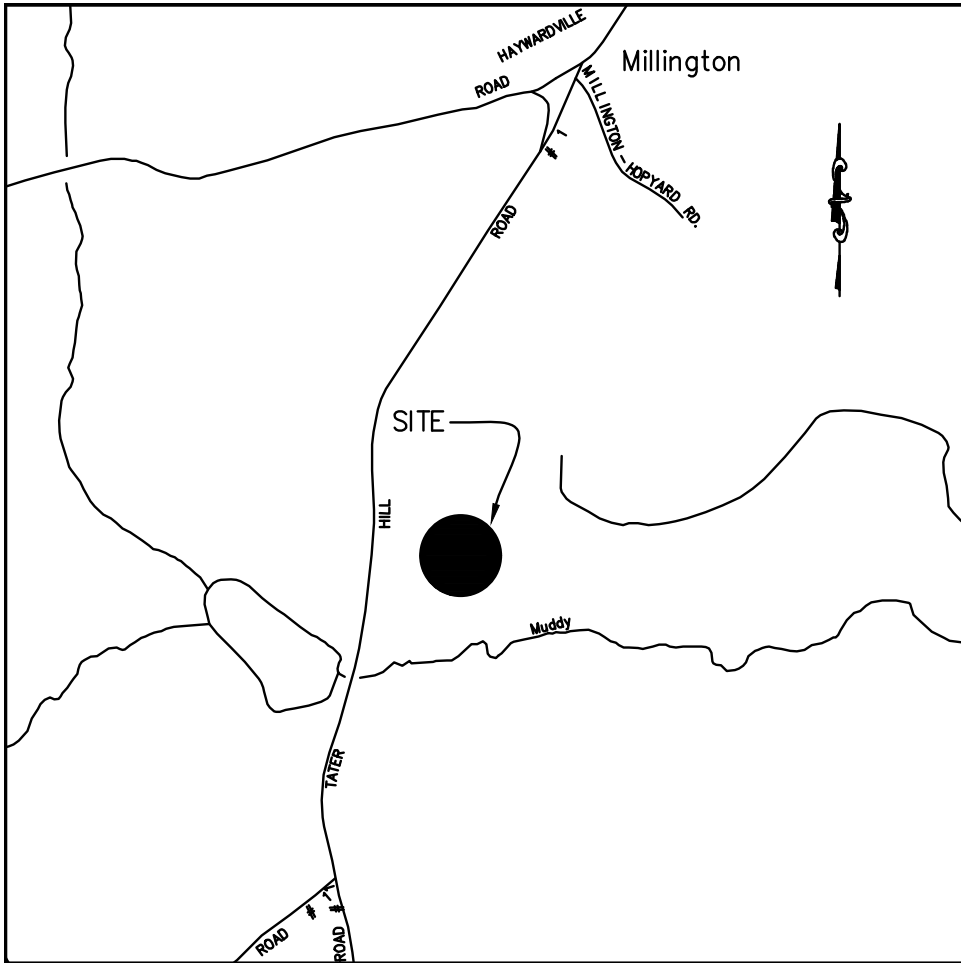
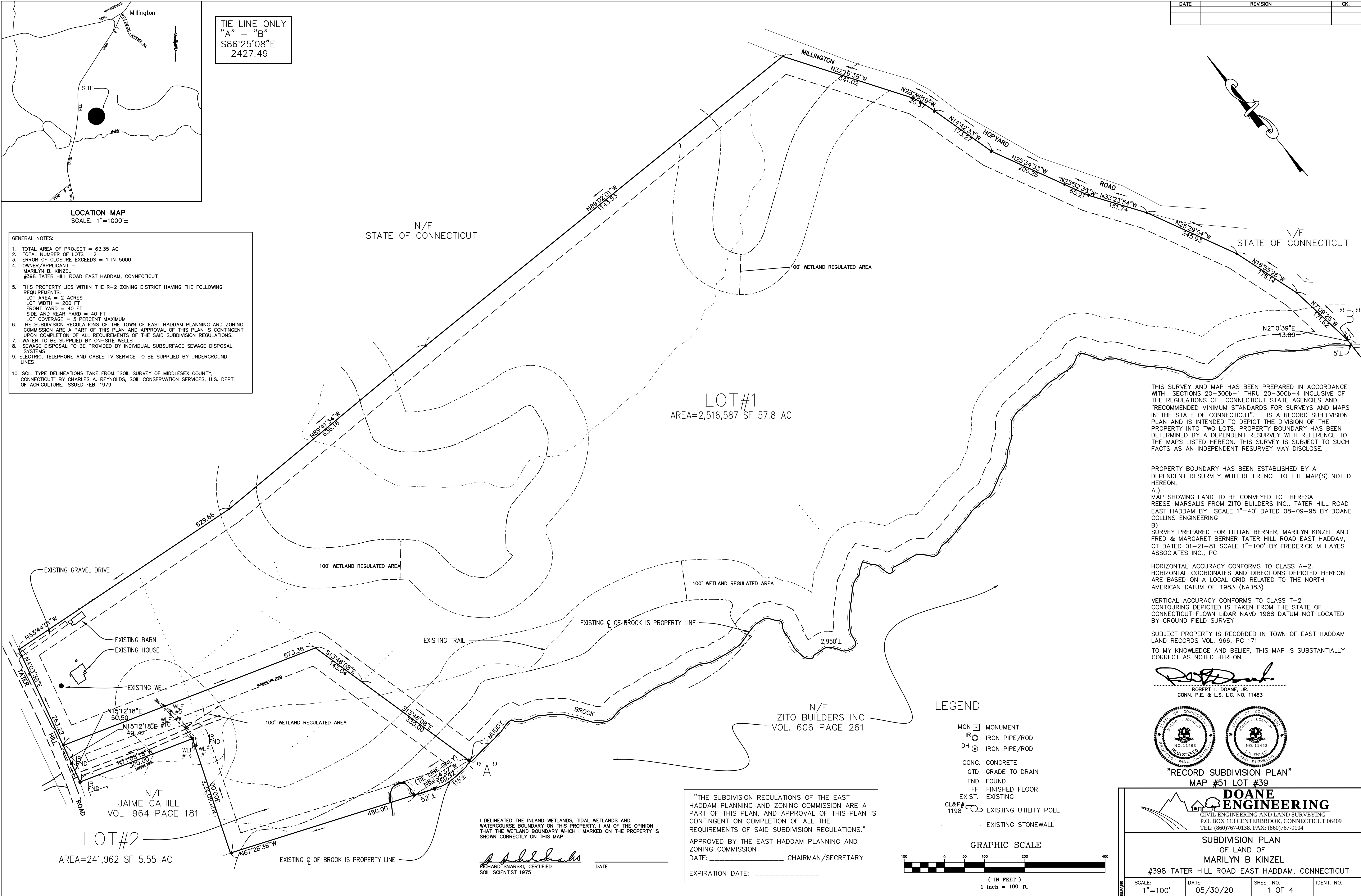




