ZBA#21-05

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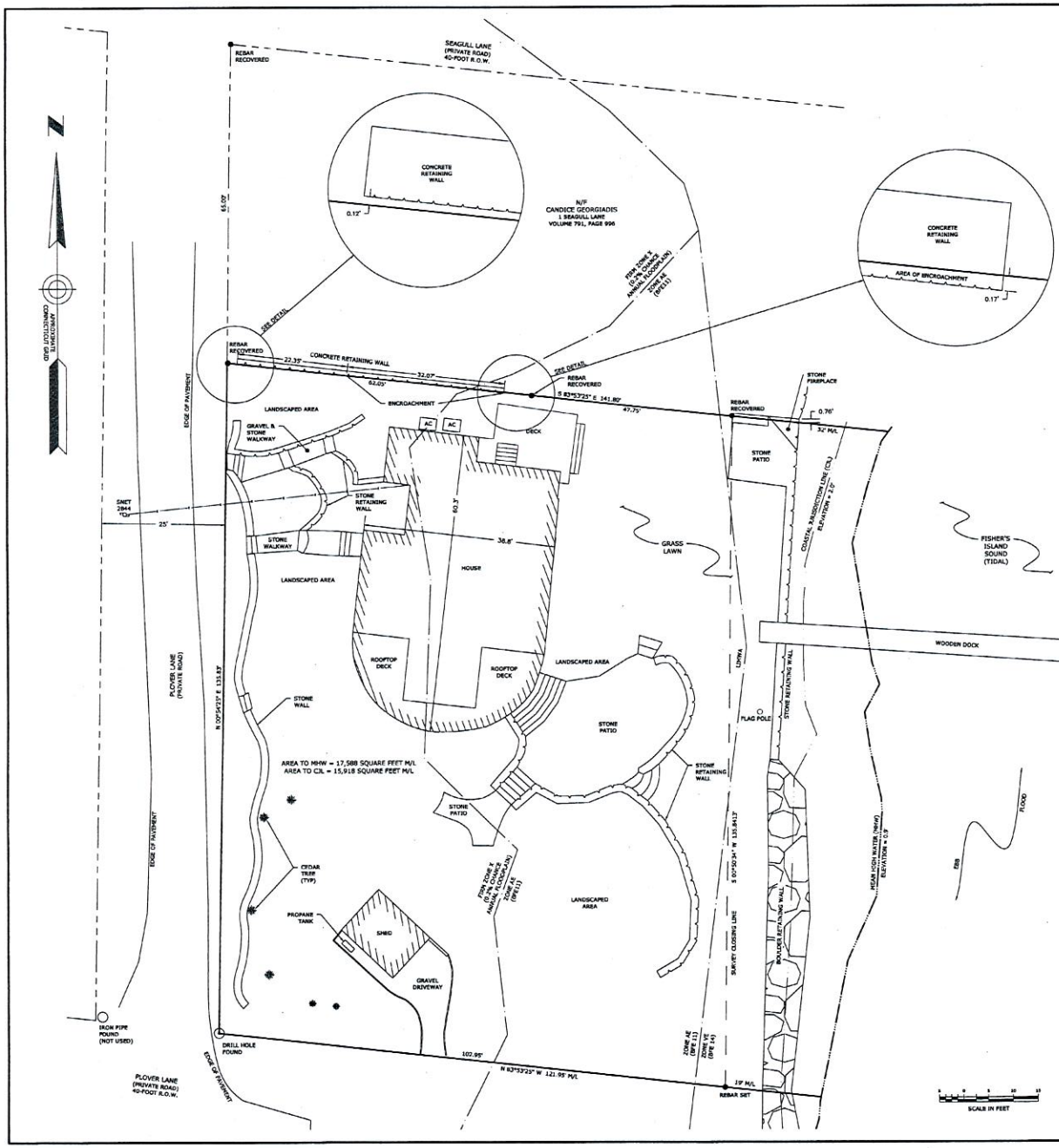
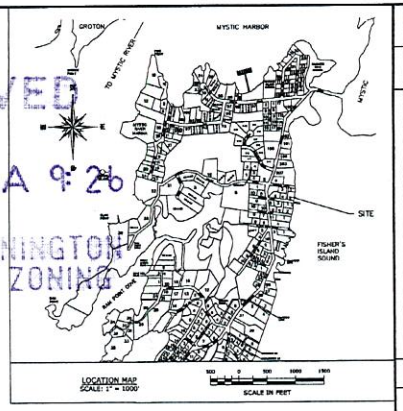
TOWN OF STONINGTON
PLANNING & ZONING





