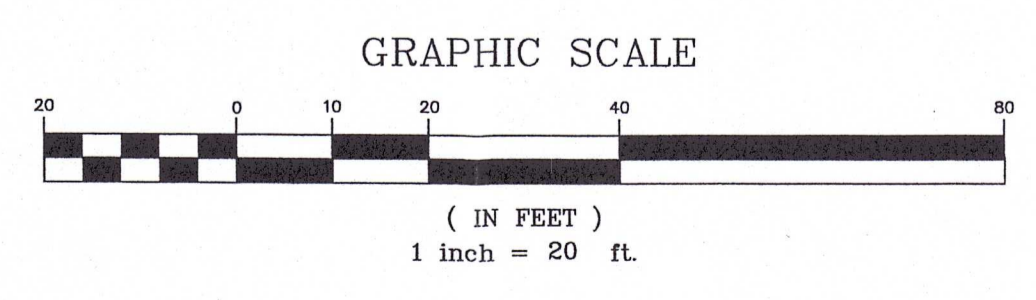
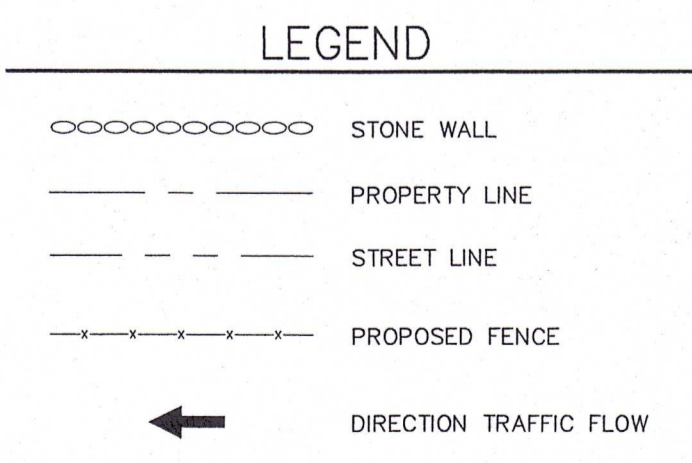
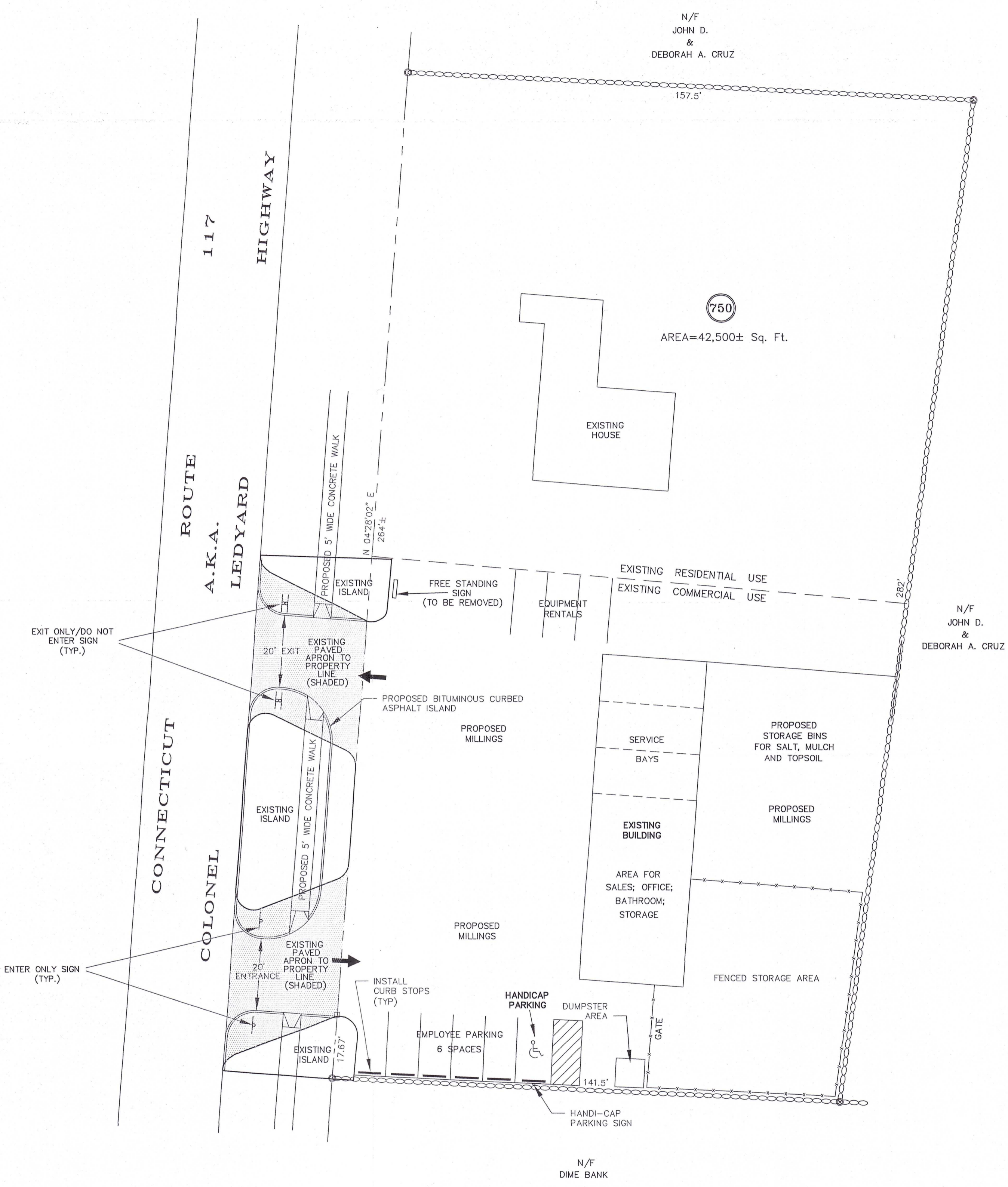
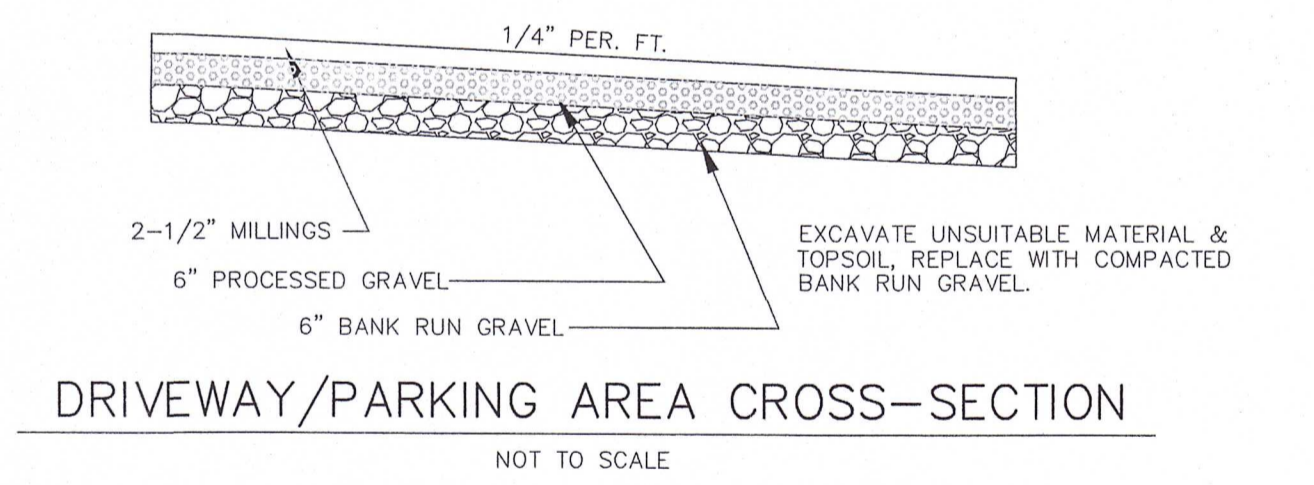
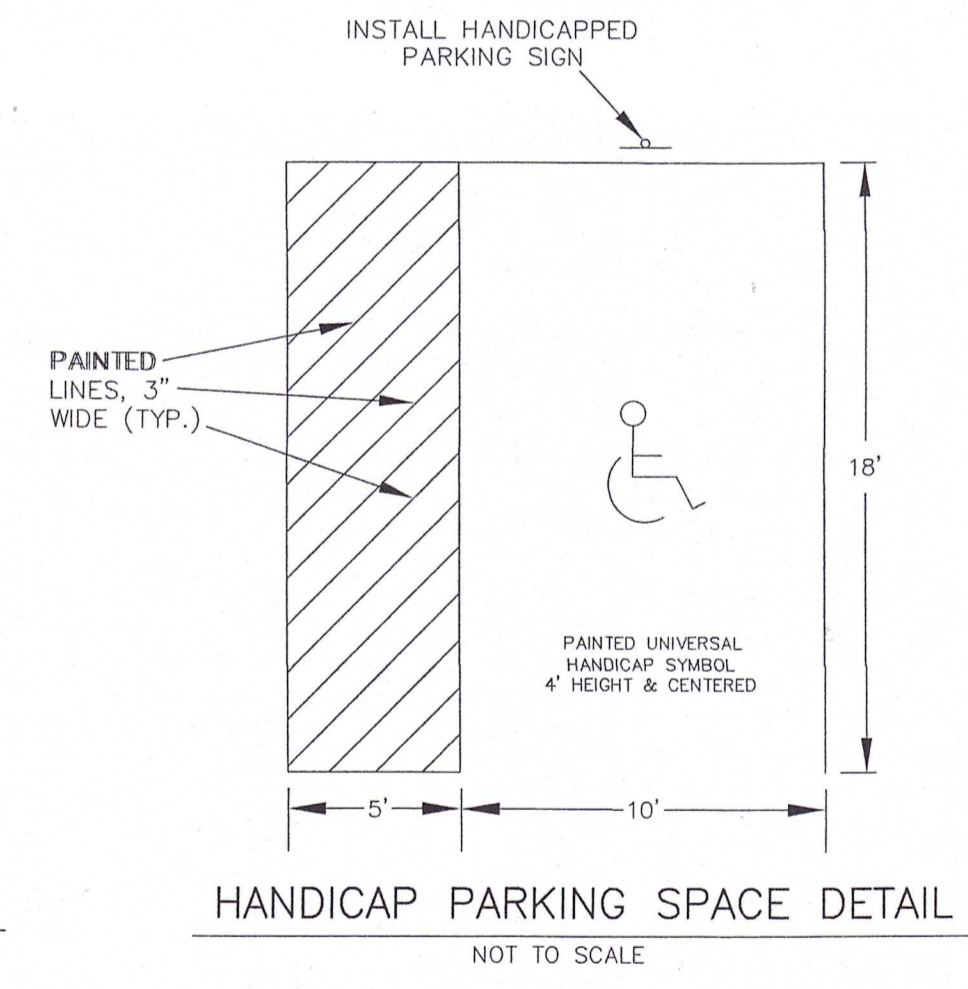
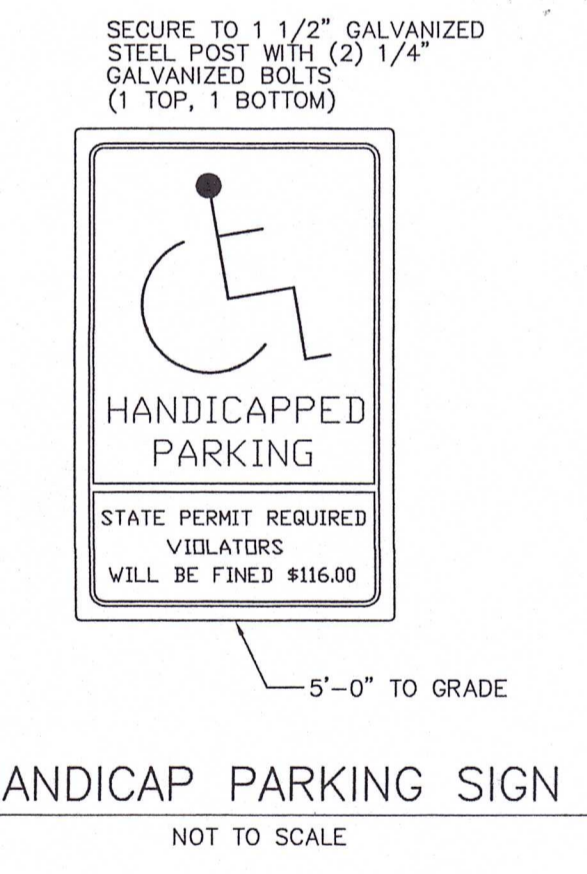
