



To the best of my knowledge and belief, the information furnished herein is true and correct, and I am not aware of any facts or circumstances which would render the same materially false or misleading.

Surveyor's Embossed Seal shall not be considered to indicate or imply that the surveyor is a party to the deed or other instrument prepared, and an acknowledgment of the additional parties listed herein constitutes an acknowledgment of the parties or subsequent parties, or subsequent parties, or subsequent parties.

By: Nancy H. Tela  
 State of Connecticut  
 License No. 18417

By: Donald J. Gates, Jr., L.S.  
 State of Connecticut  
 License No. 18417

**GESICK & ASSOCIATES, P.C.**  
 SURVEYORS & MAPPERS & PLANNERS  
 19 CEDAR ISLAND AVE.  
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**Topographic Survey**  
 of  
**8 Riverview Street & Kings Lane (Map 28 Lot 045)**  
 Essex, Connecticut  
 Prepared for  
**Nancy H. Tela**

Revisions	
Date:	July 7, 2022
Drawing:	2022-07a
Drawn:	P.H.
Sheet:	1 of 1

**7 KINGS LANE**  
 N/F  
 KINGS LANE LLC  
 PARCEL ID 28-033  
 V324/133  
 MAILING ADDRESS  
 12 KINGS LANE  
 ESSEX, CT 06426

**Detail 'A'**  
 Not To Scale

**Detail 'B'**  
 Not To Scale

**N 03°28'56" W (Survey Tie Line)**  
**119.81' (To 5/8" Iron Pipe Found)**

**BENCH MARK**  
 MAG NAIL SET IN UTILITY POLE  
 CL&P #157  
 ELEV = 29.85'  
 DATUM = NAVD 88

**Location Map**  
 Scale: 1"=2000'

**N 20°52'24" W (Survey Tie Line)**  
**120.46' (To 1" Pinched Pipe Found)**

**BENCH MARK**  
 MAG NAIL SET IN UTILITY POLE  
 CL&P #153  
 ELEV = 31.43'  
 DATUM = NAVD 88

**8 Riverview Street**  
 Map 28 Lot 045  
 (Second Piece - Volume 328 Page 663)

**8 Riverview Street**  
 Map 28 Lot 041  
 (First Piece - Volume 328 Page 663)

**25 NEW CITY STREET**  
 N/F  
 NOVINSKI, JARED M. & LESLIE J.  
 PARCEL ID 28-044  
 V331/484  
 MAILING ADDRESS  
 25 NEW CITY STREET  
 ESSEX, CT 06426

**Detail 'F'**  
 Not To Scale

**Detail 'E'**  
 Not To Scale

**Detail 'D'**  
 Not To Scale

**Detail 'C'**  
 Not To Scale

- Notes**
- THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF THE 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.
  - A. TYPE OF SURVEY: TOPOGRAPHIC SURVEY.
  - B. WITH RESPECT TO THE PERIMETER OF THE PROPERTY THE BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF REFERENCE MAP #2.
  - C. THIS SURVEY CONFORMS TO THE STANDARDS AND THE ACCURACY OF CLASS: A-2 HORIZONTAL & T-2 TOPOGRAPHIC ACCURACY.
  - D. BEARINGS AS DEPICTED ARE BASED UPON THE CONNECTICUT GRID SYSTEM NORTH AMERICAN DATUM OF 1983.
  - E. ELEVATIONS BASED UPON NORTH AMERICAN VERTICAL DATUM 1988.
  - F. CONTOUR INTERVAL = 1'.
  - G. THE INTENT OF THIS MAP IS TO DEPICT THE EXISTING CONDITIONS OF THE PROPERTY.
  - 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 A 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 7/6/2022 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 AND STUMPS 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.
  - WATER MAIN & WATER SERVICE LOCATION SHOWN TAKEN FROM MAPPING PROVIDED BY THE CONNECTICUT WATER COMPANY AND IS MEANT TO BE SHOWN AS AN APPROXIMATE LOCATION ONLY.
  - SEPTIC INFORMATION PROVIDED BY THE TOWN OF ESSEX HEALTH DEPARTMENT.

