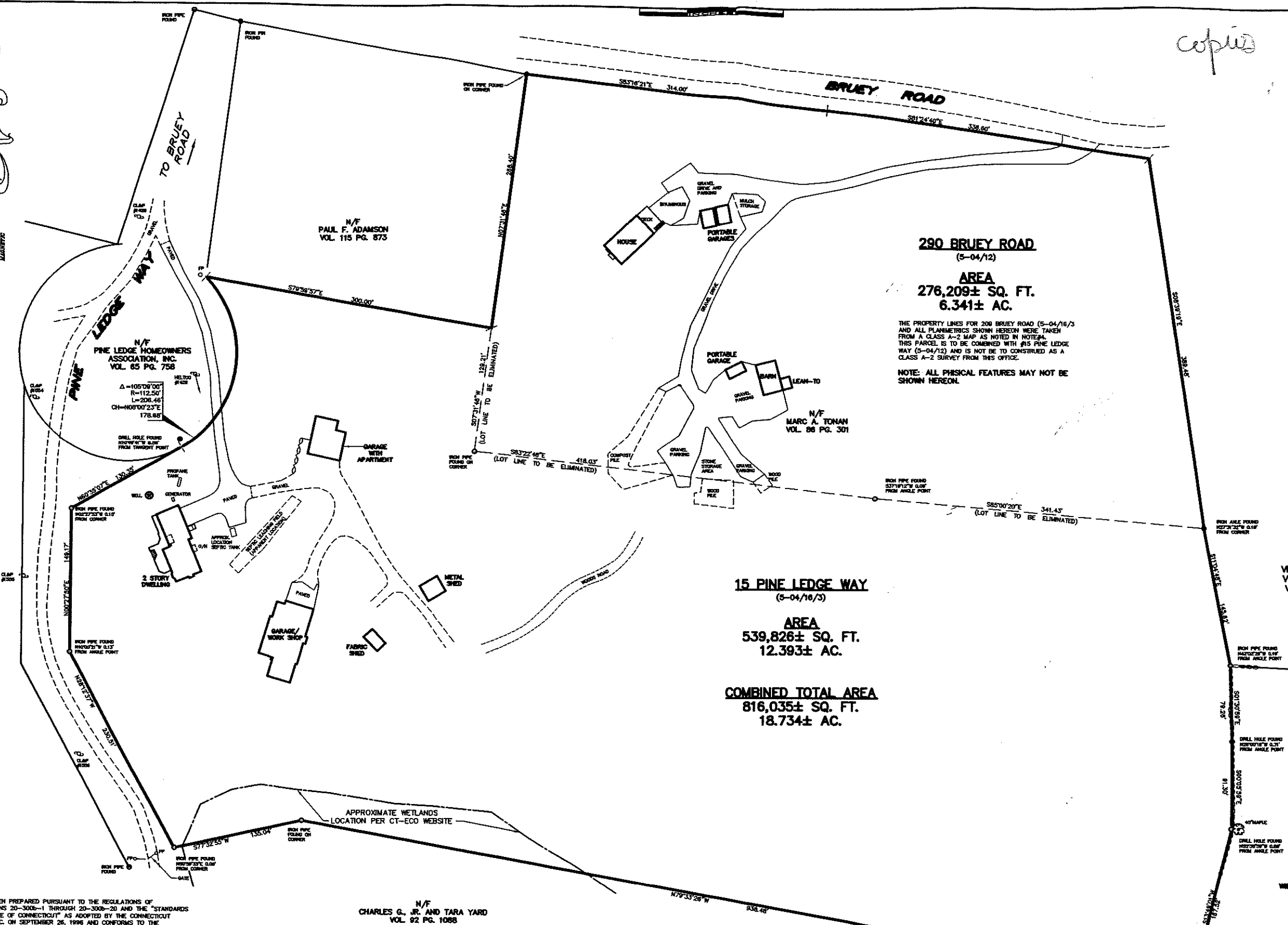


copies

LEGEND

PROPERTY LINE	—————
BUILDING SETBACK LINE	—————
EASEMENT LINE	—————
EDGE OF PAVED DRIVE	—————
EDGE OF GRAVEL DRIVE	—————
STONE WALL	—————
RETAINING WALL	—————
UTILITY POLE WITH ANCHOR	⊕
EXISTING MONUMENT	⊕
EXISTING IRON PIN OR PIPE	⊙
PROPOSED IRON PIN	⊙
PROPOSED MONUMENT	⊕
DRILL HOLE	⊙
WELL	⊕
TREE	⊙
ASSESSOR'S PARCEL No.	(5-04/12)



NOTES:

- THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996 AND CONFORMS TO THE STANDARDS OF A CLASS A-2 SURVEY OF PARCEL 5-04/16/3 ONLY.
- TYPE OF SURVEY: PROPERTY SURVEY.
- BOUNDARY DETERMINATION CATEGORY: DEPENDENT RE-SURVEY
- OWNERS OF RECORD: MARIALISA CONSOLINI AND MARC TONAN REFER TO DEED VOLUME 124 PAGE 405 OF THE NORFOLK LAND RECORDS (5-04/16/3). MARC A. TONAN REFER TO DEED VOLUME 86 PAGE 301 OF THE NORFOLK LAND RECORDS (5-04/12).
- REFER TO TOWN CLERK MAP #990 OF THE NORFOLK LAND RECORDS.
- REFER TO MAP ENTITLED "MAP PREPARED FOR MARC TONAN 290 BRUEY ROAD NORFOLK CONNECTICUT MARCH 19 2008" BY KEEFE LAND SURVEYING.
- PARCEL IS SUBJECT TO DECLARATION OF COVENANTS AS CONTAINED IN DEED VOLUME 85 PAGE 448 AND ALSO TOGETHER WITH A NON-EXCLUSIVE BUT PERMANENT RIGHT FOR INGRESS AND EGRESS AS CONTAINED IN DEED VOLUME 85 PAGE 761 OF THE NORFOLK LAND RECORDS.
- PARCEL IS SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS AS MAY EXIST PER REFERENCE MAPS AND FILED DEEDS.
- SUBJECT PROPERTIES ARE LOCATED IN ZONE: RURAL RESIDENTIAL.
- COMBINED TOTAL AREA: 816,035± SQ. FT. (18.723± ACRES).

PROPERTY SURVEY
SHOWING
PROPOSED LOT LINE ELIMINATIONS
PREPARED FOR
MARC A. TONAN
PINE LEDGE WAY AND BRUEY ROAD
NORFOLK, CONNECTICUT

I HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Steph Latour
STEPHEN R. LATOUR, R.L.S. CT LIC. #15456
NOT VALID WITHOUT EMBOSSED SEAL

REVISED 05-19-23 ADD WETLANDS PER CT-ECO WEBSITE

BERKSHIRE ENGINEERING & SURVEYING, LLC

143 BANTAM LAKE ROAD
BANTAM, CONNECTICUT 06750

(860)587-8007
(860)587-8008(fax)

Date	05/27/2020	Map No.	3344
Scale	1"=50'	Sheet	1/1
Proj No.	20-3344(A-2)	Drawn By	MS