NOTES

1. THIS PLAN AND THE SURVEY IT IS BASED OR HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY SURVEY. THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.
2. REFERENCE IS MADE TO STONINGTON, CT LAND EVIDENCE RECORDS VOLUME 729 AT PAGE 48 FOR A WARRANTY DEED DATED SEPTEMBER 9, 2014 REGARDING RECORD TITLE TO THE SUBJECT PROPERTY.
3. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO OR BENEFIT BY THE FOLLOWING EASEMENTS, RIGHTS OF WAY AND/OR AGREEMENTS:
   A. SEE VOLUME 88 AT PAGE 141 OF THE STONINGTON LAND RECORDS FOR A WARRANTY DEED DATED 3/19/48
   B. SEE VOLUME 125 AT PAGE 577 OF THE STONINGTON LAND RECORDS FOR A WARRANTY DEED DATED 5/21/60
4. THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE RA-20 ZONE DISTRICT.
5. "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NEW LONDON COUNTY, CONNECTICUT ALL JURISDICTIONS PANEL 529, TOWN OF STONINGTON MAP NUMBER 09011C0529J EFFECTIVE DATE AUGUST 5, 2013 FEDERAL EMERGENCY MANAGEMENT AGENCY" INDICATES THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (INSIDE 0.2% CHANCE ANNUAL FLOODPLAIN), ZONE AE11, AND ZONE VE14.
6. THE SUBJECT PROPERTY IS SHOWN ON THE STONINGTON, CT TAX ASSESSOR MAP 176 BLOCK 2 AS LOT 7 AND HAS AN ASSIGNED STREET ADDRESS OF 2 PLOVER LANE, MYSTIC-STONINGTON, CONNECTICUT 06340.
7. THE BASIS FOR BEARINGS IS APPROXIMATE CONNECTICUT COORDINATE SYSTEM OF 1983 (NAD83). ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
8. THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY IN AUGUST AND SEPTEMBER 2020. RECORD TITLE AND ADJOINER INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS IN AUGUST 2020.

MAP REFERENCES

A. SALTAIR, MASONS ISLAND, SITUATE IN THE STATE OF CONNECTICUT, THE MASONS ISLAND CO., NEW LONDON, CONN., OWNERS & DEVELOPERS, SCALE: 1 INCH = 100 FEET, DATED 1927, BY ERNEST L. DESHEFF, ENGINEER, NEW LONDON, CONN.
B. PROPERTY/BOUNDARY SURVEY, 1 SEAGULL LANE MASONS ISLAND, STONINGTON, CONNECTICUT, PREPARED FOR PAULINE A. GRUPPO, DATE: 10/14/97, SCALE: 1"=10', J DEMPSEY ASSOCIATES, PROFESSIONAL LAND SURVEYORS, LEDYARD, CT.

STATE OF CONNECTICUT SEAL SCALE LICENSED 14662 PROFESSIONAL LAND SURVEYOR

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

MICHAEL J. SEAMON LICENSE # 14662 — 9-4-2020 DATE

REV.	DESCRIPTION OF REVISION	DATE	APPR.

STAMP

Loureiro
Engineering Associates, LLC
Water • Wastewater • Stormwater
Land Development • Site Design • Permitting
150 Jay Hill Road, Groton, Connecticut 06340
(860) 445-5405 • Fax (860) 445-5406
An Employee Owned Company • www.LoureiroLLC.com
Civil Engineers • Surveyors
Environmental Scientists

SCALE 1" = 10'
CONT. NO. 8A2003.01
DRAWN BY BSP — DATE 09/04/2020
APPROVED BY MJS — DATE 09/04/2020

PROPERTY SURVEY

PROPERTY OF JENNIFER L. & DANIEL T. WILSON
2 PLOVER LANE
MYSTIC-STONINGTON, CONNECTICUT

DRAWING 20000037.01

SHEET NO. 1 OF NO. OF SHEETS 1

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