

DATE	REVISIONS	CK.



N/F  
Andrew J. & Elisabeth M. Kressley

N/F  
Douglas H. Haney & Susan Mitchell

N/F  
Helen Sant'Andrea

AREA = 0.25 Acres  
10,772 S.F.

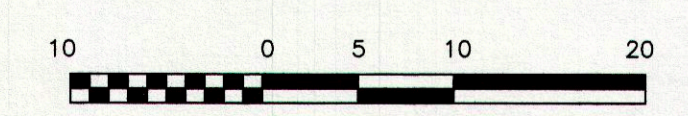
VR DISTRICT ZONING REQUIREMENTS			
	REQUIRED/ ALLOWED	EXISTING	PROPOSED
MIN. LOT	60,000 S.F.	*10,772 S.F.	SAME
MIN. WIDTH	120 FT.	77.1 FT.	SAME
SETBACKS			22.0
FRONT	30 FT.	27.1 FT.	22.5 FT.
REAR	30 FT.	N/A	9.4 FT.
SIDE	25 FT.	9.4 FT.	2.2 FT.
SIDE	25 FT.	9.4 FT.	2.2 FT.
NORTH			42.5%
SOUTH			13.3%
MAX. BUILDING COVERAGE	10%	12.5%	

\* PRE-EXISTING NON-CONFORMING LOT & HOUSE.

N/F  
Katherine E. Gibson

- C.H.D. = Connecticut Highway Dept. Monument
- C.B. = Concrete Bound
- D.H. = Drill Hole
- Fd. = Found
- F.P. = Fence Post
- I.P. = Iron Pipe
- I.R. = Iron Rod

- NOTES:
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" IT IS A PROPERTY SURVEY & RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND INTENDED TO BE USED FOR PLANNING AND DESIGN PURPOSES.
  - REFERENCE MAPS USED ENTITLED:
    - A. LAND TO BE CONVEYED TO JOHN P. BLAIR FROM CHESTER H. & DOROTHEA G. GRIGGS ESSEX, CT SCALE: 1"=20' 11/25/99 BY FREDERICK A. RADCLIFFE, P.E. & L.S.
    - B. BOUNDARY SURVEY LAND OF ELLA B. BILFINGER GRANDVIEW TERRACE ESSEX, CONNECTICUT DATE: 6/17/91 SCALE: 1"=40' BY DONALD R. CARLSON, L.S.
    - C. PERIMETER BOUNDARY SURVEY PROPERTY OF ANDREW & ELSIE KRESSLEY NORTH MAIN STREET ESSEX, CONNECTICUT SCALE: 1"=20' DECEMBER 16, 2008 BY ROBERT E. CORRIGAN, L.S.
  - PARCEL IS WITHIN THE VR DISTRICT AND WITHIN THE GATEWAY CONSERVATION DISTRICT.
  - SEPTIC LOCATION FROM TOWN OF ESSEX BUILDING DEPT. FILES



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

*[Signature]*  
RICHARD W. GATES, CONN. L.S. LIC. NO. 8162

SEAL 	RICHARD W. GATES LAND SURVEYOR 81 MAIN STREET CENTERBROOK, CT	
	PROPERTY SURVEY OF LAND OF JOHN A. RAVENNA & JUDITH M. O'CONNOR RAVENNA 68 NORTH MAIN STREET ESSEX, CONNECTICUT	
SCALE 1"=10'	DATE JAN. 06, 2021	IDENT. NO. EX824