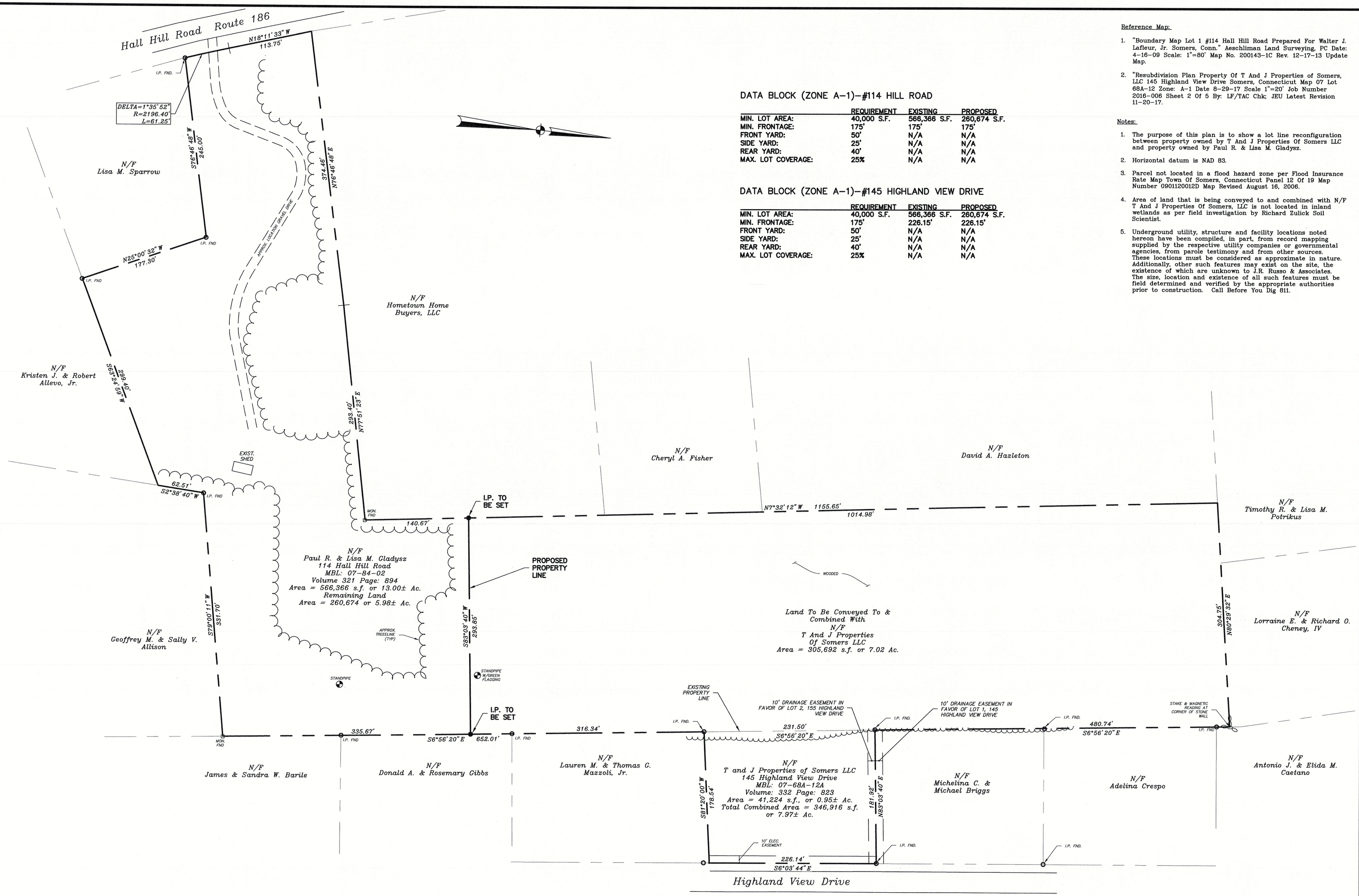

DATA BLOCK (ZONE A-1)-#114 HILL ROAD

	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA:	40,000 S.F.	566,366 S.F.	260,674 S.F.
MIN. FRONTAGE:	175'	175'	175'
FRONT YARD:	50'	N/A	N/A
SIDE YARD:	25'	N/A	N/A
REAR YARD:	40'	N/A	N/A
MAX. LOT COVERAGE:	25%	N/A	N/A

