

EXISTING HOUSE #155
(LOCATION FROM GIS &
AERIAL PHOTO)

ORIGINAL AREA
(EXCLUSIVE OF ACCESSWAY)
406,079 S.F.
9.32 ACRES

REVISED AREA
(EXCLUSIVE OF ACCESSWAY)
405,763 S.F.
9.315 ACRES

PARCEL 229/002/027
N/F
GERALD R. LAFRANCE
LOT 16

N/F
EDWIN A. & LINDA L. MYERS
LOT 17

ORIGINAL AREA
(EXCLUSIVE OF ACCESSWAY)
411,404 S.F.
9.44 ACRES

REVISED AREA
(EXCLUSIVE OF ACCESSWAY)
410,846 S.F.
9.43 ACRES

PARCEL 229/002/028
N/F
ROBERT J. OUELLETTE, III &
SUSAN M. OUELLETTE

EXISTING HOUSE #153
(LOCATION FROM GIS &
AERIAL PHOTO)

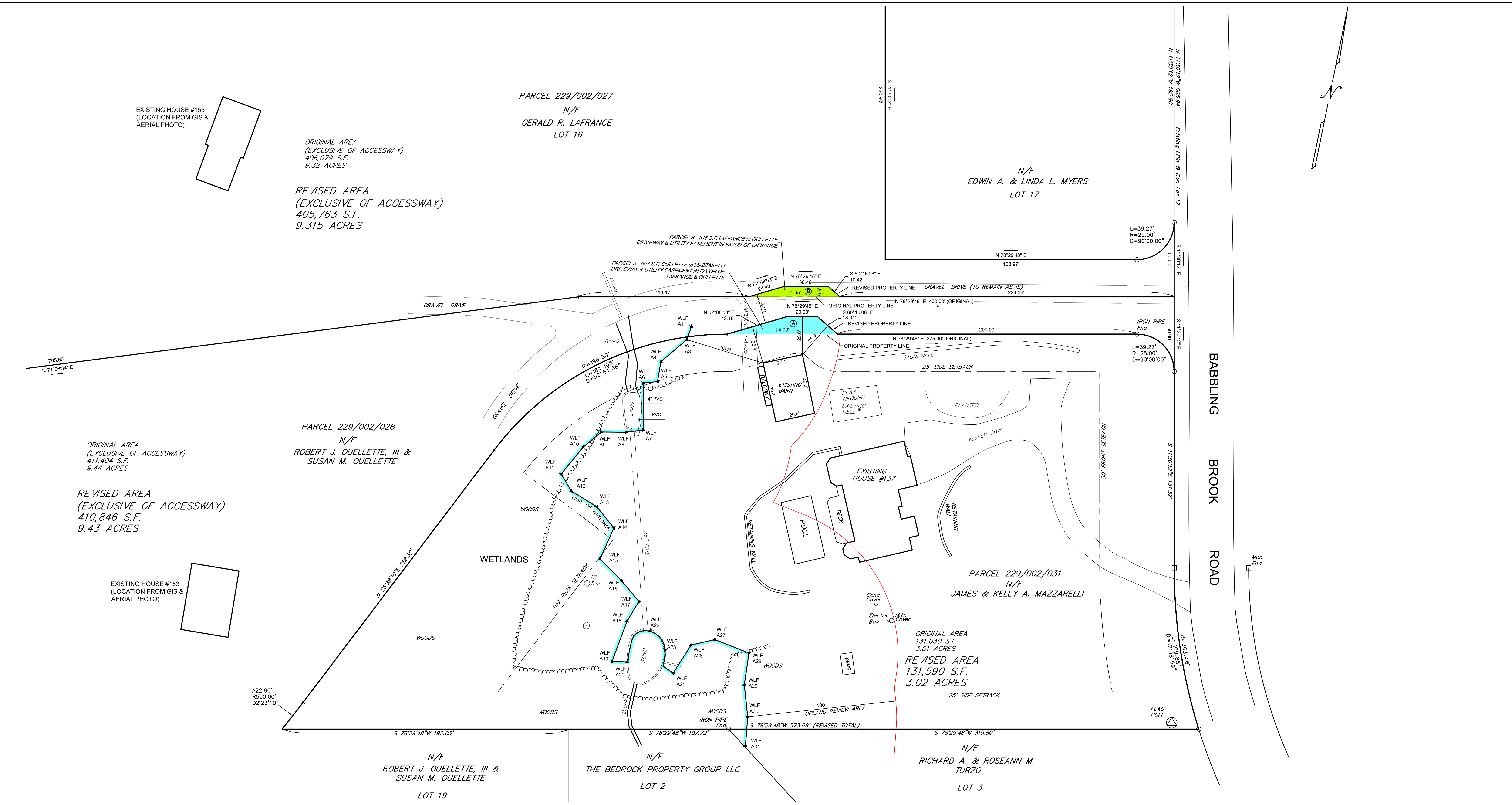
PARCEL 229/002/031
N/F
JAMES & KELLY A. MAZZARELLI

ORIGINAL AREA
131,030 S.F.
3.01 ACRES
REVISED AREA
131,590 S.F.
3.02 ACRES

N/F
ROBERT J. OUELLETTE, III &
SUSAN M. OUELLETTE
LOT 19

N/F
THE BEDROCK PROPERTY GROUP LLC
LOT 2

N/F
RICHARD A. & ROSEANN M.
TURZO
LOT 3



WETLAND LIMIT FLAGGED 11-20-2022 BY GEORGE LOGAN, SOIL SCIENTIST

REFERENCE MADE TO MAPS TITLED:
1. "RESUBDIVISION MAP MEADOW VIEW ESTATES PREPARED FOR WEST CENTRAL ENTERPRISES BABBLING BROOK ROAD TORRINGTON, CONN. REV. NOVEMBER 27, 2001" BY ROBERT C. GREEN (T.L.R. MAPS 4699-4702)
2. "IMPROVEMENT LOCATION SURVEY FOR JAMES & KELLY A. MAZZARELLI #137 BABBLING BROOK ROAD TORRINGTON, CONNECTICUT REV. 10-10-2022" BY RONALD E. MCCARTHY

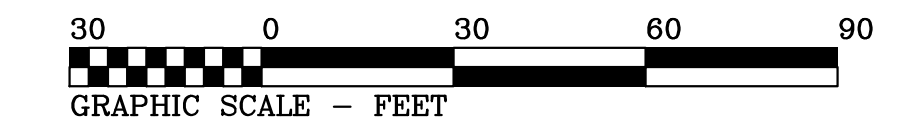
TYPE OF SURVEY: ZONING LOCATION
BOUNDARY DETERMINATION CATEGORY: RESURVEY
CLASS OF ACCURACY: A-2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 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 OCTOBER 26, 2018.

William T. Clark
WILLIAM T. CLARK L.S. #70080
NOT VALID WITHOUT EMBOSSED SEAL

- 1. SUBJECT PROPERTIES ARE SHOWN ON TAX MAP #229.BLOCK.002, AS LOTS-031, 027, & 028.
- 2. ALL THREE PARCELS ARE IN ZONE R-60.
- 3. PROPERTIES ARE SUBJECT TO ALL RIGHTS, EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS AS MAY APPEAR OF RECORD. SEE VOL. 1236, PG. 533.
- 4. PROPERTIES ARE SUBJECT TO THE 100' WETLAND SETBACK FROM ALL WETLAND BOUNDARIES AND IS SUBJECT TO REVIEW BY THE CITY OF TORRINGTON.

NOTE: NO ZONING VIOLATIONS ARE CREATED THROUGH THE ENACTMENT OF THE LOT LINE REVISIONS SHOWN HEREON.



LOT LINE REVISION MAP
#137, #153 & #155 BABBLING BROOK ROAD
PREPARED FOR
JAMES MAZZARELLI
TORRINGTON, CONNECTICUT

CLARK LAND SURVEYING, LLC
126 TUNXIS ROAD
BRISTOL, CONN. 06010
(860) 967-8590
TODD@CLARKLS.BIZ
DATE: 11-30-2022 SCALE: 1" = 30' MAP NO. 2022-91