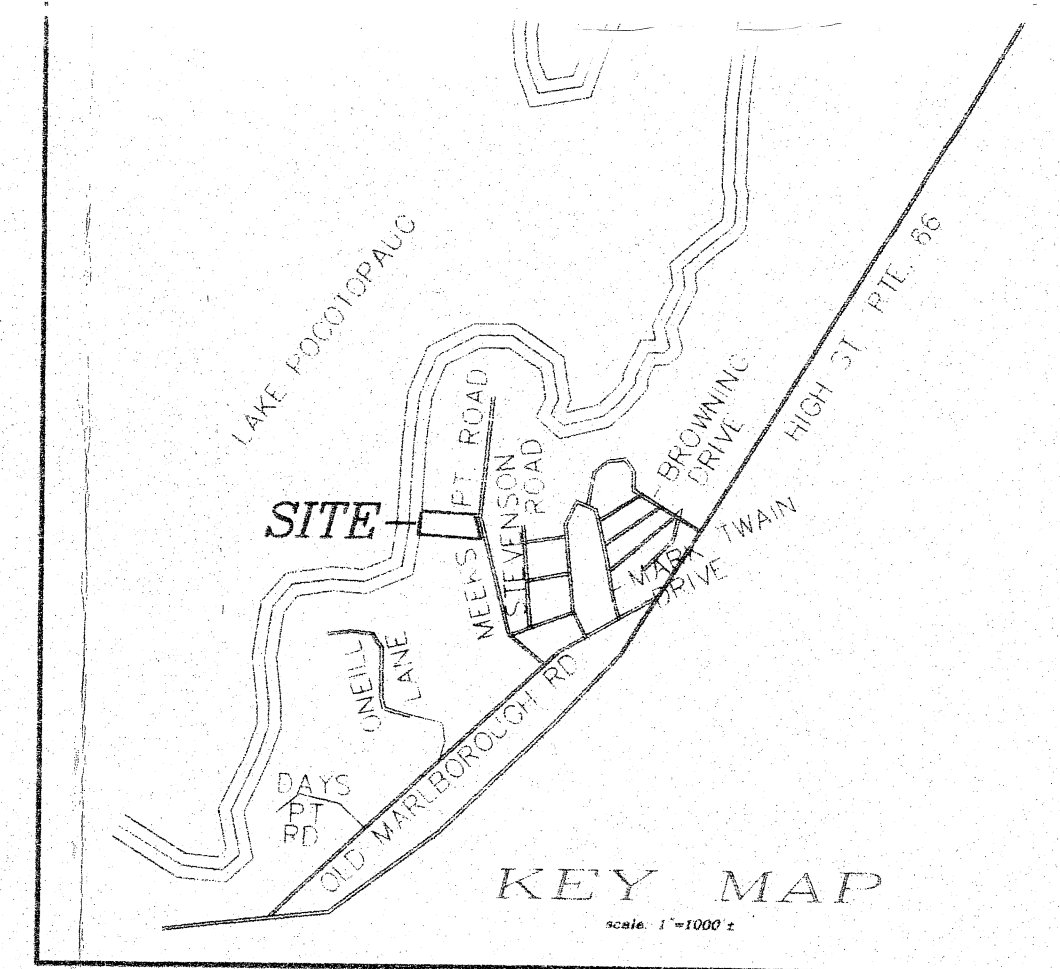
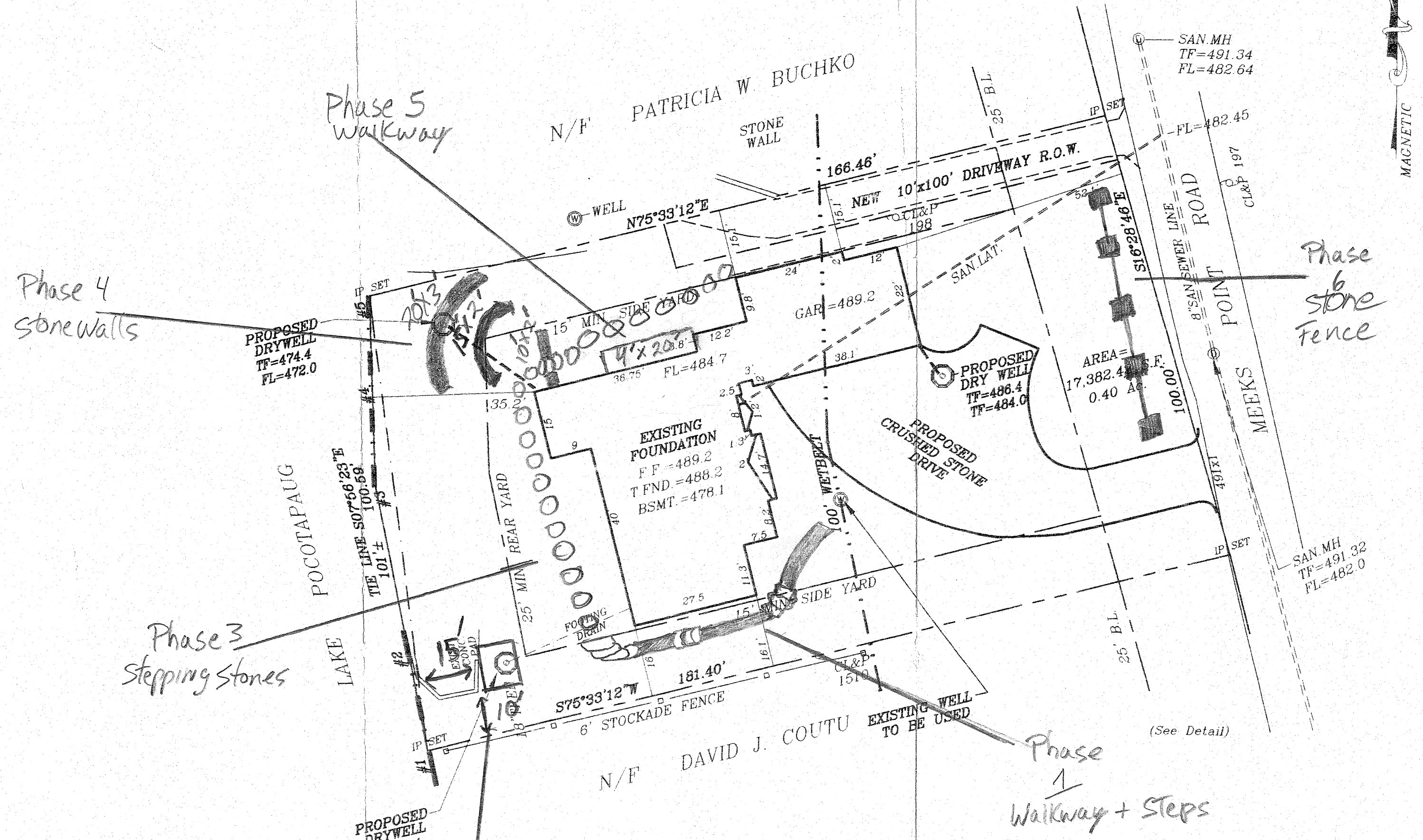


