

APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND. ALL IMPROVEMENTS SHALL BE COMPLETED BY \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN OR SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

LOT NUMBERS ASSIGNED BY THE ASSESSOR

ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

IWWC APPLICATION# \_\_\_\_\_

APPROVED, \_\_\_\_\_

NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)  
NOT APPLICABLE AT THIS TIME. (WITHIN A REGULATED AREA: NO REGULATED ACTIVITY PROPOSED AT THIS TIME.)

ZONING/WETLANDS OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT.

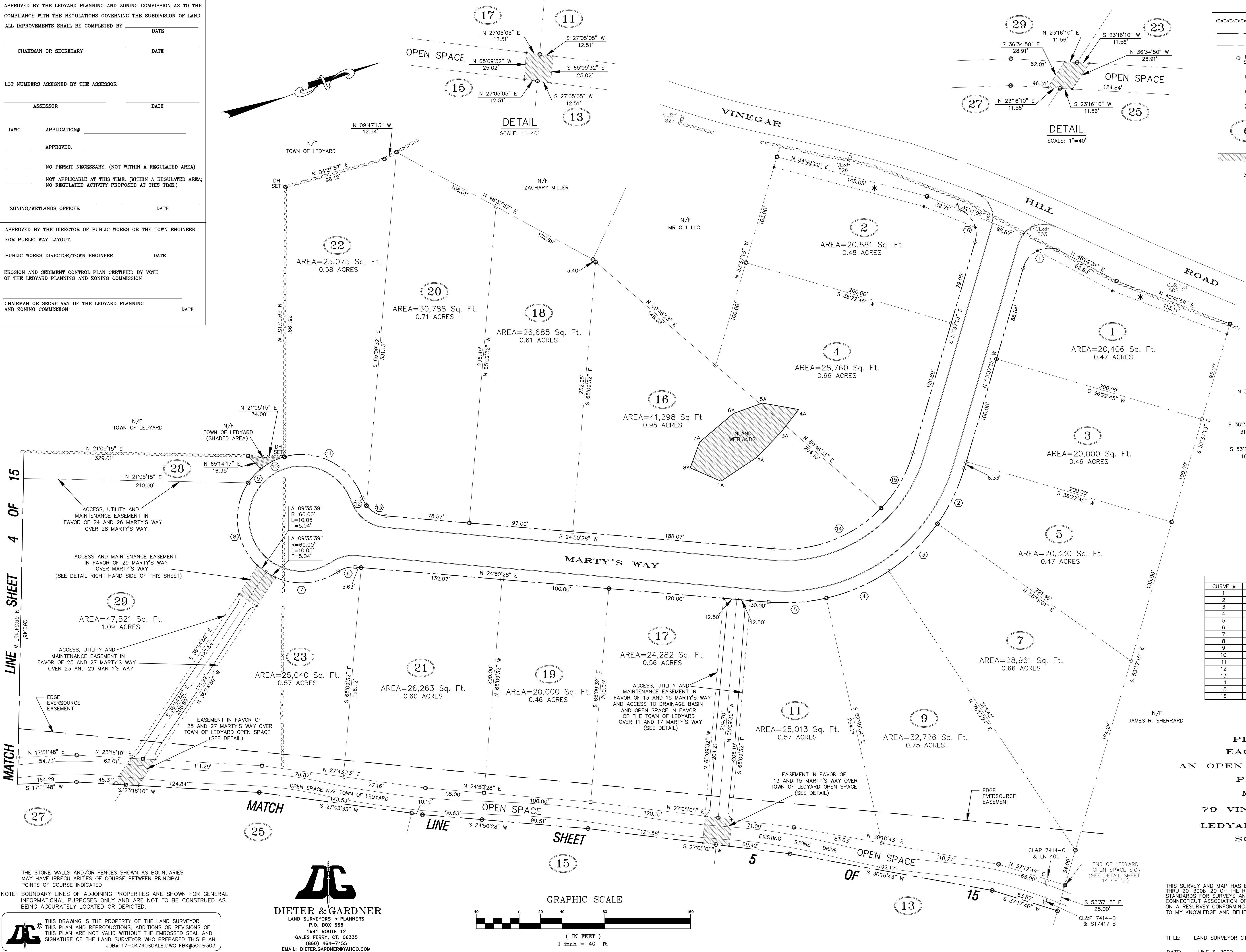
PUBLIC WORKS DIRECTOR/TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION

CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

# LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- DRILL HOLE SET
- MONUMENT OR DRILL HOLE TO BE SET
- REBAR OR DRILL HOLE TO BE SET
- UTILITY POLE
- STREET ADDRESS
- EDGE OF WETLANDS & FLAG NUMBER
- TEN FOOT WIDE BUFFER ZONE IN ACCORDANCE WITH SUBDIVISION REGULATION 4.3.4.



CURVE TABLE				
CURVE #	Δ	R	L	T
1	92°51'34"	25.00'	40.52'	26.28'
2	18°56'16"	175.00'	57.84'	29.19'
3	20°54'23"	175.00'	63.85'	32.29'
4	20°57'32"	175.00'	64.02'	32.37'
5	17°39'32"	175.00'	53.94'	27.18'
6	39°14'30"	25.00'	17.12'	8.91'
7	67°49'12"	60.00'	71.02'	40.33'
8	90°30'32"	60.00'	94.78'	60.54'
9	16°48'46"	60.00'	17.61'	8.87'
10	23°52'39"	60.00'	25.00'	12.69'
11	86°31'12"	60.00'	90.60'	56.46'
12	18°47'31"	25.00'	8.20'	4.14'
13	47°30'20"	25.00'	20.73'	11.00'
14	50°58'02"	125.00'	111.19'	59.58'
15	27°29'42"	125.00'	59.98'	30.58'
16	84°11'39"	25.00'	36.74'	22.59'

PLAN SHOWING  
EAGLES LANDING  
AN OPEN SPACE SUBDIVISION  
PROPERTY OF  
MR G 1 LLC  
79 VINEGAR HILL ROAD  
LEDYARD, CONNECTICUT  
SCALE: 1"=40'  
JUNE 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 A BOUNDARY SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208

DATE: JUNE 3, 2022

THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED  
NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

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# 17-047405SCALE.DWG FBK#300&303

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