

MAGNETIC NORTH - 15 NOV 2001

LINE DATA TABLE BOUNDARY		
NO.	BEARING	DISTANCE
L1	S70°08'42"W	35.17'
L2	N60°48'54"W	77.02'
L3	N73°58'20"W	59.13'
L4	S72°43'21"W	49.68'
L5	S48°59'31"W	46.74'
L6	S37°06'11"W	41.95'
L7	S12°59'11"W	33.47'
L8	S38°53'49"E	55.30'

SURVEY NOTES

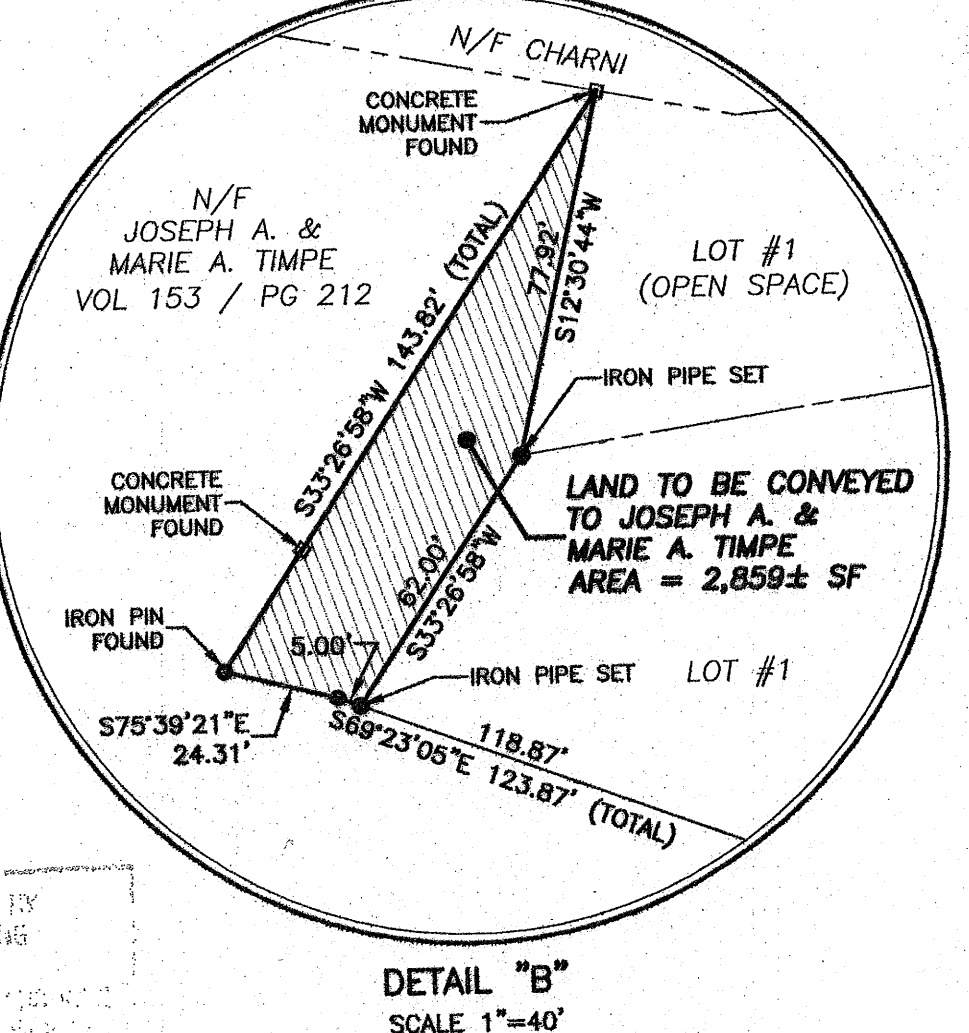
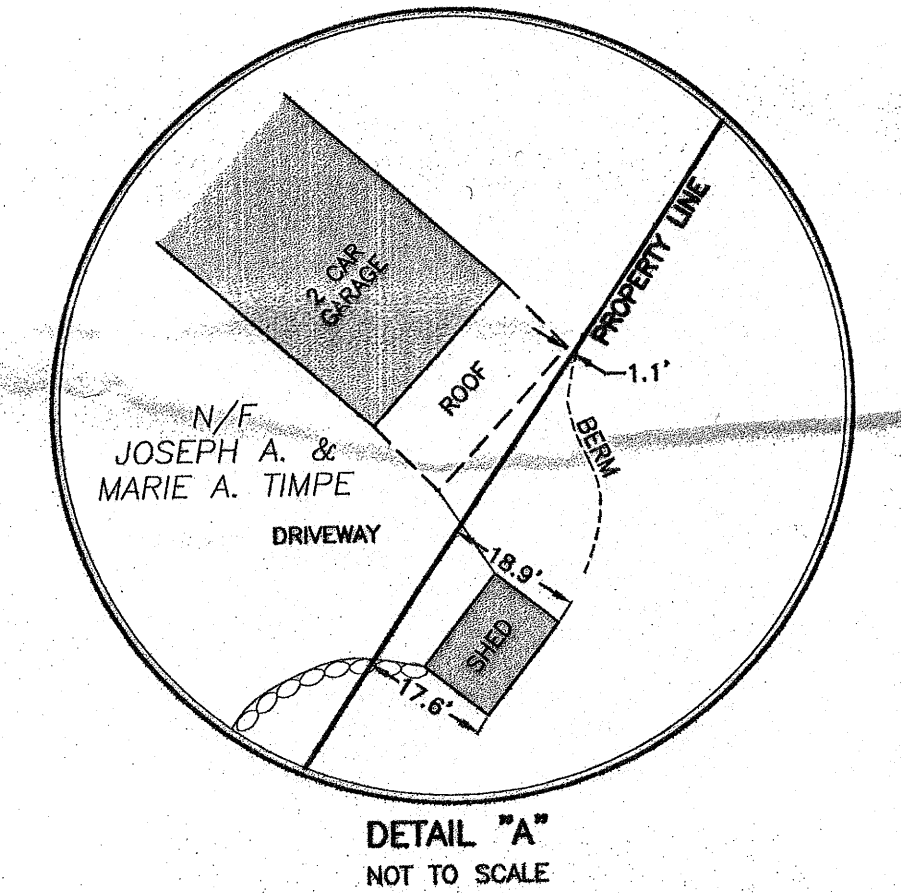
- 1.) THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300a-1 THROUGH 20-300a-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 28, 1996.
THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY CONFORMING TO HORIZONTAL CLASS A-2 & VERTICAL CLASS T-2 STANDARDS OF ACCURACY. IT IS A DEPENDENT RESURVEY PER MAP REFERENCE #12.
ELEVATIONS ARE BASED ON U.S. GEOLOGICAL SURVEY DATUM.
PROPOSED SUBDIVISION LOT LINES BASED ON AN ORIGINAL SURVEY.
