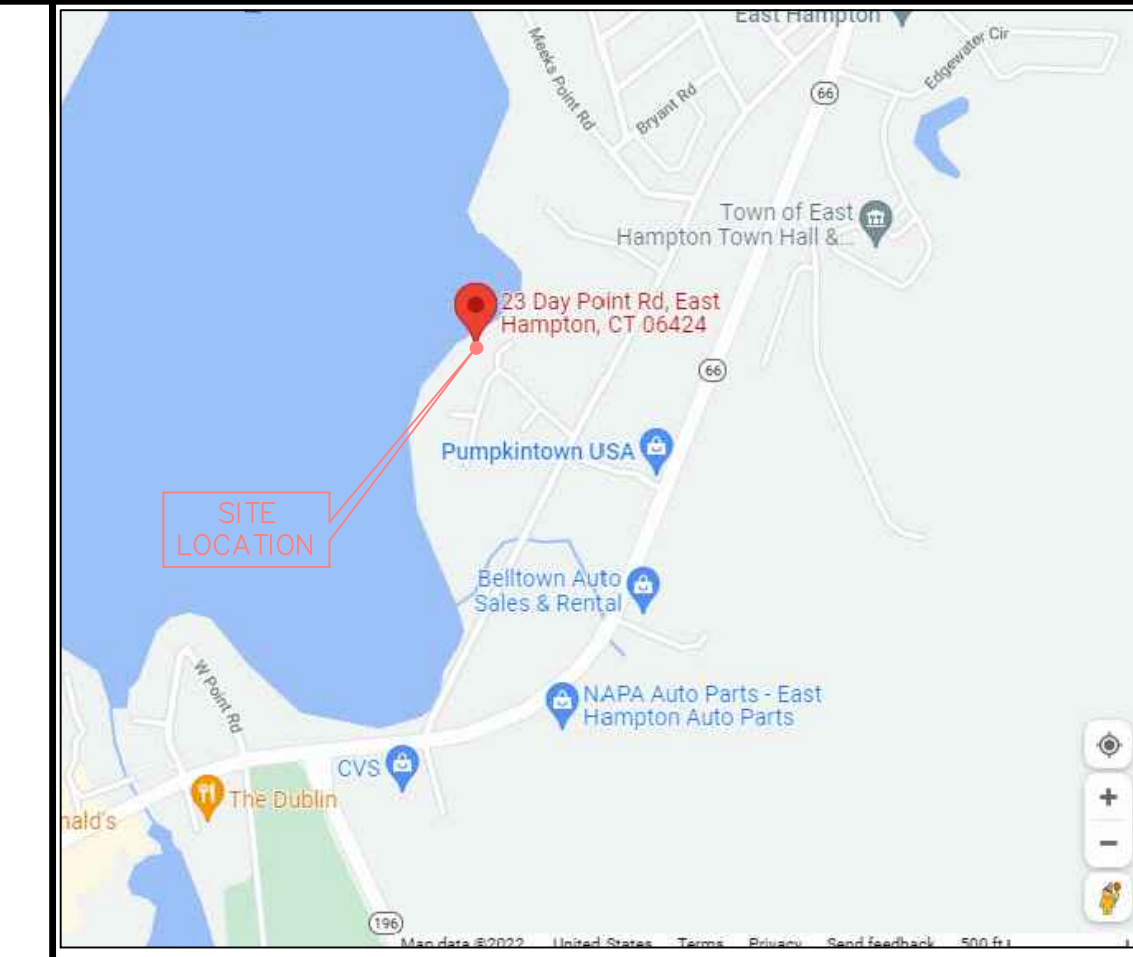
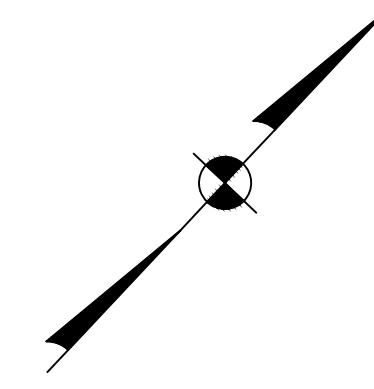


STANDARD	MINIMUM/REQUIRED MAXIMUM/ALLOWED	EXISTING CONDITIONS #23 DAY POINT	PROPOSED CONDITIONS #23 DAY POINT	EXISTING CONDITIONS #21 DAY POINT	PROPOSED CONDITIONS #21 DAY POINT	AS-BUILT
Minimum Lot Area (Sq. Ft.)	20,000 / 60,000	6263±	7524±	9242±	7981	
Minimum Lot Width (Ft.)	125' / 150'	57'	51'	52'	52'	
Minimum Lot Depth (Ft.)	125' / 200'	95'	125'	125'	125'	
Minimum Front Setback	25'	50.5'	88.4'	27.7'	27.7'	
Minimum Side Setback	15'	7.5' / 26.1'	7.5' / 23.7' - EX. HS 4.6' / 15.3' - Prop. HS	7.4' / 10.3'	10.6' / 10.3'	
Minimum Rear Setback	25'	11'±	11.6'±	8'±	8'±	
Minimum Street Frontage (Ft.)	100'	50.69'	40.0'	90.50'	50.50'	
Maximum Lot Coverage	20%	19.7%	20.0%	38.9%	43.9%	
Maximum Floor Area Coverage	N/A	N/A	N/A	N/A	N/A	
Maximum Number of Stories Per Building	N/A	N/A	N/A	N/A	N/A	
Maximum Height for a Building or Structure	30'	18'±	20'±	26'±	26'±	