**Legend**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
●	PROPERTY CORNER	—w—w—	TREELINE
○	IP / REBAR	— — — —	WATER LINE
□	MON / MERESTONE	— — — —	PROPERTY LINE
○	BENCH MARK	— — — —	PROPERTY LINE OTHER
○	UTILITY POLE	— — — —	ROAD PAINTMARKS
○	UTILITY POLE W/ LIGHT	— — — —	BUILDING OVERHANG
○	GUY WIRE	— — — —	BURIED SEPTIC
○	GAS VALVE	x x x	SPOT ELEVATION
○	WATER VALVE	▨	PLANTED AREA
○	FIRE HYDRANT	▨	GRAVEL AREA
○	CATCH BASIN	▨	EXISTING BUILDING
○	MANHOLE	N/F	NOW OR FORMERLY
○	SIGN	ELEV / EL	ELEVATION
○	YARD LIGHT	INV	INVERT
○	LIGHT POLE	E.M.	ELECTRIC METER
○	WOOD POST	(TYP)	TYPICAL
○	MAILBOX	W/	WITH
○	DECIDUOUS TREE	(FC)	FACE OF CURB
○	CYPRINUS TREE	(TC)	TOP OF CURB
○	SHRUB	(TW)	TOP OF WALL
○	STUMP	E.O.P.	EDGE OF PAVEMENT
○	HEDGE	B.C.L.C.	BITUMINOUS CONCRETE LIP CURB
○	STONEWALL	C.C.	CONCRETE CURB
○	FENCE LINE		
○	OVERHEAD WIRES		

**Reference Maps**

- "SUBDIVISION OF A PORTION OF LAND OF FRED EDMUNDS JR. ESSEX, CONNECTICUT" PREPARED BY RADCLIFFE AND ROSS DATED OCTOBER 17, 1961 SCALE 1"=50' (TOWN CLERK MAP #493)
- "LAND TO BE CONVEYED FROM EUGENE W. AND ELLA J. SOUTHWORTH TO ALLAN C. AND MERYL B. STEARNS, RIVERVIEW AVENUE, ESSEX, CONNECTICUT" PREPARED BY RADCLIFFE AND ROSS DATED OCTOBER, 1961 SCALE 1"=20' (TOWN CLERK MAP #495)
- "LAND TO BE CONVEYED TO EUGENE W. JR. & DOROTHY L. CONGDON FROM WESTON GAGE & ELIZABETH W. THOMAS, RIVERVIEW AVENUE, ESSEX, CONNECTICUT" PREPARED BY RADCLIFFE AND ROSS DATED OCTOBER 10, 1963 SCALE 1"=40' (TOWN CLERK MAP #564)
- "LAND OF MARRIANN W. WRIGHT TO BE CONVEYED TO CHARLES C. COWLEY ESSEX, CONNECTICUT" PREPARED BY MILTON L. ROSS JR. DATED MARCH 29, 1965 SCALE 1"=40' (TOWN CLERK MAP #624)
- "LAND TO BE CONVEYED TO CHARLES W. TIGHE AND NANCY W. TIGHE FROM EDWARD M. WESTBURY AND KINGS LANE, ESSEX" PREPARED BY RICHARD W. GATES DATED OCTOBER 10, 1971 SCALE 1"=20' (TOWN CLERK MAP #V2 PAGE 38)
- "PROPERTY SURVEY LAND OF SERGE J. DOYEN & PATRICIA A. BURD 1 RIVERVIEW STREET, NEW CITY STREET, ESSEX, CONNECTICUT" PREPARED BY L.W. LAND SURVEYING DATED JUNE, 2005 REVISED THRU AUGUST 10, 2005 SCALE 1"=20' (TOWN CLERK MAP #570)
- "LOT LINE REVISION BETWEEN LANDS OF RICHARD TREDWELL AND NANCY & PETER SIMMS 7 KINGS LANE, ESSEX, CONNECTICUT" PREPARED BY RICHARD W. GATES DATED MARCH 1, 2018 SCALE 1"=10' (TOWN CLERK MAP #789)

**8 Riverview Street**

OWNER: NANCY H. TELA  
 PARCEL ADDRESS: 8 RIVERVIEW STREET, ESSEX, CONNECTICUT 06426  
 MAILING ADDRESS: 18 EAST 10 STREET, NEW YORK, NEW YORK 10003  
 PARCEL ID: MAP 28 LOT 041  
 DEED: VOLUME 328 PAGE 663  
 LAND USE ZONE: VR  
 AREA: 11,275.58 SQ. FT. ± OR 0.26 ACRES ±  
 FLOOD ZONE: ZONE X PER FIRM MAP COMMUNITY PANEL #09007C0332G DATED AUGUST 28, 2008 (SEE NOTE #6)

**Kings Lane**

OWNER: NANCY H. TELA  
 PARCEL ADDRESS: KINGS LANE, ESSEX, CONNECTICUT 06426  
 MAILING ADDRESS: 18 EAST 10 STREET, NEW YORK, NEW YORK 10003  
 PARCEL ID: MAP 28 LOT 045  
 DEED: VOLUME 328 PAGE 663  
 LAND USE ZONE: VR  
 AREA: 1,979.18 SQ. FT. ± OR 0.045 ACRES ±  
 FLOOD ZONE: ZONE X PER FIRM MAP COMMUNITY PANEL #09007C0332G DATED AUGUST 28, 2008 (SEE NOTE #6)

**Scale: 1"=10'**