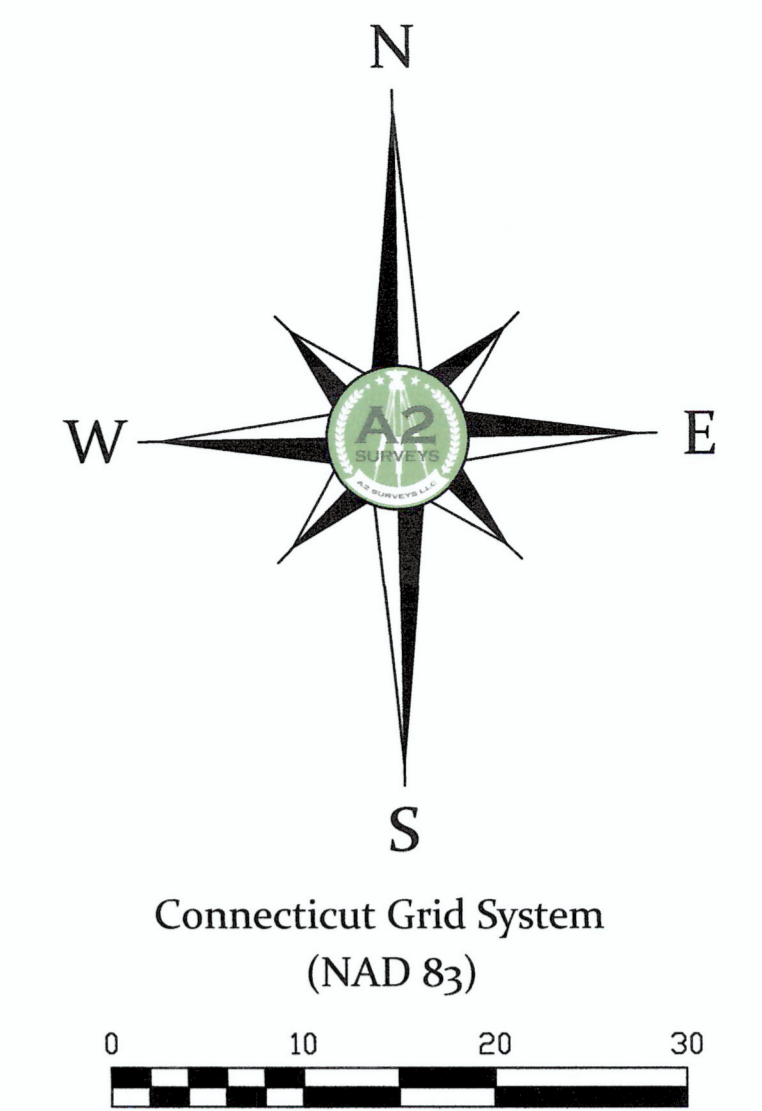


Site Location Plan  
Scale: 1" = 500'



**LEGEND**

○ - IRON PIN/PIPE RECOVERED	— - PROPERTY LINES
□ - MONUMENT RECOVERED	--- - SETBACK LINES (typ.)
● - SPIKE/MAG NAIL RECOVERED	— - EXISTING BUILDING
▲ - DRILL HOLE RECOVERED	— - PROPOSED BUILDING
⊕ - UTILITY POLE	— - EXISTING PAVEMENT
⊙ - EXISTING LIGHTPOLE	— - EXISTING PAVEMENT (CURBED)
○ - TREE	— - GRAVEL
○ - EXISTING MANHOLE	— - OVERHEAD WIRES
⊕ - UTILITY METER	— - WALL
⊕ - SILL ELEVATION	— - TIMBER RETAINING WALL
■ - YARD DRAIN	— - STONE RETAINING WALL
	— - EXISTING SIDEWALK
	— - STONE WALL
	— - WIRE FENCE
	— - LANDSCAPING

**BOUNDARY NOTES:**

DUE TO THE INCONSISTENCIES WITH THE PHYSICAL FIELD EVIDENCE AND THE MAP REFERENCES, THE FOLLOWING EXPLANATION IS HOW WE ARRIVED AT OUR BOUNDARY OPINION:

HELD IRON PIN #55 AND ROTATED TO MAG NAIL #57. THE OVERALL DISTANCE IS SHORT 0.02' AS REPORTED ON MAP REFERENCE 10.B.