TIE LINE ONLY
"A" - "B"
S86°25'08"E
2427.49

LOCATION MAP
SCALE: 1"=1000'±

- GENERAL NOTES:
- TOTAL AREA OF PROJECT = 63.35 AC
 - TOTAL NUMBER OF LOTS = 2
 - ERROR OF CLOSURE EXCEEDS = 1 IN 5000
 - OWNER/APPLICANT -
MARILYN B. KINZEL
#398 TATER HILL ROAD EAST HADDAM, CONNECTICUT
 - THIS PROPERTY LIES WITHIN THE R-2 ZONING DISTRICT HAVING THE FOLLOWING REQUIREMENTS:
LOT AREA = 2 ACRES
LOT WIDTH = 200 FT
FRONT YARD = 40 FT
SIDE AND REAR YARD = 40 FT
LOT COVERAGE = 5 PERCENT MAXIMUM
 - THE SUBDIVISION REGULATIONS OF THE TOWN OF EAST HADDAM PLANNING AND ZONING COMMISSION ARE A PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF THE SAID SUBDIVISION REGULATIONS.
 - WATER TO BE SUPPLIED BY ON-SITE WELLS
 - SEWAGE DISPOSAL TO BE PROVIDED BY INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS
 - ELECTRIC, TELEPHONE AND CABLE TV SERVICE TO BE SUPPLIED BY UNDERGROUND LINES
 - SOIL TYPE DELINEATIONS TAKE FROM "SOIL SURVEY OF MIDDLESEX COUNTY, CONNECTICUT" BY CHARLES A. REYNOLDS, SOIL CONSERVATION SERVICES, U.S. DEPT. OF AGRICULTURE, ISSUED FEB. 1979



THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-4 INCLUSIVE OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND "RECOMMENDED MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". IT IS A RECORD SUBDIVISION PLAN AND IS INTENDED TO DEPICT THE DIVISION OF THE PROPERTY INTO TWO LOTS. PROPERTY BOUNDARY HAS BEEN DETERMINED BY A DEPENDENT RESURVEY WITH REFERENCE TO THE MAPS LISTED HEREON. THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN INDEPENDENT RESURVEY MAY DISCLOSE.

