

Location Map
1" = 100'

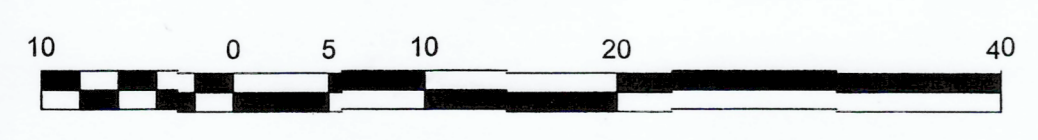
- NOTES
1. TYPE OF SURVEY: ZONING LOCATION SURVEY.
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY.
CLASS OF ACCURACY: A-2 HORIZ., 1-D VERT.
 2. THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN INDEPENDENT RESURVEY MAY DISCLOSE.
 3. LOT IS SUBJECT TO LEASE TO POCOTOPAUG WATER & POWER CO., GRINDER PUMP AGREEMENT TO TOWN OF EAST HAMPTON AND ANY OTHER SUCH RIGHTS OF RECORD AS MAY APPEAR.
 4. EXISTING STRUCTURES ON SITE TO BE REMOVED.
 5. UNDERGROUND UTILITIES AND SERVICES ARE NOT DEPICTED HEREON SINCE THESE ARE NOT DISCERNIBLE.
 6. THE WORD "CERTIFICATION" AS USED IN ANY CERTIFICATION HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER A WARRANTY NOR WARRANTY, EXPRESS OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON.

Zone Table- R-1 Zone	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT AREA	20,000 SQ.FT.	12,985 SQ.FT.
MINIMUM LOT WIDTH	125 FT.	77.18 FT.*
MINIMUM LOT FRONTAGE	100 FT.	77.5 FT.*
MINIMUM LOT DEPTH	125 FT.	167 FT.+
MINIMUM FRONT YARD	25 FT.	56.9 FT.
MINIMUM SIDE YARD	15 FT.	10.0 FT.**
MINIMUM REAR YARD	25 FT.	28 FT.+
MAXIMUM HABITABLE 1st FLOOR	1,100 SQ.FT.	1,368 SQ.FT.**
MAXIMUM LOT COVERAGE	20%	16.7% (Structure)
MAXIMUM BUILDING HEIGHT	30 FT.	<30 FT.

* EXISTING NON-CONFORMING LOT
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** VARIANCE REQUIRED
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- Legend
- ⊙ WATER GATE
 - ⊕ SANITARY MANHOLE
 - ⊕ CATCH BASIN
 - ⊕ UTILITY POLE
 - OVERHEAD WIRE
 - B.L. BUILDING SETBACK LINE
 - 100' EXISTING CONTOUR
 - PROPOSED CONTOUR
 - FENCE
 - ☼ TREE
 - ⊕ BITUMINOUS CONCRETE LIP CURBING



MAP REFERENCES

- a. MAP SHOWING PROPERTY OF ESTATE OF A.D. MECKS LAKE POCOTOPAUG EAST HAMPTON, CONN. MAY 1937. H.E. DAGGETT, C.E.
- b. LAND OF CATHERINE F. YOUNGS MECKS POINT RD. EAST HAMPTON, CONN. DRAWING NO. 1 OF 1 NOV. 1979. DAVID B. MILCREST, L.S.
- c. SURVEY OF PROPERTY OF THOMAS F. & DOROTHY E. GUTHRIE MECKS POINT ROAD LAKE POCOTOPAUG EAST HAMPTON, CONNECTICUT SHEET NO 1 OF 1 JULY 1975 JOHN MILLER, L.S.
- d. PROPERTY SURVEY PROPOSED FOR KAREN BIGHINATTI & DANIEL A. BIGHINATTI, JR. MECKS POINT ROAD-EAST HAMPTON, CONNECTICUT SCALE: 1"=40' MARCH 17, 1988 CHARLES R. DUTCH, L.S.
- e. PROPERTY BOUNDARY SURVEY PROPERTY OF PATRICIA BUCHRO 43 MECKS POINT ROAD EAST HAMPTON, CONNECTICUT SHEET 1 OF 1 DATES: 07-15-11 FREDERICK W. GUENTHER, L.S.
- f. IMPROVEMENT LOCATION SURVEY PREPARED FOR ELLIOT & DONNA ZIEKY MAP 10A B:00X 83 LOT 8 #41 MECKS POINT ROAD (LOT 8) EAST HAMPTON, CONNECTICUT SCALE: 1"=20' JUNE 9, 2011 PETER D. FELYN, L.S.

"CALL-BEFORE-YOU-DIG" TO BE CONTACTED PRIOR TO ANY SITE WORK OR EXCAVATION ON THIS SITE AND ITS ENVIRONS TO FIELD DELINEATE ALL UTILITIES.

THIS DRAWING AND ALL RELATED DATA ARE THE PROPERTY OF RICHARD F. MIHOK, P.E. & L.S. AND HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER FOR THIS PROJECT AT THIS SITE. THIS PLAN SHALL NOT BE USED FOR ANY OTHER PURPOSES. LOCATION, OWNER OR BY ANY OTHER INDIVIDUAL OR COMPANY WITHOUT EXPRESS WRITTEN CONSENT OF RICHARD F. MIHOK, P.E. & L.S. THIS PLAN IS NOT VALID WITHOUT THE EMBOSSED SEAL AND LIVE SIGNATURE OF THE ENGINEER/SURVEYOR WHO HAS PREPARED THIS PLAN.

This plan is invalid unless it bears the impression seal and original signature of the Professional Engineer/Surveyor.
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" as endorsed by the Connecticut Association of Land Surveyors, Inc. The Type of Survey Performed is a Zoning Location Survey. Boundary Determination/Opinion is based upon a Dependent Resurvey. The Survey conforms to Class A-2 Horiz., Class 1-2 Vert. To the Best of My Knowledge and Belief, This Map is Substantially Correct as Noted Hereon.
Certification Exclusively To Wesley B. Jenks:
Richard F. Mihok
Richard F. Mihok, P.E. & L.S. 6906

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Sheet 1 OF 1
Scale 1" = 20'
Date 05-21-2019
Revised

Zoning Location Survey
Plot Plan
Prepared For
Wesley B. Jenks
45 Meeks Point Road
East Hampton, Connecticut

MAP 10A BLOCK 83 LOT 9