BUILDING ZONE: R-1  
SUBJECT PROPERTY ASSESSOR MAP & LOT NO. # 10A/B3/30 & 31.

# LAKE POCOTOPAUG



## LOCATION MAP

NOT TO SCALE

## SURVEY NOTES

- This Map has been prepared pursuant to the Regulation 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 Sept. 26, 1996.
- This Survey conforms to Class A-2.
- The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Improvement Location Survey.
- Boundary determination is based upon a Dependent Resurvey (see MAP REFERENCES and Record Deeds.)
- North Arrow is based on Map Reference # 1.
- This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.
- This map is NOT VALID if altered or used by any party other than the one depicted in title block of this map.
- Property Lines Established According to Record Deeds as exist
- Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.
- Underground Utility, Structure and facility Locations depicted and noted herein have been compiled, in part, from record mapping supplied by the respective utility companies or government agencies, from parole testimony and from other sources. These Locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this firm. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.

## MAP REFERENCES

- RECORD MAP NO # VOL. 66, PAGE 63.
- MAP SHOWING PROPERTY OF ISLAND VIEW COMMUNITY, OLD MARLBOROUGH ROAD, EAST HAMPTON, CT, DATED 12/03/90, REV. 04/30/1991, SCALE 1" = 20', PREPARED BY ANDERSON ASSOCIATES, RECORD MAP NO # 54
- REVISED SEWER EASEMENT PREPARED FOR CHRISTOPHER G. BERT, DAY POINT ROAD, EAST HAMPTON, CT SCALE 1" = 10', DATED AUGUST 05, 1993. RECORD MAP NO # 47.
- PROPERTY SURVEY PREPARED FOR DOUGLAS BEVIN, DAY POINT ROAD, EAST HAMPTON, CT, SCALE 1" = 20', DATED OCTOBER 10, 1984, PREPARED BY DUTCH & ASSOCIATES.
- MAP OF SANITARY SEWER SYSTEM FOR DAY POINT ROAD, PROVIDED BY SANITARY SEWER DEPARTMENT OF EAST HAMPTON MAP NO # 8-35.

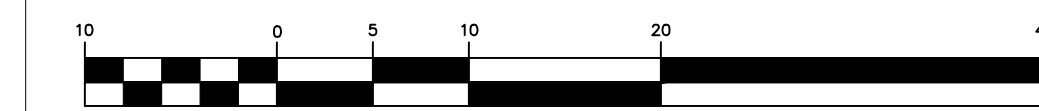
## PROPERTY SUBJECT TO:

- PREMISES SUBJECT TO SANITARY SEWER EASEMENT AS DEPICTED ON THE SURVEY.
- EASEMENTS, RESTRICTIONS, RIGHTS AND ENCUMBRANCES AS OF RECORD APPEAR IN THE EAST HAMPTON LAND RECORDS.

## IMPORTANT! READ! WARNING AND DISCLAIMER OF LIABILITY UNDERGROUND UTILITIES

The user of this document is WARNED NOT TO RELY on the purported accuracy, scale, dimension, measurement, description, or elevations of any underground structure. The Undergound structures depicted herein are for informational purpose only. The Preparer of this document DISCLAIMS ANY LIABILITY whatsoever to the user. There are no warranties or representations, expressed or implied and any use other than for informational purposes is excessive, unintended and an impermissible misuse of this document. Before Excavating Call Toll Free 1-800-922-4455 for Underground Utility Information.