PROPERTY BOUNDARY HAS BEEN ESTABLISHED BY A DEPENDENT RESURVEY WITH REFERENCE TO THE MAP(S) NOTED HEREON.

A.) MAP SHOWING LAND TO BE CONVEYED TO THERESA REESE-MARSALIS FROM ZITO BUILDERS INC., TATER HILL ROAD EAST HADDAM BY SCALE 1"=40' DATED 08-09-95 BY DOANE COLLINS ENGINEERING

B.) SURVEY PREPARED FOR LILLIAN BERNER, MARILYN KINZEL AND FRED & MARGARET BERNER TATER HILL ROAD EAST HADDAM, CT DATED 01-21-81 SCALE 1"=100' BY FREDERICK M HAYES ASSOCIATES INC., PC

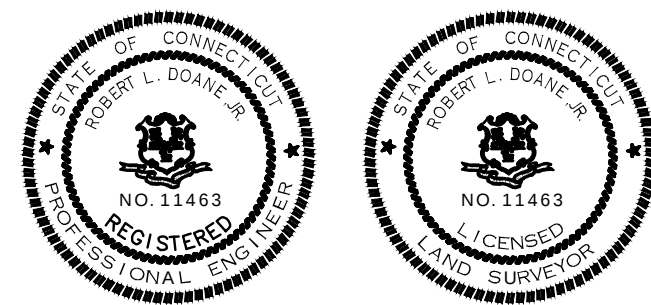
HORIZONTAL ACCURACY CONFORMS TO CLASS A-2. HORIZONTAL COORDINATES AND DIRECTIONS DEPICTED HEREON ARE BASED ON A LOCAL GRID RELATED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83)

VERTICAL ACCURACY CONFORMS TO CLASS T-2. CONTOURING DEPICTED IS TAKEN FROM THE STATE OF CONNECTICUT FLOWN LIDAR NAVD 1988 DATUM NOT LOCATED BY GROUND FIELD SURVEY

SUBJECT PROPERTY IS RECORDED IN TOWN OF EAST HADDAM LAND RECORDS VOL. 966, PG 171

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

Robert L. Doane, Jr.
ROBERT L. DOANE, JR.
CONN. P.E. & L.S. LIC. NO. 11463



"RECORD SUBDIVISION PLAN"
MAP #51 LOT #39

DOANE ENGINEERING
CIVIL ENGINEERING AND LAND SURVEYING
P.O. BOX 113 CENTERBROOK, CONNECTICUT 06409
TEL: (860)767-0138, FAX: (860)767-9104

SUBDIVISION PLAN
OF LAND OF

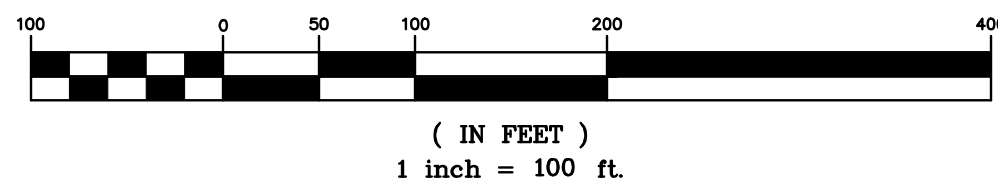
MARILYN B KINZEL
#398 TATER HILL ROAD EAST HADDAM, CONNECTICUT

SCALE: 1"=100' DATE: 05/30/20 SHEET NO.: 1 OF 4 IDENT. NO.:

LEGEND

- | | |
|-------------|-----------------------|
| MON | MONUMENT |
| IR | IRON PIPE/ROD |
| DH | IRON PIPE/ROD |
| CONC. | CONCRETE |
| GTD | GRADE TO DRAIN |
| FND | FOUND |
| FF | FINISHED FLOOR |
| EXIST. | EXISTING |
| CL&P # 1198 | EXISTING UTILITY POLE |
| | EXISTING STONEWALL |

GRAPHIC SCALE



I DELINEATED THE INLAND WETLANDS, TIDAL WETLANDS AND WATERCOURSE BOUNDARY ON THIS PROPERTY. I AM OF THE OPINION THAT THE WETLAND BOUNDARY WHICH I MARKED ON THE PROPERTY IS SHOWN CORRECTLY ON THIS MAP

Richard Snarski
RICHARD SNARSKI, CERTIFIED
SOIL SCIENTIST 1975

DATE

"THE SUBDIVISION REGULATIONS OF THE EAST HADDAM PLANNING AND ZONING COMMISSION ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS."

APPROVED BY THE EAST HADDAM PLANNING AND ZONING COMMISSION

DATE: _____ CHAIRMAN/SECRETARY

EXPIRATION DATE: _____