THIS SURVEY WAS PREPARED TO DEPICT THE ORIGINAL BOUNDARY AND EXISTING CONDITIONS OF THE SUBJECT PROPERTY FOR DEVELOPMENT OF A RESIDENTIAL SUBDIVISION.
- 2.) THE SUBJECT PROPERTY IS SHOWN ON THE TOWN OF MONTVILLE TAX ASSESSOR MAP No. 57 AS LOT 30
- 3.) THE SUBJECT PROPERTY CONTAINS 18.77± ACRES.
- 4.) REFERENCE IS MADE TO A CONVEYANCE FROM THE ESTATE OF MILD LIGHT TO ANNE C. LIGHT RECORDED DECEMBER 24, 1958 IN VOLUME 66, PAGE 102 AND TO A CHANGE OF NAME CERTIFICATE RECORDED DECEMBER 24, 1958 IN VOLUME 66, PAGE 103 OF THE TOWN OF MONTVILLE LAND RECORDS.
REFERENCE IS MADE TO A DEED TO BRIAN P. AND BRENDA LEE McNAMARA RECORDED IN VOLUME 397, PAGE 499 OF THE TOWN OF MONTVILLE LAND RECORDS.
- 5.) BEARINGS SHOWN HEREIN ARE FROM MAGNETIC NORTH BASED ON FIELD OBSERVATIONS DATED NOVEMBER 13, 2001
- 6.) DELINEATED WETLANDS IDENTIFIED ON THE GROUND BY VAN COLE, C.S.S. MARCH 24, 2003.