MAP ENTITLED, 'SURVEY OF PROPERTY OF THOMAS F. & DOROTHY E. GUTHRIE MEEKS POINT ROAD LAKE POCOTOPAUG EAST HAMPTON, CONNECTICUT JULY 1, 1975 SCALE 1"=20' JOHN H. MILLER L.S."

3.) MAP ENTITLED, 'LAND OF CATHERINE F. YOUNGS MEEKS POINT RD., EAST HAMPTON, CONN. BOUNDARY SURVEY DATE: NOV. 1979 SCALE: 1"=20' DAVID B. MYLCHREEST "

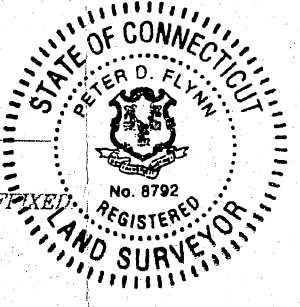


CERTIFICATION:

- 1) THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE SEPTEMBER 26, 1996 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS. THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF AN AS BUILT FOUNDATION SURVEY. PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO AN "INDEPENDENT RESURVEY" THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 SURVEY.
- 2) THIS MAP AND SURVEY WERE PREPARED FOR ELLIOT ZIEKY TO BE USED IN MATTERS THAT RELATE TO A AS BUILT FOUNDATION PLAN USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.
- 3) NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE 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 NOTED HEREON.

Peter D. Flynn
 PETER D. FLYNN CT.L.L.S. #8792 DATE



NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.
 FLYNN & CYR LAND SURVEYING LLC
 376 BERLIN TURNPIKE 860-828-7886
 BERLIN, CONNECTICUT 06037

REGULATIONS FOR R-1 ZONE

ITEM	REQUIRED	EXISTING
MIN LOT WIDTH	125	100' #
MIN LOT AREA	20,000 S.F.	17,382 S.F. #
MIN LOT FRONTAGE	100	100
MIN. FRONT YARD	25	52.1'
MIN SIDE YARD	15	15.1'
MIN LOT DEPTH	125	166'
MIN REAR YARD	25	35.2'
MAX BLDG HEIGHT	30'	30'
MAX LOT COVERAGE	20%	16%
MAX BLDG SIZE	2200 SF	2933 SF *

NON-CONFORMING BUT PRE-EXISTING CONDITION.
 * NON-CONFORMING CONDITION. VARIANCE GRANTED FOR MAX. HOUSE SIZE IN R-1 ZONE 2-18-2003.

RECEIVED
 MAR 10 2021
 TIME 1

PLOT PLAN AS BUILT FOUNDATION PREPARED FOR ELLIOT & DONNA ZIEKY MAP 10A BLOCK 83 LOT 8 #41 MEEKS POINT ROAD (LOT 8) EAST HAMPTON, CONNECTICUT SCALE: 1"=20' 10-28-03