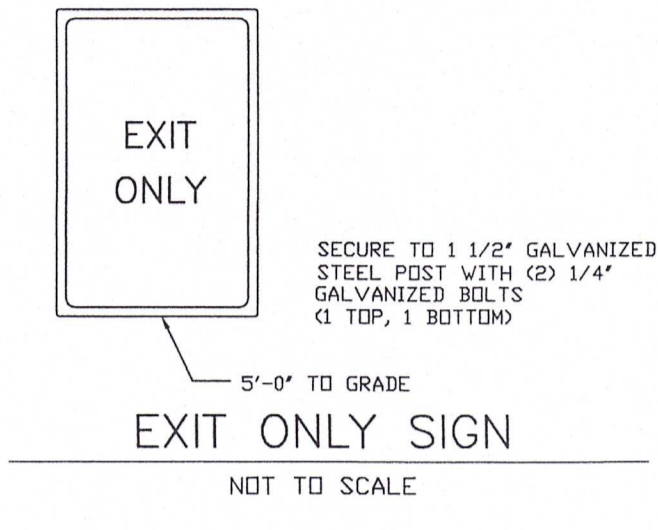
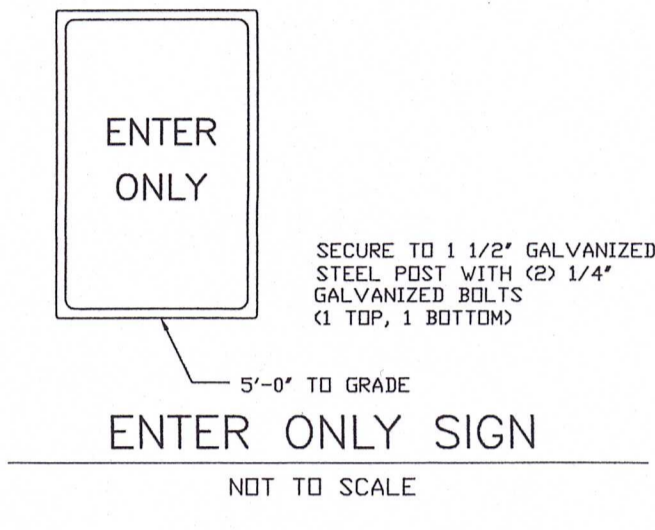
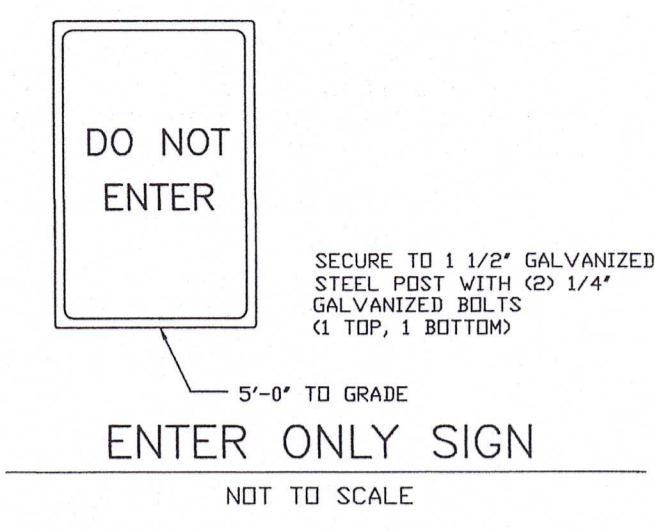