DATA BLOCK (ZONE A-1)-#145 HIGHLAND VIEW DRIVE

	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA:	40,000 S.F.	566,366 S.F.	260,674 S.F.
MIN. FRONTAGE:	175'	226.15'	226.15'
FRONT YARD:	50'	N/A	N/A
SIDE YARD:	25'	N/A	N/A
REAR YARD:	40'	N/A	N/A
MAX. LOT COVERAGE:	25%	N/A	N/A

Reference Map:

1. "Boundary Map Lot 1 #114 Hall Hill Road Prepared For Walter J. Lafleur, Jr. Somers, Conn." Aeschliman Land Surveying, PC Date: 4-16-09 Scale: 1"=80' Map No. 200143-1C Rev. 12-17-13 Update Map.

2. "Resubdivision Plan Property Of T And J Properties of Somers, LLC 145 Highland View Drive Somers, Connecticut Map 07 Lot 68A-12 Zone: A-1 Date 8-29-17 Scale 1"=20' Job Number 2016-006 Sheet 2 Of 5 By: LF/TAC Chk: JEU Latest Revision 11-20-17.

Notes:

1. The purpose of this plan is to show a lot line reconfiguration between property owned by T And J Properties Of Somers LLC and property owned by Paul R. & Lisa M. Gladysz.

2. Horizontal datum is NAD 83.

3. Parcel not located in a flood hazard zone per Flood Insurance Rate Map Town Of Somers, Connecticut Panel 12 Of 19 Map Number 0901120012D Map Revised August 16, 2006.

4. Area of land that is being conveyed to and combined with N/F T And J Properties Of Somers, LLC is not located in inland wetlands as per field investigation by Richard Zulick Soil Scientist.

5. Underground utility, structure and facility locations noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental 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 J.R. Russo & Associates. 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 811.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND

- EXISTING IRON PIN (FOUND)
- PROPOSED IRON PIN (TO BE SET)
- EXISTING MONUMENT (FOUND)
- PROPERTY LINE

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. It is a Property Survey based on a Resurvey and an Original Survey conforming to Horizontal Accuracy Class A-2.

This document and copies thereof are valid only if they bear the live signature and embossed seal of the designated professional. Unauthorized alterations render any declaration hereon null and void.

NOTE:

THIS SURVEY WAS PREPARED DURING THE PANDEMIC OF 2020 AT WHICH TIME THE TOWN HALL RECORDS VAULT ACCESS WAS LIMITED. SURVEYOR REFERENCED HEREON RELIED ON TITLE RESEARCH DERIVED FROM ON-LINE RECORDS AND OTHER SOURCES AND IS UNABLE TO PREPARE A PROPER SURVEY TITLE SEARCH AT THIS TIME.

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

STATE OF CONNECTICUT · JOSEPH E. USERY · 70501 · LICENSED · LAND SURVEYOR

RUSSO
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REVISIONS

BY: LF/JU	CHK: JEU

Properties Of
T And J Properties Of Somers LLC
& Paul R. & Lisa M. Gladysz
Highland View Drive & Hall Hill Road
Somers, Connecticut
MBL: 07-68A-12A & 07-84-02 Zone: A-1

Lot Line Reconfiguration Plan

DATE	1-30-21
SCALE	1"=60'
JOB NUMBER	2020-085
SHEET	1 of 1

S:\Acad\2020 Civil 3D\2020-085 T&J Properties\Russo Drawings\2020-085.dwg