(SEE MAP REFERENCE #1)

30 15 0 30
GRAPHIC SCALE IN FEET

TABLE OF ZONING REQUIREMENTS			
ZONE = R-1/2			
	REQUIRED	LOT 184	LOT 189
Lot Area	0.5 Acres	2.423 Acres	0.840 Acres
Front Yard Setback	30'	55.3'	76.5'
Side Yard Setback	20'	38.8'	46.2'
Rear Yard Setback	20'	34.7'	88.6'
Lot Coverage	15% Max.	5.2%	4.9%
Impervious Coverage	20% Max.	16.4%	4.9%

n/f
Shirley I. Goss
&
Ronald J. Goss
Map 65, Lot 16

n/f
Joshua Shaw
Map 65, Lot 187

n/f
Robert Shaw
&
Norma Renner
Map 65, Lot 188

n/f
Elaine Bloch
Map 65, Lot 23

n/f
Caitlin M. Horbacewicz
Map 65, Lot 017

n/f
Jose Escalante
Map 65, Lot 18

n/f
Kathryn R. Visintainer
Map 65, Lot 19

30.01'
S 00°57'31" W 333.61'
303.80'
S 89°02'29" E 150.00'
L1
1-1/2 STORY WOOD FRAME GARAGE
APPROXIMATE SEPTIC SYSTEM (PER OWNER)
#50 NORTH MOODUS ROAD
MAP 65, LOT 184
EXISTING AREA = 2.509 ACRES
(109,307 S.F.)
NEW AREA = 2.423 ACRES
(105,548 S.F.)
30' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 187, 188 & 189 (SEE VOL. 868, PG. 219)
S 72°03'47" E 145.82'
WELL
1-1/2 STORY WOOD FRAME HOUSE
PORCH
GARAGE
PAVED DRIVE
UTILITY POLE
ELEC VAULT
SHRUBS
N 84°51'03" W 259.73'
CLARK GATES ROAD
CL&P Ø 3361
S 00°57'31" W 212.96'
#2 CLARK GATES ROAD
MAP 65, LOT 189
EXISTING AREA = 0.754 ACRES
(32,848 S.F.)
NEW AREA = 0.840 ACRES
(36,606 S.F.)
N 87°43'38" E 173.58'
APPROXIMATE SEPTIC SYSTEM (PER OWNER)
CB
WELL
PORCH
DECK
2 STORY WOOD FRAME HOUSE
GRAVEL DRIVE
EXISTING DEED LINE
94.08'
55.83'
L4
L3
N 72°03'47" W 234.50'
N 83°01'10" W 197.46'
105.24'
101.63'
SHED
PROPOSED DEED LINE
PARCEL "A"
AREA = 3,759 S.F.
TO BECOME AN UNDIVIDED PORTION OF LOT 189
145.78'
N 08°09'43" E
38.08'
N 08°09'05" E 108.08'
70.00'
36" MAPLE
PAVED DRIVE
SHRUBS
GRAVEL DRIVE
N 84°51'12" W 195.38'
266.18'
N 05°37'38" E
36" MAPLE
WOOD POST
N 83°33'14" W 33.24'
19.84'
N 00°28'31" E
CLARK GATES ROAD
NORTH MOODUS ROAD
CL&P Ø 3359
CL&P Ø 1764
CL&P Ø 1765
CL&P Ø 1763
DRIVE
CB

LOCATION MAP
SCALE: 1" = 1000'

NOTES:

1. This survey has been 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, Amended October 26, 2018;
   - This survey conforms to a Class "A-2" horizontal accuracy.
   - Survey Type: Property Survey.
   - Boundary Determination Category:
     Along Existing Deed Lines: Resurvey
     Along Proposed Deed Lines: Original Resurvey
2. Zone = R-1/2.
3. Parcels lie within Flood Hazard Zone 'X' (areas of minimal flooding) as shown on FIRM Map # 09007C Panel 0164G Effective Date: 8/28/2008.
4. The intent of this plan is to show the reconfiguration of Lot 184 & Lot 189 as shown. The proposed adjustment conforms to current zoning regulations.

MAP REFERENCES:

1. "Subdivision Plan - Open Fields Subdivision - Clark Gates Road & North Moodus Road - East Haddam, Connecticut - Scale: 1" = 40' Date: 08-07-2007 - Sheet 1 of 3 - Revised to: 12-04-2007 - Prepared by: Richard F. Mihok". On file in the East Haddam Land Records as Map #4136.
2. "Property Survey - Lot 4 - Open Fields Subdivision - North Moodus Road - East Haddam, Connecticut - Scale: 1" = 40' - Date: 08-18-2010 Prepared by: Richard F. Mihok". On file in the East Haddam Land Records as Map #4266.

DATE	DESCRIPTION
	REVISIONS

LEGEND

- ● IRON PIN TO BE SET
- ⊙ IRON PIN FOUND
- ⊡ CONCRETE MONUMENT FOUND
- Ø UTILITY POLE
- ELEC HH ELECTRIC HANDHOLE
- CB CATCH BASIN

LINE DATA		
LINE	BEARING	DISTANCE
L1	N 89°02'29" W	134.47'
L2	N 72°03'47" W	234.50'
L3	N 17°56'13" E	11.79'
L4	N 17°56'13" E	18.21'

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

GREG A. GLAUDE, L.S. LIC. NO. 70191 6/19/2024 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

STATE OF CONNECTICUT · GREG A. GLAUDE · LICENSED · NO. 70191 · LAND SURVEYOR

PROPERTY SURVEY
SHOWING BOUNDARY LINE ADJUSTMENT
BETWEEN PROPERTY OF

50 NORTH MOODUS, LLC
50 NORTH MOODUS ROAD

AND PROPERTY OF

MICHAEL S. SHAW
2 CLARK GATES ROAD

EAST HADDAM, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 6/18/2024	DRAWN: RGS
SCALE: 1" = 30'	DESIGN: ---
SHEET: 1 OF 1	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20045

K:\20045\Drawings\20045 - BLA.dwg Jun 19, 2024 - 3:15 PM