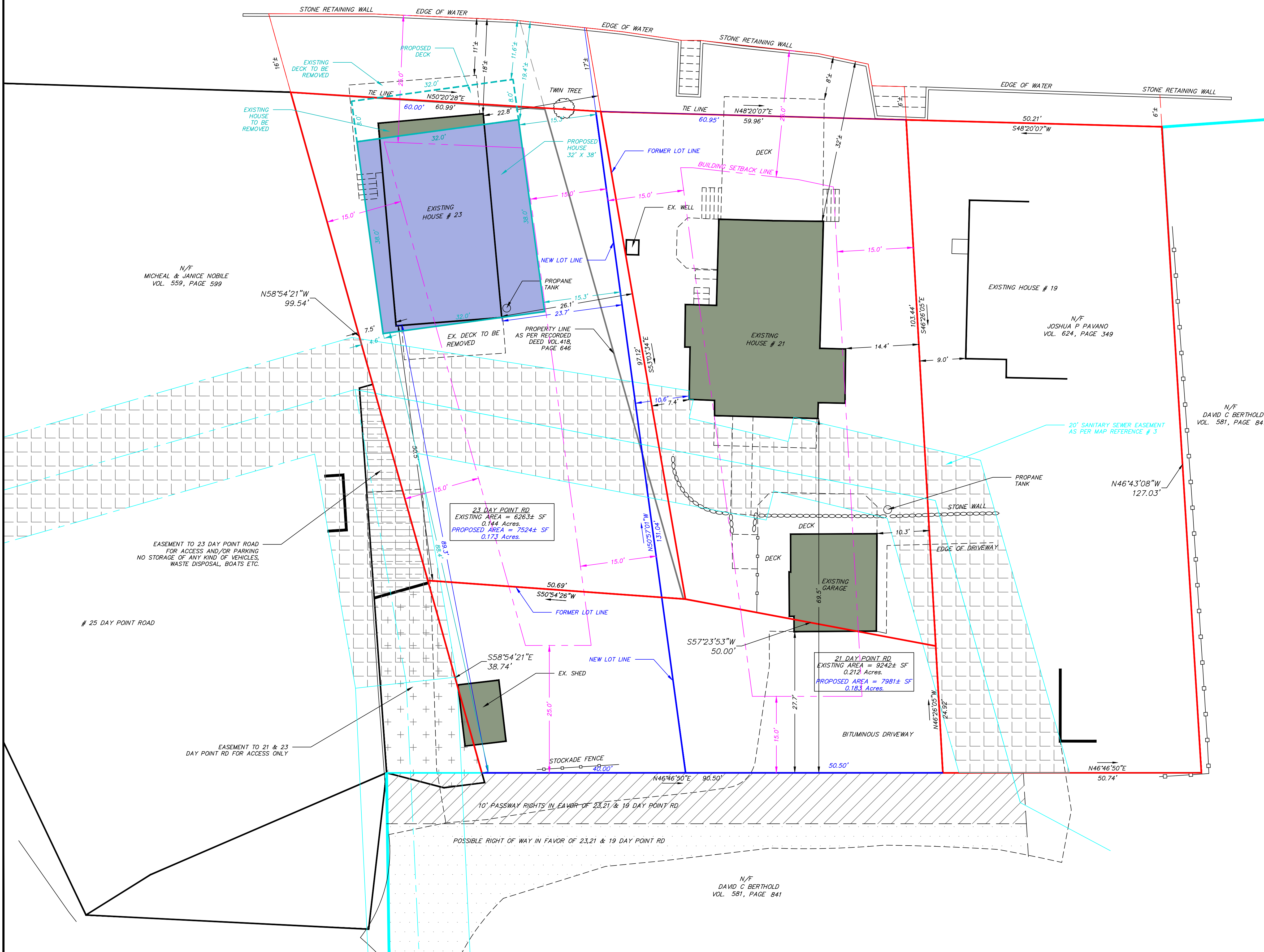
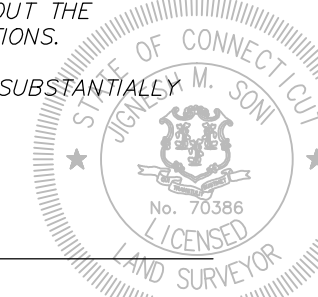
## GRAPHIC SCALE



NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LINE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS DEPICTED AND NOTED HEREON.

*Jignesh M. Soni*  
JIGNESH M. SONI, P.L.S. 70386



PREPARED FOR	CHRISTOPHER G. BERT 21 DAY POINT ROAD, EAST HAMPTON, CT
OWNER	CHRISTOPHER G. BERT 21 DAY POINT ROAD, EAST HAMPTON, CT
NO.	1
DATE	07-06-2022
DESCRIPTION	PROPOSED HOUSE FOR 23
REVISIONS	

**CT LAND SURVEYING, LLC**  
SBE 1 MBE CERTIFIED  
LAND SURVEYING / LAND PLANNING

**CT LAND SURVEYING, LLC**  
58 OLD TAVERN ROAD  
ORANGE, CT 06477  
P: (203) 503-1193  
FAX: (203) 404-0411  
EMAIL: JSONI2@YAHOO.COM

PROPERTY TRANSFERRED SURVEY  
PREPARED FOR  
BURT POCOTOPAUG LLC &  
CHRISTOPHER G. BURT  
23 & 21 DAY POINT ROAD,  
EAST HAMPTON, CONNECTICUT

DRAFTED:	CAD
APPROVED:	J.S.
SCALE:	1" = 10'
PROJECT NO.:	220102
DATE:	05/19/2022
CAD FILE:	220102
TITLE:	
<b>IMPROVEMENT LOCATION SURVEY</b>	
SHEET NUMBER:	
<b>EX-1 OF 1</b>	