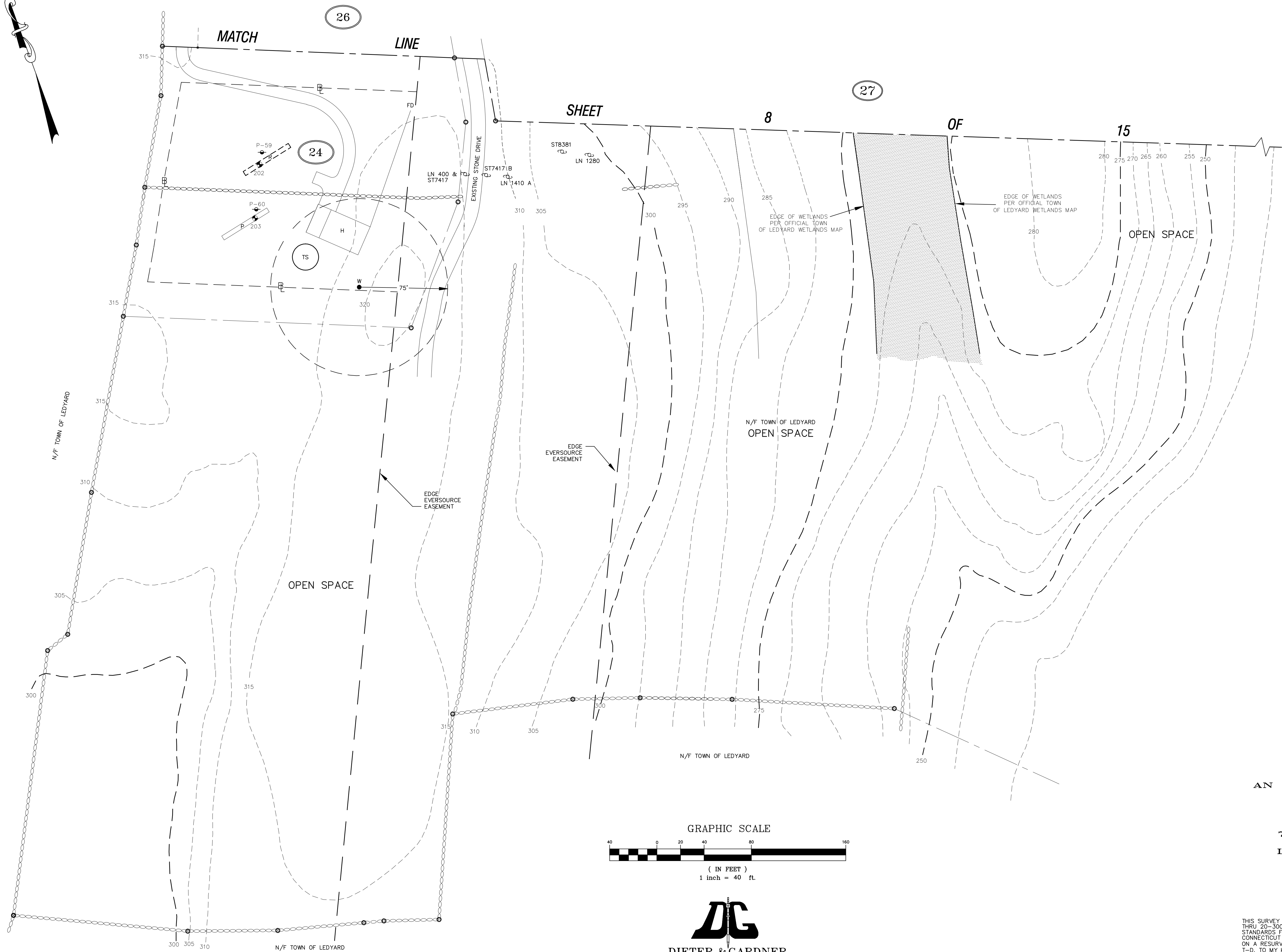
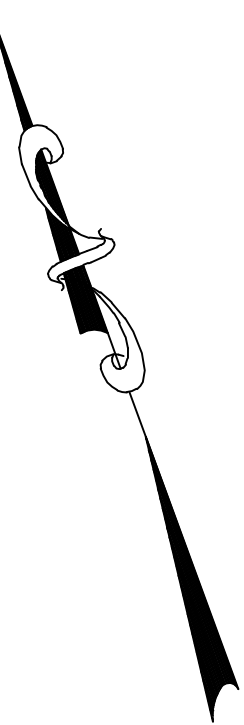




APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND. ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE _____

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. _____ DATE _____

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
	BUILDING SETBACK LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	UTILITY POLE
	APPROXIMATE DEEP TEST PIT
	APPROXIMATE PERC TEST LOCATION
	CONCEPTUAL HOUSE
	PRIMARY SEPTIC
	RESERVE SEPTIC
	PROPOSED WELL
	FOOTING DRAIN
	TOPSOIL STOCKPILE
	STREET ADDRESS
	SILT FENCE OR HAYBALES OR WOODCHIPS

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 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# 17-04740SCALE.DWG FBK#300&303

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

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

TITLE: LAND SURVEYOR CT No. 14208

DATE: JUNE 3, 2022

SHEET 10 OF 15
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 "D". TOPOGRAPHIC ACCURACY T-D. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.