



SCALE IN FEET

**LEGEND**

- PROPERTY/STREET LINE
- - - BUILDING SETBACK LINE
- OH --- OVERHEAD WIRES
- ⊕ UTILITY POLE/GUY
- IRON PIPE/PIN/DRILL HOLE
- MONUMENT/MERESTONE
- - - 100' EXISTING CONTOUR
- ⊙ EXISTING WELL
- ⊕ EXISTING TESTPIT



**ANNINO SURVEY, LLC**  
 222 OLD BOSTON POST ROAD, SUITE 3  
 OLD SAYBROOK, CT 06475  
 PHONE: (860) 388-2068  
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TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  
 DAVID A. ANNINO, LS 70126  
 10/11/2023  
 DATE  
 THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

NO.	DATE	DESCRIPTION	BY

**LIMITED PROPERTY/TOPOGRAPHIC SURVEY**  
 DEPICTING A PORTION OF LAND OF 9197CAS, LLC  
 TAX MAP 88 LOT 2  
 91 POND MEADOW ROAD  
 ESSEX, CONNECTICUT

DATE:  
 OCTOBER 11, 2023  
 SCALE:  
 1"=20'

**NOTES**

- THIS SURVEY AND MAP WERE PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 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, 1996. IT IS A PROPERTY SURVEY CONFORMING TO THE HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2. BOUNDARY DETERMINATION/OPINION IS BASED UPON A DEPENDENT RESURVEY OF THE MAP REFERENCED IN NOTE 2. THIS MAP IS INTENDED TO DEPICT THE LOCATION OF EXISTING PROPERTY LINES, LINES OF OCCUPATION, EASEMENTS AND ENCROACHMENTS ON A PORTION OF THE PROPERTY.
- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAP ENTITLED: "LAND TO BE CONVEYED TO ESSEX LAND TRUST, INC. FROM HELEN MAKUOK, ET AL. POND MEADOW ROAD & TOBY HILL ROAD ESSEX, CONNECTICUT", BY: RICHARD W. GATES, SCALE: 1"=100' AND DATED: AUG. 12, 2015.
- THIS PARCEL IS ZONED "RURAL RESIDENTIAL". SETBACK REQUIREMENTS ARE GENERALLY: FRONT 40', REAR 30' AND SIDE 30'. LOT IS AN EXISTING NON-COMFORMING LOT.
- BEARINGS SHOWN HEREON REFER TO THE MAP REFERENCED IN NOTE 2.
- CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM.
- THIS PARCEL IS SUBJECT TO A DRIVEWAY EASEMENT SET FORTH IN A DEED DATED JULY 3, 1963 AND RECORDED JULY 15, 1963 IN VOL. 47 AT PG. 419 OF THE ESSEX LAND RECORDS.
- CLOSURE LINE FROM "A" TO "B" = N70°11'53"E 542.81'
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND INFORMATION PROVIDED BY OTHERS. THEIR TRUE LOCATION MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. UTILIZE THE "CALL BEFORE YOU DIG" NUMBER (1-800-922-4455) TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES.