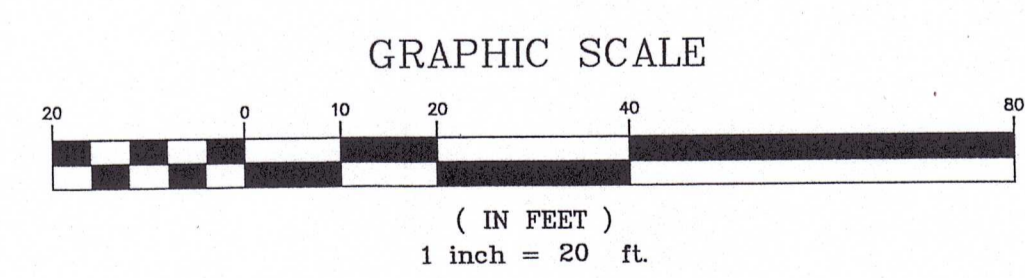


$\Delta=41^{\circ}03'16''$
 $R=60.00'$
 $L=42.99'$
 $T=22.47'$

$\Delta=75^{\circ}25'54''$
 $R=60.00'$
 $L=78.99'$
 $T=46.40'$

AREA=41,655 Sq.Ft.
 0.96 ACRES

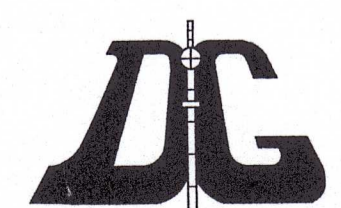


LEGEND

—————	STONE WALL
—————	PROPERTY LINE
—————	STREET LINE
-----	CONTOUR
---E---	BUILDING SETBACK LINE
o	UTILITY POLE

NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.
 THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY.
 THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.

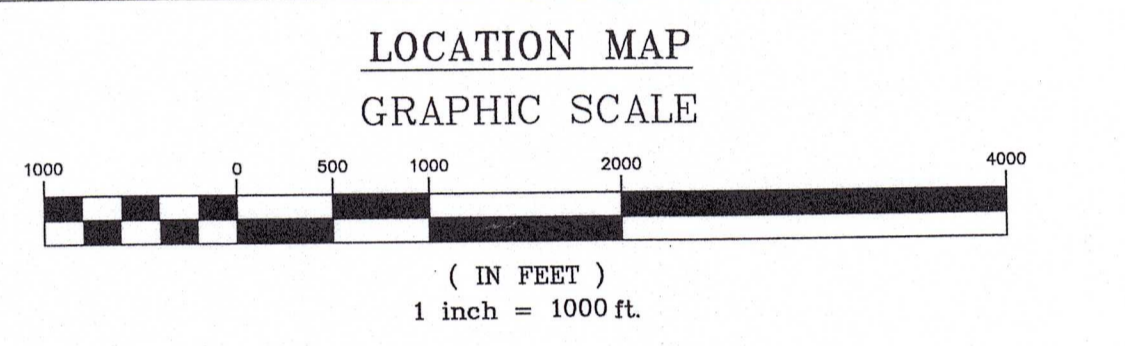
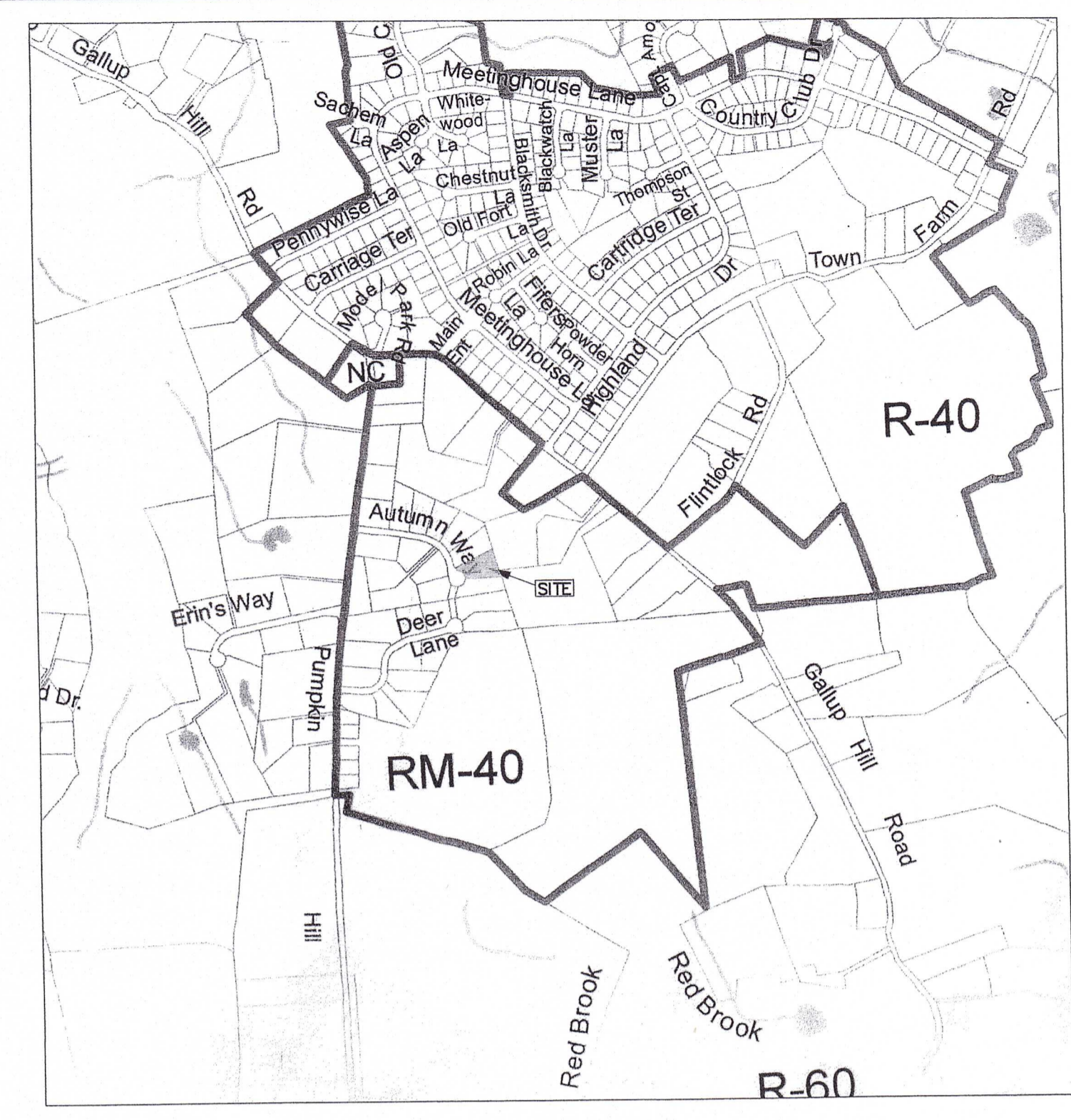
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 JOB# 22-027.DWG FBK#324


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APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE ZONING REGULATIONS.

CHAIRMAN OR SECRETARY _____ DATE _____

- GENERAL NOTES:**
- MAP REFERENCE
 PLAN SHOWING RESUBDIVISION AUTUMN WAY SUBDIVISION PROPERTY OF BRENNOR PROPERTIES, LLC PUMPKIN HILL ROAD LEDYARD, CONNECTICUT SCALE: AS SHOWN MARCH 2000.
 - PROPOSED USE; SHORT TERM RENTAL



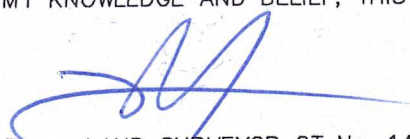
ZONING COMPLIANCE TABLE ZONING DISTRICT R-40

ITEM	REQUIRED	PROVIDED
LOT AREA	40,000 Sq. Ft.	41,655 Sq. Ft.
FRONT YARD	50 FT.	97.0 FT.
SIDE YARD	16 FT./36 FT.	29.9 FT.
REAR YARD	30 FT.	34.2 FT.

OWNER/APPLICANT: STEPHANIE WA
 15 AUTUMN WAY
 LEDYARD, CT. 06339

**PLAN SHOWING
 AS BUILT LOCATION
 HOUSE, DRIVEWAY, WELL
 AND
 SEWAGE DISPOSAL SYSTEM
 ON PROPERTY OF
 STEPHANIE WA
 15 AUTUMN WAY
 LEDYARD, CONNECTICUT
 SCALE: 1"=20'
 MAY 2022**

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. TOPOGRAPHIC ACCURACY 1-2. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.


 TITLE: LAND SURVEYOR CT No. 14208
 DATE: MAY 26, 2022