURVEY OF LAND OF BETTE S. LOMME, NOVELTY LANE, ESSEX, CONN., DATE: 1-31-2006, BY: RICHARD GATES.
 - AS-BUILT PROPOSED SITE MODIFICATIONS, ESSEX YACHT CLUB NOVELTY LANE, ESSEX, CONNECTICUT, DATE: 2-24-97, REVISED THRU: 8-01-97, BY: DOANE ENGINEERING COMPANY.
 - LAND EXCHANGE BETWEEN BETTE S. LOMME AND THE ESSEX YACHT CLUB, INCORPORATED NOVELTY LANE, ESSEX, CONNECTICUT, SCALE: 1"=20', DATE: OCTOBER 2, 2012, BY: RICHARD W. GATES
 - FOR SUBJECT PROPERTY, REFERENCE IS MADE TO THE FOLLOWING DEEDS ON FILE IN THE TOWN OF ESSEX LAND RECORDS AS VOL. 212 PG. 603 AND VOL. 294 PG. 894 AND LISTED ON ASSESSOR'S MAP 50 AS LOT 5 & 5-1.
 - CONTOURS AND SPOT ELEVATIONS SHOWN HEREON TAKEN BY FIELD SURVEY AND BASED ON N.A.S.D. 1988
 - SUBJECT PROPERTY LIES ENTIRELY WITHIN FLOOD HAZARD ZONE AE (EL. 10) TAKEN FROM FEMA FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, CONNECTICUT, MAP NUMBER: 09070332G, EFFECTIVE DATE: AUGUST 28, 20
 - SITE LIES WITHIN COASTAL AREA MANAGEMENT ZONE (CAM). PER CAM MAPPING DATE 1979.
 - SITE LIES WITHIN CONNECTICUT RIVER GATEWAY ZONE.
 - SITE HAS ACCESS TO PUBLIC WATER SUPPLY. THERE ARE NO WELLS ON ADJOINING PROPERTIES WITHIN 75'
 - BENCHMARK TO BE SET PRIOR TO CONSTRUCTION.
 - CALL BEFORE YOU DIG (1-800-922-4455) SHALL BE CONTACTED PRIOR TO PROJECT INITIATION.
- EXISTING PARKING COUNT
STRIPED SPACES= 48 (INCLUDES 3 ACCESSIBLE SPACES)
UNSTRIPED SPACES= 69
TOTAL=117 SPACES

CERTIFICATION NOTES:

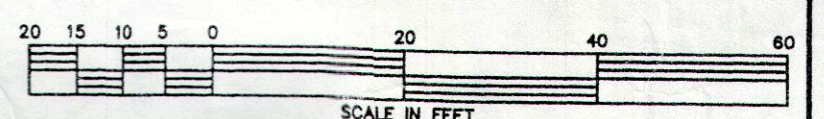
- THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-306B-1 THROUGH 20-306B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1998.
- TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY
- BOUNDARY DETERMINATION: RESURVEY
- THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-2, T-2

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

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THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER A GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OR ANY OTHER ORIGINAL OR ANY DUPLICATE OF THIS PLAN UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.

- UTILITY POLE
- M.S. MERESTONE
- FND. FOUND
- IPIN IRON PIN
- IP IRON PIPE
- D.H. DRILL HOLE
- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING SPOT ELEVATION
- EDGE OF TREELINE
- PROPOSED SPOT ELEVATION
- RETAINING WALL
- BCLC BITUMINOUS CONCRETE LIP CURBING
- W.S.O. WATER SHUTOFF
- W.G. WATER GATE
- E EXISTING ELECTRIC LINE
- CABLE EXISTING CABLE LINE
- PHONE EXISTING PHONE LINE



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

LAND & MARINE ENGINEERING SURVEYING PLANNING

ANGUS McDONALD GARY SHARPE & ASSOCIATES, INC. SINCE 1966

P.O. BOX 608, 233 BOSTON POST ROAD OLD SAYBROOK, CONNECTICUT 06476 TEL: (860) 388-4871 FAX: (860) 388-9882

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

AS-BUILT SURVEY PROPERTY OF ESSEX YACHT CLUB, INCORPORATED 13 NOVELTY LANE ESSEX, CONNECTICUT

DATE: SEPTEMBER 12, 2013 SCALE: 1"=20'

DR'N LA CK'D APP'D

SHEET 1 of 1 JOB NO. 983841A

REVISIONS: 7-7-14, 7-18-14