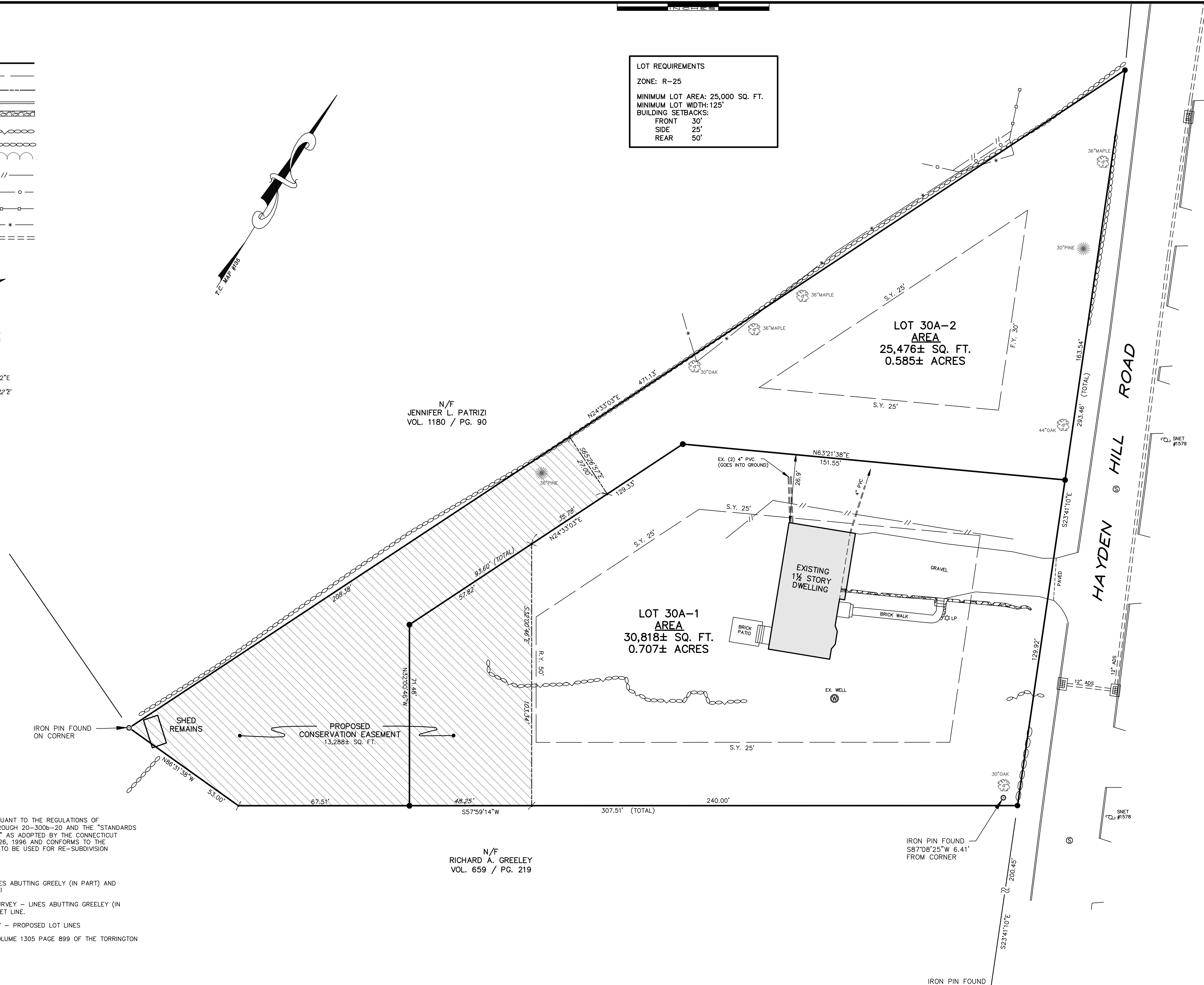
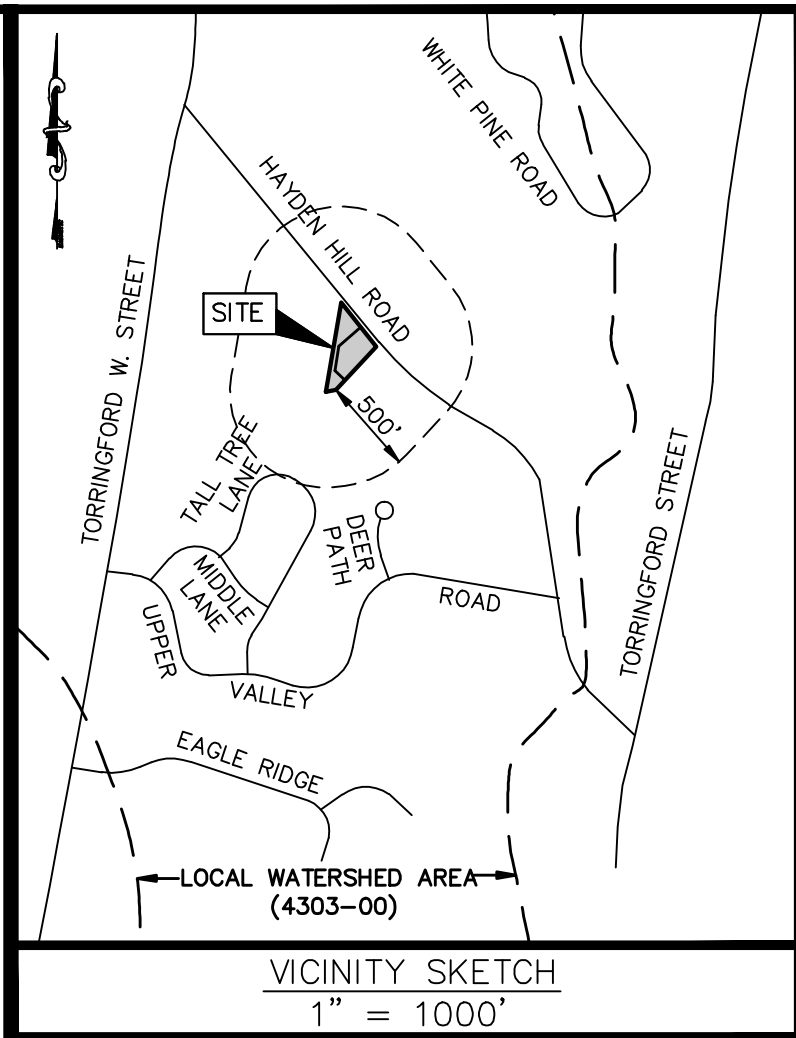


LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- CURB LINE
- MASONRY RETAINING WALL
- STONE RETAINING WALL
- STONE WALL
- TREE LINE
- PICKET FENCE
- CHAIN LINK FENCE
- STOCKADE FENCE
- ELECTRIC FENCE
- DRAINAGE PIPE
- EXISTING IRON PIN OR PIPE
- PROPOSED IRON PIN
- UTILITY POLE WITH ANCHOR
- WELL
- SEWER MAN HOLE
- TREE
- CATCH BASIN
- PROPERTY LINE LABELS $N13^{\circ}01'22"E$
- EASEMENT LABELS $N13^{\circ}01'22"E$

LOT REQUIREMENTS
 ZONE: R-25
 MINIMUM LOT AREA: 25,000 SQ. FT.
 MINIMUM LOT WIDTH: 125'
 BUILDING SETBACKS:
 FRONT 30'
 SIDE 25'
 REAR 50'



- NOTES:**
1. 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 AND IS INTENDED TO BE USED FOR RE-SUBDIVISION APPROVAL.
 - TYPE OF SURVEY: RE-SUBDIVISION
 - BOUNDARY DETERMINATION CATEGORY: RESURVEY - LINES ABUTTING GREELEY (IN PART) AND ABUTTING PATRIZI
 DEPENDENT RESURVEY - LINES ABUTTING GREELEY (IN PART) AND STREET LINE.
 ORIGINAL SURVEY - PROPOSED LOT LINES
 2. **OWNER OF RECORD:** QUIN, LLC. REFER TO DEED VOLUME 1305 PAGE 899 OF THE TORRINGTON LAND RECORDS.
 ADDRESS: 1461 FRANKLIN AVENUE
 GARDEN CITY, N.Y. 11530
 - APPLICANT:** SHAUN QUIN
 1461 FRANKLIN AVENUE
 GARDEN CITY, N.Y. 11530
 3. REFER TO TOWN CLERK MAPS #135, #597, AND #879 OF THE TORRINGTON LAND RECORDS.
 4. ENTIRE PROPERTY WAS INSPECTED IN THE FIELD BY GEORGE T. MALIA, SOIL SCIENTIST AND WAS DETERMINED TO HAVE NO INLAND WETLANDS.
 5. PROPOSED LOT 30A-2 TO BE SERVED BY A PROPOSED DOMESTIC WELL AND MUNICIPAL SANITARY SEWER.
 6. PARCEL IS SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS AS MAY EXIST PER REFERENCE MAPS AND FILED DEEDS.
 7. SUBJECT PROPERTY IS DESIGNATED AS ASSESSOR'S PARCEL #243-004-003.
 8. SUBJECT PROPERTY IS LOCATED IN ZONE: R-25.
 9. TOTAL AREA: 56,294± SQ. FT. (1.292± ACRES).
 10. TOTAL SUBDIVISION AREA HAS 17.5% OF SLOPES 25% AND GREATER AND NO WETLANDS.
 11. CONSERVATION EASEMENT AREA MAKES UP 23.6% OF TOTAL SUBDIVISION AREA AND HAS 16.8% OF SLOPES 25% AND GREATER AND NO WETLANDS.

N/F
 JENNIFER L. PATRIZI
 VOL. 1180 / PG. 90

N/F
 RICHARD A. GREELEY
 VOL. 659 / PG. 219

APPROVED BY THE CITY OF TORRINGTON
 PLANNING AND ZONING COMMISSION:

CHAIRMAN _____ DATE _____

IN ACCORDANCE WITH STATE STATUTE 8.26 (C), ALL WORK
 IN CONNECTION WITH THIS SUBDIVISION
 SHALL BE COMPLETED BY: _____

**RECORD RE-SUBDIVISION MAP
 OF LOT 30A**
 PREPARED FOR
QUIN, LLC
 350 HAYDEN HILL ROAD
 TORRINGTON, CONNECTICUT

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

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

BERKSHIRE ENGINEERING & SURVEYING, LLC

143 BANTAM LAKE ROAD BANTAM, CONNECTICUT 06750 (860)567-8007 (860)567-8006(fax)

Date: 06/24/20	Map No: 3370
Scale: 1"=20'	Sheet: 1/1
Proj No: 20-3370(A2)	Drawn By: MS