HELD DISTANCE OF 25.13' FROM IRON PIN #55 AS NOTED ON MAP REFERENCE 10.D TO ESTABLISH THE SOUTHWESTERLY CORNER OF SUBJECT PROPERTY.

HELD THE DEED DISTANCE OF 80 FEET TO ESTABLISH THE SOUTHEASTERLY CORNER OF THE SUBJECT PROPERTY.

HELD MAP REFERENCE 10.D INTERIOR AT THE SOUTHWESTERLY REAR CORNER TO ESTABLISH WESTERLY LINE AND CREATE AN OVERLAP OR GAP WITH THE EXISTING SURVEY. HELD DEED DISTANCE OF 100 FEET.

MAP REFERENCE 10.C DEPICTS THAT THE STREET LINE OF SEMINOLE TRAIL AND MOHAWK ARE PARALLEL. MAP REFERENCE 10.B DEPICTS REAR LINE OF REAR ABUTTER IS PARALLEL TO THE MOHAWK STREET LINE. BASED ON THIS INFORMATION, HELD FRONT LINE PARALLEL TO AND 100 FEET FROM REAR LINE.

HELD EASTERLY LINE PARALLEL TO WESTERLY LINE BASED UPON INFORMATION DEPICTED ON MAP REFERENCES 10B AND 10C.

**SURVEYOR'S NOTES:**

- THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 24, 1992, EFFECTIVE DATE JANUARY 1, 1993. SAID STANDARDS ENACTED BY THE STATE OF CONNECTICUT (SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES) EFFECTIVE JUNE 21, 1996.
- THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT LOCATION SURVEY AND IS INTENDED TO DEPICT OR NOTE THE POSITION, HORIZONTALLY AND, WHERE REQUIRED, VERTICALLY, BETWEEN PARTICULAR EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS. THE PURPOSE OF THIS TYPE OF SURVEY IS TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REQUIREMENTS. NO OTHER IMPROVEMENTS OR FEATURES NEED BE DEPICTED.
- THE BOUNDARY DETERMINATION CATEGORY IS A RESURVEY SURVEY OF LOTS 114 & 115 AS DEPICTED ON MAP REFERENCE 10.a.
- THIS SURVEY CONFORMS TO A HORIZONTAL ACCURACY STANDARD OF CLASS A-2 AND A VERTICAL ACCURACY STANDARD OF CLASS V-2. TOPOGRAPHY AS DEPICTED HEREON CONFORMS TO AN ACCURACY STANDARD OF CLASS T-2.
- AZIMUTHS AND COORDINATES ARE BASED UPON THE CONNECTICUT GRID SYSTEM NORTH AMERICAN DATUM OF 1983 (NAD 83). ELEVATIONS ARE BASED UPON THE CONNECTICUT NORTH AMERICAN DATUM OF 1988 (NAVD 88)
- THE PROPERTY IS LOCATED WITHIN A SINGLE FAMILY (R-1S) ZONE.
- THE AREA OF THE PROPERTY IS 7,985± SQUARE FEET (0.18± ACRES).
- THE PROPERTY IS CURRENTLY OWNED BY RYAN DONOHUE AND ABBEY DONOHUE. THE PROPERTY ADDRESS IS 21 SEMINOLE TRAIL, EAST HAMPTON, CONNECTICUT 06424. THE PROPERTY IS DESIGNATED ON THE EAST HAMPTON ASSESSOR'S RECORDS AS PARCEL 09A/73/114.
- THE PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE(S): ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AS DEPICTED ON FLOOD INSURANCE MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NUMBER 0155G DATED AUGUST 28, 2008.
- REFERENCE IS MADE TO THE FOLLOWING MAP(S):
  - PRINCESS POCOTOPAUG, EAST HAMPTON, CONNECTICUT. SCALE: 1" = 50', FILED ON May 6, 1949. MAP PREPARED BY P.A. MERIAN. SAID MAP ON FILE IN THE EAST HAMPTON LAND RECORDS AS MAP #4-194.
  - PROPERTY OF DANALD C. & CAROL G. SIMPSON, TOWN OF EAST HAMPTON, CONNECTICUT. SCALE: 1" = 20', DATED: JULY 17, 1984. MAP PREPARED BY RICHARD J. ZIABRAN. SAID MAP ON FILE IN THE EAST HAMPTON LAND RECORDS AS MAP #32-28.
  - PLAN OF LAND FOR DAVID J. & MARY A. NESCI, EAST HAMPTON, CT. DATED: MAY 1988, MAP PREPARED BY WILLIAM W. HARRIS JR. SAID MAP ON FILE IN THE EAST HAMPTON LAND RECORDS AS MAP #44-30.
  - PERIMETER SURVEY PREPARED FOR CHERLY WHITE, 30 MOHAWK TRAIL, EAST HAMPTON, CONNECTICUT. SCALE: 1" = 10', DATED: SEPTEMBER 2017, MAP PREPARED BY ARCHER SURVEYING LLC. SAID MAP ON FILE IN THE EAST HAMPTON LAND RECORDS AS MAP #85-24
- PROPERTY IS SUBJECT/PRIVILEGED TO: OTHER RIGHTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS, EASEMENTS, ETC. AS THE RECORD MAY APPEAR.
- THIS BOUNDARY OPINION WAS MADE AND SURVEY MAP PREPARED FROM INFORMATION CONTAINED IN DEEDS AND MAPS OF RECORD, ALONG WITH PHYSICAL EVIDENCE LOCATED DURING THE FIELD SURVEY.