MAP REFERENCES

- 1.) "PLAN OF CAMP PEQUOT PROPERTY OWNED AND OPERATED BY ADRIAN & JANET LOFER, GARDNER LAKE, MONTVILLE, CONNECTICUT", SCALE: 1 INCH = 100 FEET, DATED: MARCH 9, 1973, BY CHANDLER, PALMER & KING, NORWICH, CONNECTICUT
- 2.) "PLAN SHOWING LAND & BUILDING NOW OR FORMERLY OF CORNELIUS P. & MATHEW P. McNAMARA, MONTVILLE, CONNECTICUT", SCALE: 1 INCH = 40 FEET, DATED: OCTOBER 1967, REVISED: JUNE 1970, BY GEORGE H. DIETER, U.S.
- 3.) "PLAN OF PROPERTY TO BE CONVEYED TO ALFRED FRIEDLAND AT GARDNER LAKE, MONTVILLE, CONNECTICUT", SCALE: 1 INCH = 40 FEET, DATED: SEPTEMBER 1961, REVISED: MAY 20, 1969, BY CHANDLER & PALMER, NORWICH, CONNECTICUT
- 4.) SURVEY "FOR ELIZABETH F. McNAMARA", SCALE: 1 INCH = 40 FEET, SURVEYED: OCTOBER 30, 1920, PLAN MADE: APRIL 1, 1921, BY CHANDLER & PALMER, NORWICH, CONNECTICUT
- 5.) "PLAN OF PROPERTY TO BE CONVEYED TO MICHAEL JAKUBOWSKI BY ANNE C. ALQUIST, GARDNER LAKE, MONTVILLE, CONNECTICUT", SCALE: 1 INCH = 40 FEET, DATED: NOVEMBER 1971, REVISED: NOVEMBER 27, 1971, BY CHANDLER & PALMER, ASSOCIATES, NORWICH, CONNECTICUT
- 6.) "PLAN OF PROPERTY TO BE CONVEYED TO BENJAMIN C. & ROSALIE JAKUBOWSKI BY ANNE C. ALQUIST, GARDNER LAKE, MONTVILLE, CONNECTICUT", SCALE: 1 INCH = 40 FEET, DATED: NOVEMBER 1971, REVISED: JANUARY 1972, BY CHANDLER & PALMER, ASSOCIATES, NORWICH, CONNECTICUT
- 7.) "PLAN OF COTTAGE PROPERTIES OF ANNE C. ALQUIST, GARDNER LAKE, MONTVILLE, CONNECTICUT", SCALE: AS NOTED, DATED: JULY 1972, BY CHANDLER, PALMER & KING, NORWICH, CONNECTICUT
- 8.) "PLAN MADE FOR ALFRED FRIEDLAND, GARDNER LAKE, TOWN OF MONTVILLE", SCALE: 1 INCH = 40 FEET, DATED: SEPTEMBER 1961, REVISED: FEBRUARY 6, 1970, BY CHANDLER & PALMER, ENGINEERS, NORWICH, CONNECTICUT
- 9.) "REVISED SUBDIVISION PLAN PREPARED FOR ANNE C. ALQUIST, GARDNER LAKE, MONTVILLE, CONNECTICUT", SCALE: 1 INCH = 40 FEET, DATED: OCTOBER 29, 1992, REVISIONS: SEPTEMBER 10, 1993 & DECEMBER 13, 1993, BY CHANDLER, PALMER & KING, NORWICH, CONNECTICUT
- 10.) "PROPERTY SURVEY PREPARED FOR MITCHELL JAKUBOWSKI & MARILYN WILCOX, GARDNER LAKE, MONTVILLE, CONNECTICUT", SCALE: 1 INCH = 10 FEET, DATED: DECEMBER 23, 1999, BY CHANDLER, PALMER & KING, NORWICH, CONNECTICUT
- 11.) "CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, TOWN OF MONTVILLE - NORWICH-HADLIME ROAD FROM GARDNER LAKE M.E. CHURCH WESTERLY TO THE SALEM TOWN LINE, ROUTE No. 157", SCALE: 1 INCH = 40 FEET, PROJECT No. 949, SURVEY DATE: SEPTEMBER 27, 1928, DATED: NOVEMBER 30, 1929, SHEET 1 OF 1
- 12.) "BOUNDARY SURVEY PREPARED FOR ANNE C. ALQUIST, 191 DOYLE ROAD, MONTVILLE, CONNECTICUT", SHEET 1 OF 1, SCALE 1" = 80', DATED: 01/25/2002, BY CME/CPK DESIGN GROUP, NORWICH, CONNECTICUT.

ZONING COMPLIANCE TABLE - ZONING DISTRICT R-120 (CLUSTER DEVELOPMENT)					
ITEM	REQUIRED	PROVIDED LOT 001	PROVIDED LOT 002	PROVIDED LOT 003	PROVIDED LOT 005
LOT AREA	80,000 SF	80,359± SF	80,897± SF	80,452± SF	85,630± SF
LOT WIDTH	150'	155'	160'	160'	209'
INTERIOR LOT					
ITEM	REQUIRED	PROVIDED LOT 000			
LOT AREA	180,000 SF	237,190± SF			
LOT WIDTH	25'	83'			

GARDNER LAKE



QUALITY CONTROL CERTIFICATION		
GROUP	REVIEWED	DATE
PROJECT MANAGER	11/04/02	11/04/02
SURVEY	11/04/02	11/04/02
ENVIRONMENTAL	11/04/02	11/04/02
CIVIL	11/04/02	11/04/02
STRUCTURAL	11/04/02	11/04/02
ARCHITECTURAL	11/04/02	11/04/02

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON
11/04/02
DATE

LIMITS OF INLAND WETLANDS AS FLAGGED BY VAN COLE, C.S.S.
11/04/03
DATE

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Architecture, Engineering, Environmental Science & Surveying

SUBDIVISION PLAN
PREPARED FOR
BRIAN P. & BRENDA LEE McNAMARA
191 DOYLE ROAD
MONTVILLE, CONNECTICUT

REVISIONS		JOB DATA	
NO.	DESCRIPTION	PROJECT	BOOK NO.
1	PER UNAS HEALTH	2003063 McNamara	4140
2	REVISED OPEN SPACE		
3	PER TOWN COMMENTS		
4	FINAL POINTS SET		
DATE: 04/30/2003		SCALE: 1" = 80'	
SHEET 2 OF 5		FILE 2003063 BND.dwg	