- GENERAL NOTES:
- MAP REFERENCES:
 - CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF LEDYARD COLONEL LEDYARD HIGHWAY FROM THE ALLYN PROPERTY WESTERLY AND NORTHERLY ABOUT 6,500 FEET SCALE 1"=40' DATE 4-30-42 NUMBER 71-11 SHEET NO. 3 OF 3 SECTION NO. 2
 - LEDYARD ASSESSORS MAP 67.
 - SIGNAGE TO BE IN ACCORDANCE WITH ZONING REGULATIONS.
 - ZONING DISTRICT - LCDD LEDYARD CENTER DESIGN DISTRICT.
 - SITE IS WITHIN THE BILLING AVERY DIVERSION DAM WATERSHED/GROTON UTILITIES WATSHED.
 - SIDEWALK/REVISED ENTRANCES TAKEN FROM PLAN PREPARED FOR THE TOWN OF LEDYARD. CONSTRUCTION DATE FOR WORK TO BE PERFORMED BY THE TOWN IS NOT DETERMINED.
 - STORAGE BIN SIZE/COVERAGE TO BE DETERMINED.
 - REMOVE FREE STANDING SIGN.
 - ONE WAY ENTRANCE (SOUTH) AND ONE WAY EXIT (NORTH).
 - SIGN WILL BE PLACED ON BUILDING, SEPARATE APPLICATION WILL BE SUBMITTED.



PLAN SHOWING
 PROPOSED AUTO REPAIR/SALES FACILITY
 PREPARED FOR
 RYAN'S RELIABLE SERVICES LLC
 750 COLONEL LEDYARD HIGHWAY
 A.K.A.
 CONNECTICUT ROUTE 117
 LEDYARD, CONNECTICUT
 SCALE: 1"=20'
 FEBRUARY 2025

THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED

© THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN. JOB#25-005.DWG

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.

DIETER & GARDNER
 LAND SURVEYORS • PLANNERS
 1641 ROUTE 12
 P.O. BOX 335
 GALES FERRY, CT. 06335
 (860) 464-7455
 EMAIL: DIETER.GARDNER@YAHOO.COM

RECEIVED
 MAR 12 2025
 Land Use Department

THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES--"MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", ADOPTED EFFECTIVE JUNE 21, 1996, REVISED OCTOBER 26, 2018. IT IS A BOUNDARY SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "D". TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208
 DATE: FEBRUARY 17, 2025
 FD#2