**Zoning Table**

Zone: R-1 With Sewer	Required	Existing	Proposed
Minimum Lot Area	20,000 Sq. Ft.	7,985 Sq. Ft.*	7,985 Sq. Ft. *
Minimum Lot Width	125 Ft.	80 Ft.*	80 Ft. *
Minimum Lot Depth	125 Ft.	100 Ft.*	100 Ft. *
Minimum Lot Frontage	100 Ft.	49.9 Ft. *	49.9 Ft. **
Maximum Lot Coverage	20%	34.8% *	38.0% **
Minimum Front Setback	25 Ft.	36.7± Ft.	36.7± Ft.
Minimum Side Setback	15 Ft.	6.3± Ft. *	6.3± Ft. *
Minimum Rear Setback	25 Ft.	22.5± Ft. *	22.5± Ft. *
Accessory Structures Greater than 200 Sq. Ft.			
Minimum Front Setback	25 Ft.	-	N/A
Minimum Side Setback	15 Ft.	-	1.0± Ft. **
Minimum Rear Setback	25 Ft.	-	2.7± Ft. **

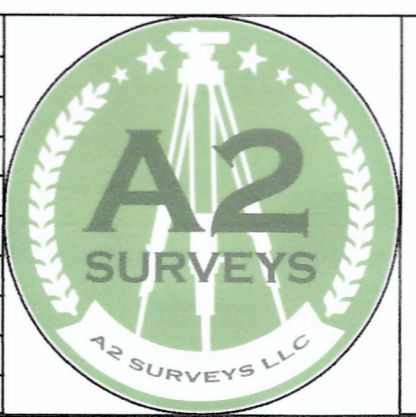
\* Pre-existing Non-conforming  
\*\* Variance Requested

To the best of my knowledge and belief this map is substantially correct as noted herein.

*Christopher S. Julliano*  
Christopher S. Julliano, LS #19725  
Date: 12/18/2018

This survey is not valid unless it contains the live signature and seal of the above noted professional. Subsequent revisions to this plan other than by the original surveyor effectually void this certification.

REVISIONS	
DATE	DESCRIPTION



**A2 Surveys, LLC**  
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Project no.:	18-243	Date:	11/29/18	Scale:	1" = 10'
Work map:	JDIMEO	Checked:	CIULIANO	Sheet:	1 of 1
Final map:	MNISKI	Released:	JDIMEO	Revision:	0

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