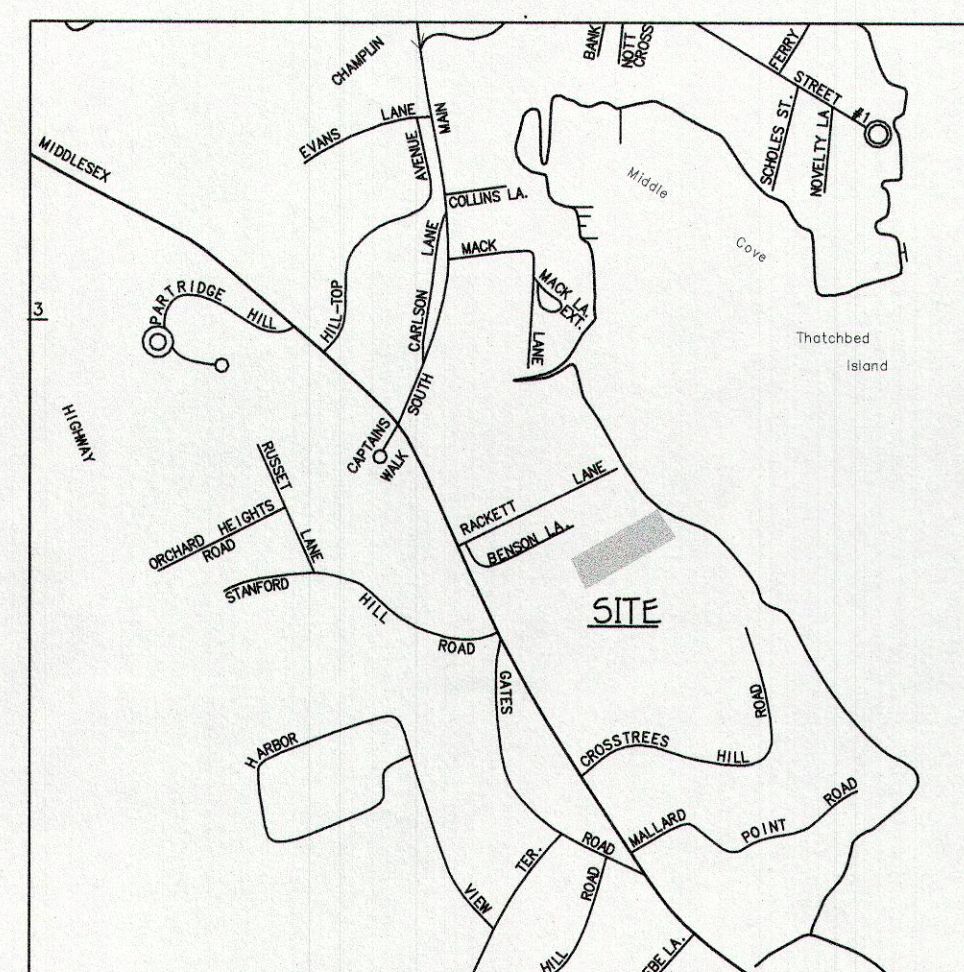


N/F
REESEY-WINSTEAD, LLC
 VOL. 269 PG. 264

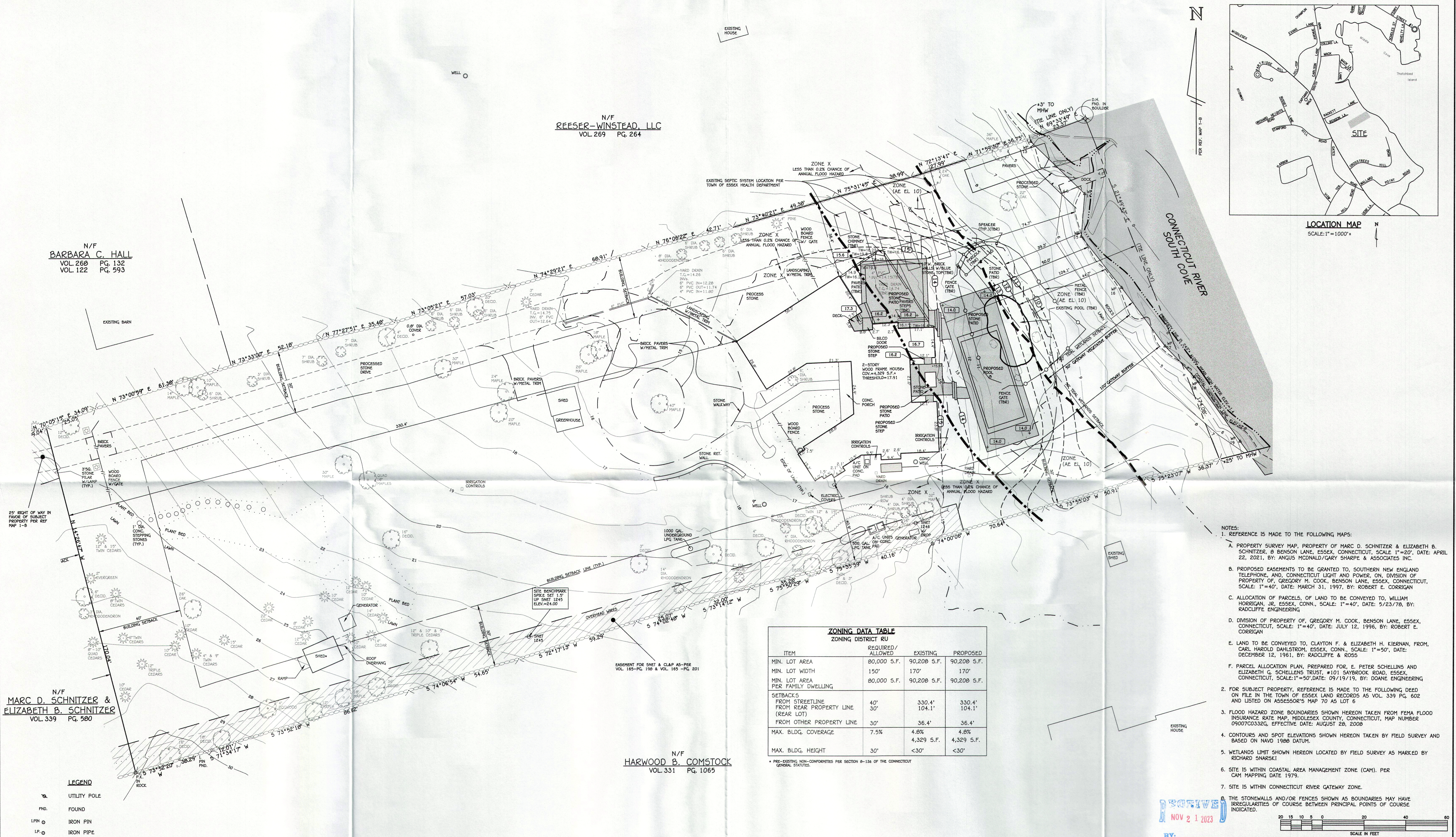
N/F
BARBARA C. HALL
 VOL. 268 PG. 132
 VOL. 122 PG. 593

N/F
**MARC D. SCHNITZER &
 ELIZABETH B. SCHNITZER**
 VOL. 339 PG. 580

N/F
HARWOOD B. COMSTOCK
 VOL. 331 PG. 1065



LOCATION MAP
 SCALE: 1" = 1000'



ZONING DATA TABLE ZONING DISTRICT RU			
ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
MIN. LOT AREA	80,000 S.F.	90,208 S.F.	90,208 S.F.
MIN. LOT WIDTH	150'	170'	170'
MIN. LOT AREA PER FAMILY DWELLING	80,000 S.F.	90,208 S.F.	90,208 S.F.
SETBACKS FROM STREETLINE	40'	330.4'	330.4'
FROM REAR PROPERTY LINE (REAR LOT)	30'	104.1'	104.1'
FROM OTHER PROPERTY LINE	30'	36.4'	36.4'
MAX. BLDG. COVERAGE	7.5%	4.8%	4.8%
		4,329 S.F.	4,329 S.F.
MAX. BLDG. HEIGHT	30'	<30'	<30'

