



PROPOSED DESCRIPTION OF 367 WINSTED ROAD

A CERTAIN PIECE OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON, LOCATED IN THE CITY OF TORRINGTON, COUNTY OF LITCHFIELD AND STATE OF CONNECTICUT, CONSISTING OF 32,406.8 SQUARE FEET, MORE OR LESS DESCRIBED AS:
 BEGIN AT THE SOUTH CORNER OF ADDRESS NUMBER 387 WINSTED ROAD (ROUTE 800);
 THENCE N02°24'38"W, 204.02' TO THE WEST CORNER OF SAID ADDRESS NUMBER 387;
 THENCE N07°55'24"E, 161.87' TO THE NORTH CORNER OF SAID ADDRESS NUMBER 387;
 THENCE S00°42'50"E, 234.11' TO THE EAST CORNER OF SAID ADDRESS NUMBER 387;
 THENCE S87°55'24"W, 165.82' TO THE POINT OF BEGINNING

PROPOSED DESCRIPTION OF 391 WINSTED ROAD

A CERTAIN PIECE OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON, LOCATED IN THE CITY OF TORRINGTON, COUNTY OF LITCHFIELD AND STATE OF CONNECTICUT, CONSISTING OF 32,406.8 SQUARE FEET, MORE OR LESS DESCRIBED AS:
 BEGIN AT THE EAST CORNER OF ADDRESS NUMBER 347 WINSTED ROAD (ROUTE 800) BEING THE SOUTHWEST CORNER OF ADDRESS NUMBER 391 WINSTED ROAD;
 THENCE ALONG THE COMMON LINE BETWEEN ADDRESS NUMBER 387 AND 391 N02°43'58"W, 204.11' TO A POINT ON THE BEAR LINE OF SAID ADDRESS NUMBERS 387 AND 391;
 THENCE N07°55'24"E, 86.13' TO A POINT;
 THENCE N02°24'38"W, 95.88' TO A IRON PIN SET ON 11.21.1885;
 THENCE N07°55'24"W, 281.00' TO A POINT;
 THENCE S00°31'52"E, 350.94' TO AN IRON PIN SET ON 05.24.2019 BEING ON THE NORTHERLY LINE OF WINSTED ROAD;
 THENCE ALONG THE SAID NORTHERLY LINE S05°52'09"W, 318.92' TO A JOB IN SAID NORTHERLY LINE;
 THENCE N02°24'38"W, 98.09' TO A POINT ON THE SAID NORTHERLY LINE OF WINSTED ROAD;
 THENCE ALONG SAID NORTHERLY LINE S87°55'24"W, 24.10' TO THE POINT OF BEGINNING.

MAP REFERENCES

1. "PROPOSED SUBDIVISION" PROPERTY OF A & J REALTY AND ALFRED J. MAZZILLI WINSTED ROAD ROUTE 800, TORRINGTON, CONNECTICUT ON FILE AS MAP NO. 3148
2. PROPERTY OF BARBARA MOORE 139 MEADOW STREET EAST HAVEN CONN. DEC. 12, 1969 SCALE 1"=50'. BY: ROBERT H. DODDER
3. PROPERTY SURVEY LAND TO BE ACQUIRED BY DALE C. KARG 140 MEADOW STREET BY: LWP SURVEYING.

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNER INVALIDATES THESE DECLARATIONS.

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

CERTIFIED TO: HPWM MOTEL LLC, SPRING HARBOR, CT AND PRINCESS PROPERTIES ASSOCIATES, AS THEIR INTERESTS BY APPEARING AND SIGNING NATIONAL TITLE INSURANCE COMPANY.

PAUL J. STOWELL, P.L.S., 75218

Zoning Table - Zone LB (367 WINSTED RD)

ITEM	REQUIRED	367 Winsted Rd.
MINIMUM LOT AREA	10,000 SQ. FT.	32,406.8 SQ. FT.
MINIMUM LOT WIDTH	80 FT.	155.82 FT.
MINIMUM SETBACKS	10 FT.	73.2 FT.
MINIMUM SETBACKS - SIDE	N/A	65.8 X 318.75 FT.
MINIMUM SETBACKS - REAR	30 FT.	653.75 FT.
MAX. BUILDING HEIGHT	30 FT.	415 FT.
MAX. IMP. SURF. COV.	67%	67%