- NOTES:
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - PROPERTY SURVEY MAP, PROPERTY OF MARC D. SCHNITZER & ELIZABETH B. SCHNITZER, 8 BENSON LANE, ESSEX, CONNECTICUT, SCALE 1"=20', DATE: APRIL 22, 2021, BY: ANGUS McDONALD/GARY SHARPE & ASSOCIATES INC.
 - PROPOSED EASEMENTS TO BE GRANTED TO, SOUTHERN NEW ENGLAND TELEPHONE, AND, CONNECTICUT LIGHT AND POWER, ON, DIVISION OF PROPERTY OF, GREGORY M. COOK, BENSON LANE, ESSEX, CONNECTICUT, SCALE: 1"=40', DATE: MARCH 31, 1997, BY: ROBERT E. CORRIGAN
 - ALLOCATION OF PARCELS, OF LAND TO BE CONVEYED TO, WILLIAM HERRIGAN, JR., ESSEX, CONN., SCALE: 1"=40', DATE: 5/23/78, BY: RADCLIFFE ENGINEERING
 - DIVISION OF PROPERTY OF, GREGORY M. COOK, BENSON LANE, ESSEX, CONNECTICUT, SCALE: 1"=40', DATE: JULY 12, 1996, BY: ROBERT E. CORRIGAN
 - LAND TO BE CONVEYED TO, CLAYTON F. & ELIZABETH H. KIERNAN, FROM, CARL HAROLD DAHLSTROM, ESSEX, CONN., SCALE: 1"=50', DATE: DECEMBER 12, 1981, BY: RADCLIFFE & ROSS
 - PARCEL ALLOCATION PLAN, PREPARED FOR, E. PETER SCHELLINS AND ELIZABETH G. SCHELLINS TRUST, #101 SARBROOK ROAD, ESSEX, CONNECTICUT, SCALE: 1"=50', DATE: 09/19/19, BY: DOANE ENGINEERING
 - FOR SUBJECT PROPERTY, REFERENCE IS MADE TO THE FOLLOWING DEED ON FILE IN THE TOWN OF ESSEX LAND RECORDS AS VOL. 339 PG. 602 AND LISTED ON ASSESSOR'S MAP 70 AS LOT 6
 - FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON TAKEN FROM FEMA FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, CONNECTICUT, MAP NUMBER 09007C0332G, EFFECTIVE DATE: AUGUST 28, 2008
 - CONTOURS AND SPOT ELEVATIONS SHOWN HEREON TAKEN BY FIELD SURVEY AND BASED ON NAVD 1988 DATUM.
 - WETLANDS LIMIT SHOWN HEREON LOCATED BY FIELD SURVEY AS MARKED BY RICHARD SHARSKI
 - SITE IS WITHIN COASTAL AREA MANAGEMENT ZONE (CAM). PER CAM MAPPING DATE 1979.
 - SITE IS WITHIN CONNECTICUT RIVER GATEWAY ZONE.
 - THE STONEWALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.

- LEGEND**
- UTILITY POLE
 - FOUND
 - IRON PIN
 - IRON PIPE
 - DRILL HOLE
 - EXISTING CONTOURS
 - EXISTING SPOT ELEVATION
 - STONEWALL
 - EDGE OF WETLAND/FLAG NUMBER
 - RETAINING WALL
 - BOULDER/LARGE ROCK
 - PROPOSED SPOT ELEVATION
 - PROPOSED CONTOUR

I HAVE REVIEWED THE WETLANDS BOUNDARIES MARKED AND FIELD LOCATED ON 7/12/90, AS WELL AS WETLAND BOUNDARIES MARKED ON 11/15/00 AS SHOWN ON THIS PLAN AND AM OF THE OPINION THAT THEY REPRESENT THE SOIL BOUNDARIES MARKED BY ME IN THE FIELD.

Richard Sharpe
 RICHARD SHARPE, CERTIFIED SOIL SCIENTIST, #1975
 DATE: 4-1-2021
 FOR WETLAND FLAG NUMBERING, SEE SHEET 2

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

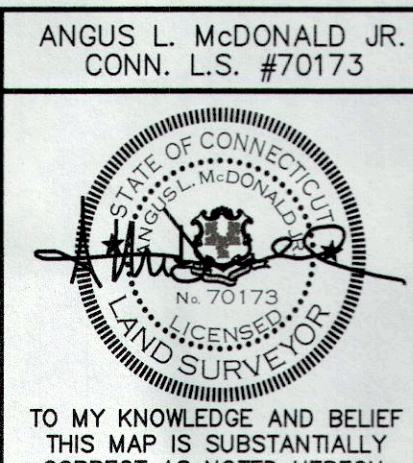
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THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS PLAN UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL, WHOSE REGISTRATION NUMBER APPEARS HEREON.

CERTIFICATION 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 LAND SURVEYORS, INC. ON SEPTEMBER 26, 1998.
- A. TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY
- B. BOUNDARY DETERMINATION: REVEAL
- C. THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-2 & 1-2



LAND & MARINE ENGINEERING & SURVEYING PLANNING

ANGUS McDONALD GARY SHARPE & ASSOCIATES, INC.
 SINCE 1966

P.O. BOX 608, 283 BOSTON POST ROAD
 OLD SAYBROOK, CONNECTICUT 06475
 TEL. (860) 388-4671 FAX (860) 388-3965

PROPERTY SURVEY MAP
 PROPERTY OF
MARC D. SCHNITZER & ELIZABETH B. SCHNITZER
 10 BENSON LANE
 ESSEX, CONNECTICUT

DATE: MAY 27, 2021 SCALE: 1"=20'
 DRN DO'D CK'D APP'D
 SHEET 1 of 1 JOB NO. 216526

REVISIONS: 10-20-23 - GATEWAY SETBACKS ADDED
 10-23-23 - EXISTING SEPTIC SYSTEM LOCATION REVISED
 11-14-23-PROPOSED PATIO/STEPS AND POOL LOCATIONS ADDED