Zoning Table - Zone LB (391 WINSTED RD)

ITEM	REQUIRED	391 Winsted Rd.
MINIMUM LOT AREA	10,000 SQ. FT.	32,406.8 SQ. FT.
MINIMUM LOT WIDTH	80 FT.	374.89 FT.
MINIMUM SETBACKS	10 FT.	113.2 FT.
MINIMUM SETBACKS - SIDE	N/A	182 X 252.2 FT.
MINIMUM SETBACKS - REAR	30 FT.	763.7 FT.
MAX. BUILDING HEIGHT	30 FT.	415 FT.
MAX. IMP. SURF. COV.	67%	66%

LEGEND

- PROPERTY LINE
- - - CHAIN LINK FENCE
- - - SANITARY LINE
- - - CL. & P. EASEMENT VOL. 438, PG. 329
- - - INGRESS EGRESS EASEMENT TO BE EXTINGUISHED
- - - 24' INGRESS EGRESS EASEMENT
- BALLIARDS
- UTILITY POLE
- PROPERTY CORNER IRON PIN
- CATCH BASIN
- SANITARY MANHOLE
- DECIDUOUS TREE
- VOL.
- PG.

GENERAL NOTES

- 1. THIS SURVEY HAS BEEN PREPARED BY PAUL J. STOWELL, IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTION 20-2000, IT IS TO BE USED AS THE "FINAL" SURVEY FOR ALL PURPOSES IN THE STATE OF CONNECTICUT, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 28, 1996.
- 2. THE TYPE OF SURVEY IS A BOUNDARY SURVEY, IT IS DEFINED IN NATURE AND BASED UPON MAP REFERENCE NUMBER TWO.
- 3. THE SURVEY ACCURACY CONFORMS TO HORIZONTAL CLASS "A-2", HORIZONTAL CONTROL, AND BEARING DEPICTED HEREON REFER TO MAP REFERENCE 1.
- 4. THE SUBJECT PROPERTY IS LOCATED ON TOWN OF TORRINGTON ASSESSOR'S MAP NUMBER 238 BLOCK 001 AS PARCEL 028.
- 5. THE SUBJECT PROPERTY IS LOCATED IN ZONE LB.
- 6. THE SUBJECT PROPERTY IS CURRENTLY OWNED BY TORRINGTON MOTOR LODGE, SEE TORRINGTON LAND RECORDS VOLUME 78 AT PAGE 656.
- 7. THE PROPERTY DEPICTED HEREON IS LOCATED IN FLOOD ZONE C; BASED ON A VISUAL INSPECTION OF "FIRM" FLOOD INSURANCE RATE MAP LITCHFIELD COUNTY, CONNECTICUT PANEL 9 D 14 MAP NUMBER 990941 5000 B WAS RECEIVED APRIL 4, 1983 BY FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 8. THIS SURVEY DEPICTS THE EXCEPTIONS LISTED IN THE FIDELITY NATIONAL TITLE INSURANCE COMPANY NUMBER 752834.

PREPARED FOR:
 HPWM MOTEL LLC
 391-395 WINSTED ROAD
 TORRINGTON, CT

PROJECT:
 TORRINGTON MOTOR LODGE
 470 E. MAIN STREET
 HAVANOR, CT 06455

DATE:
 05-28-18
 CAD FILE: WINSTED RD_391

NO.	DATE	DESCRIPTION
1	5-28-2018	ADDED COMMENTS BY BERNARD PELLEGRINO & DANIEL WOOD LAMBERT
2	5-28-2018	ADDED COMMENTS BY BERNARD PELLEGRINO
3	5-28-2018	ADDED COMMENTS BY BERNARD PELLEGRINO
4	5-28-2018	ADDED ZONING TABLE
5	5-28-2018	DISPOSITION

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 LAND SURVEYING
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 HAVANOR, CT 06455
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**BOUNDARY SURVEY
 PREPARED FOR
 HPWM MOTEL LLC
 & 391-395 WINSTED RD.
 TORRINGTON, CONNECTICUT**

DRAWN BY: PJS
 APPROVED: PJS
 SCALE: 1" = 30'
 PROJECT NO.: A11167
 DATE: 05-28-18
 CAD FILE: WINSTED RD_391

TITLE:
**PROPOSED
 RE-SUBDIVISION**

SHEET NUMBER
1