

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 _____

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

LOT NUMBERS ASSIGNED BY THE ASSESSOR _____

ASSESSOR _____ DATE _____

IWVC 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.)

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 _____

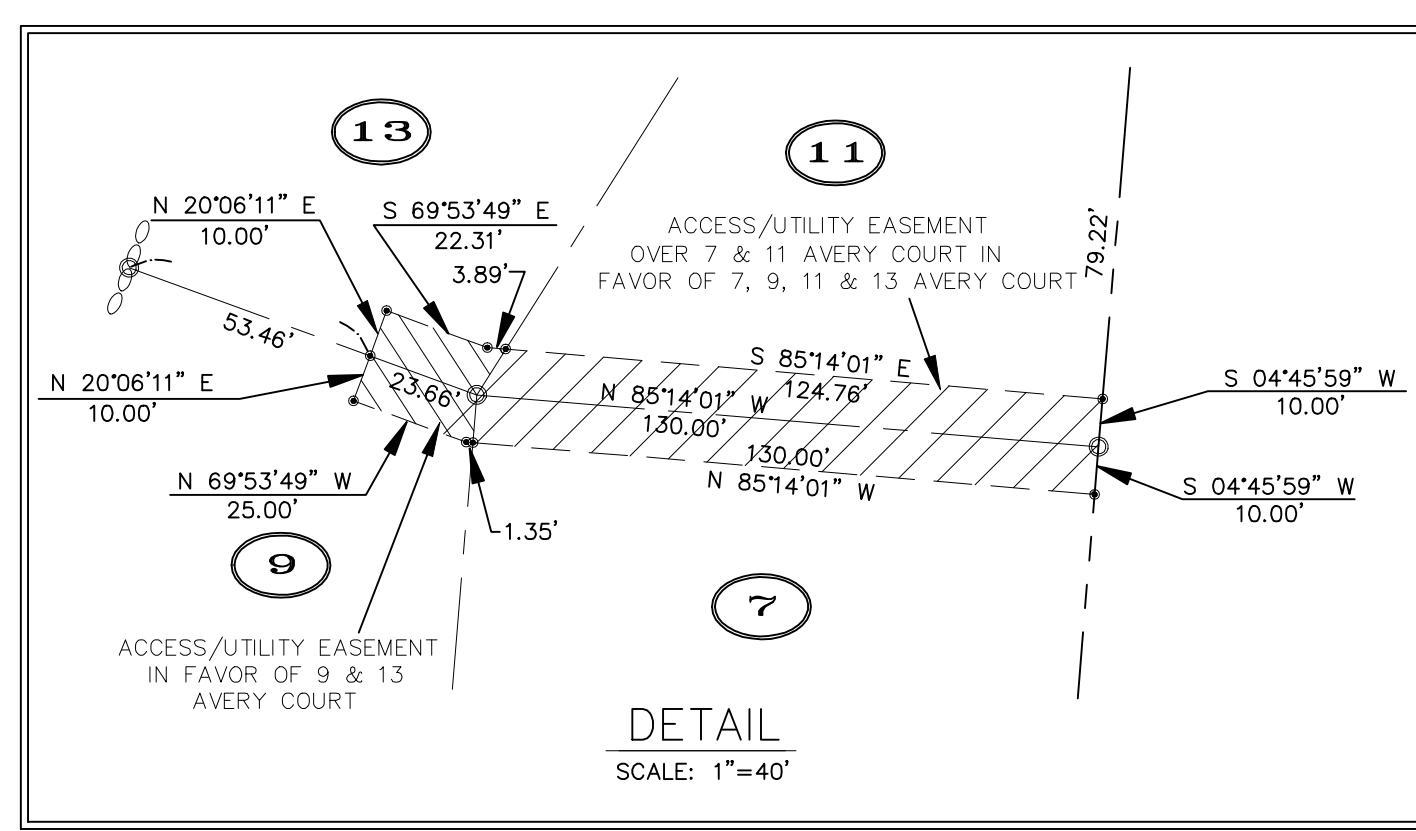
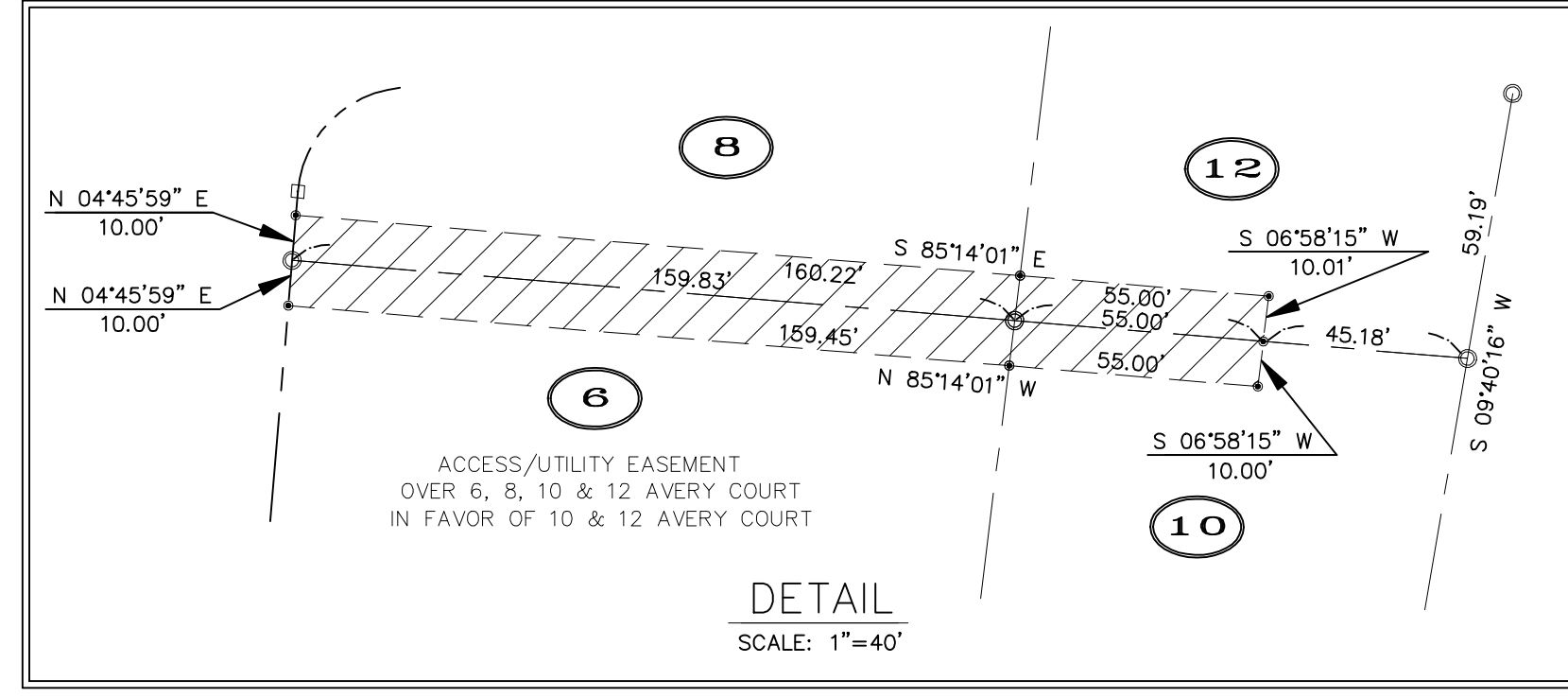
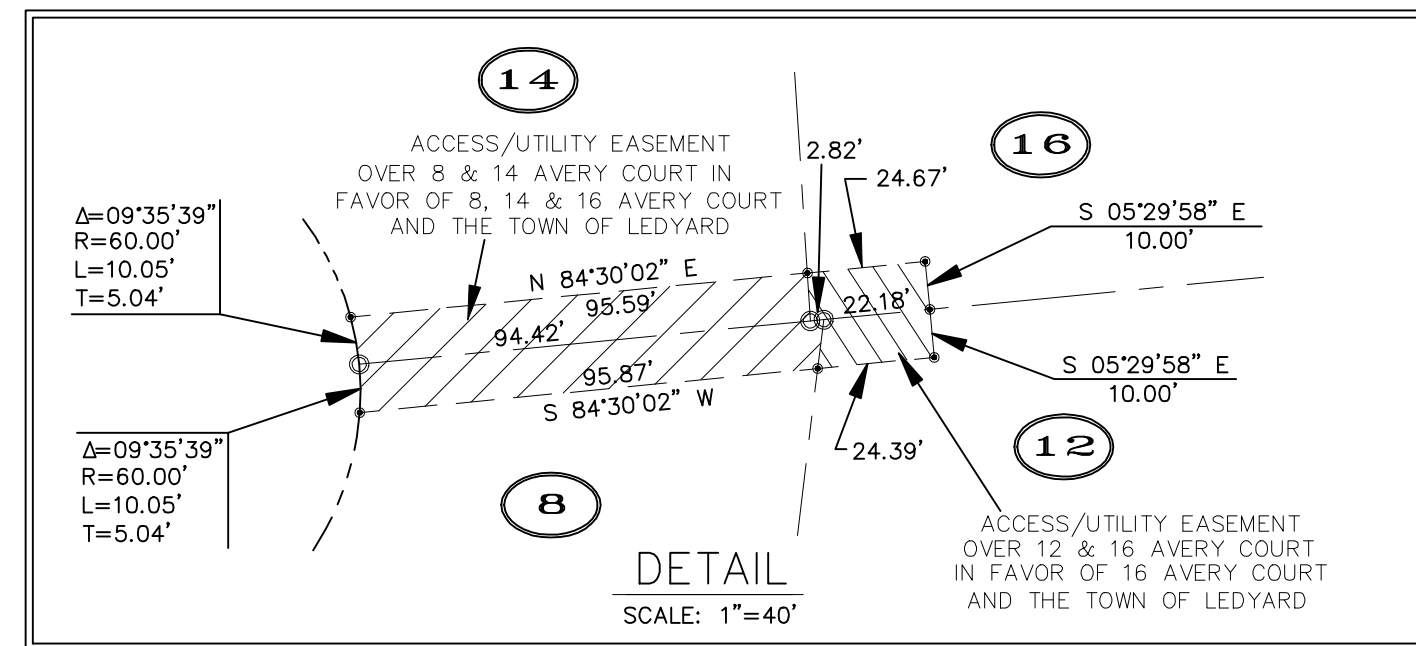
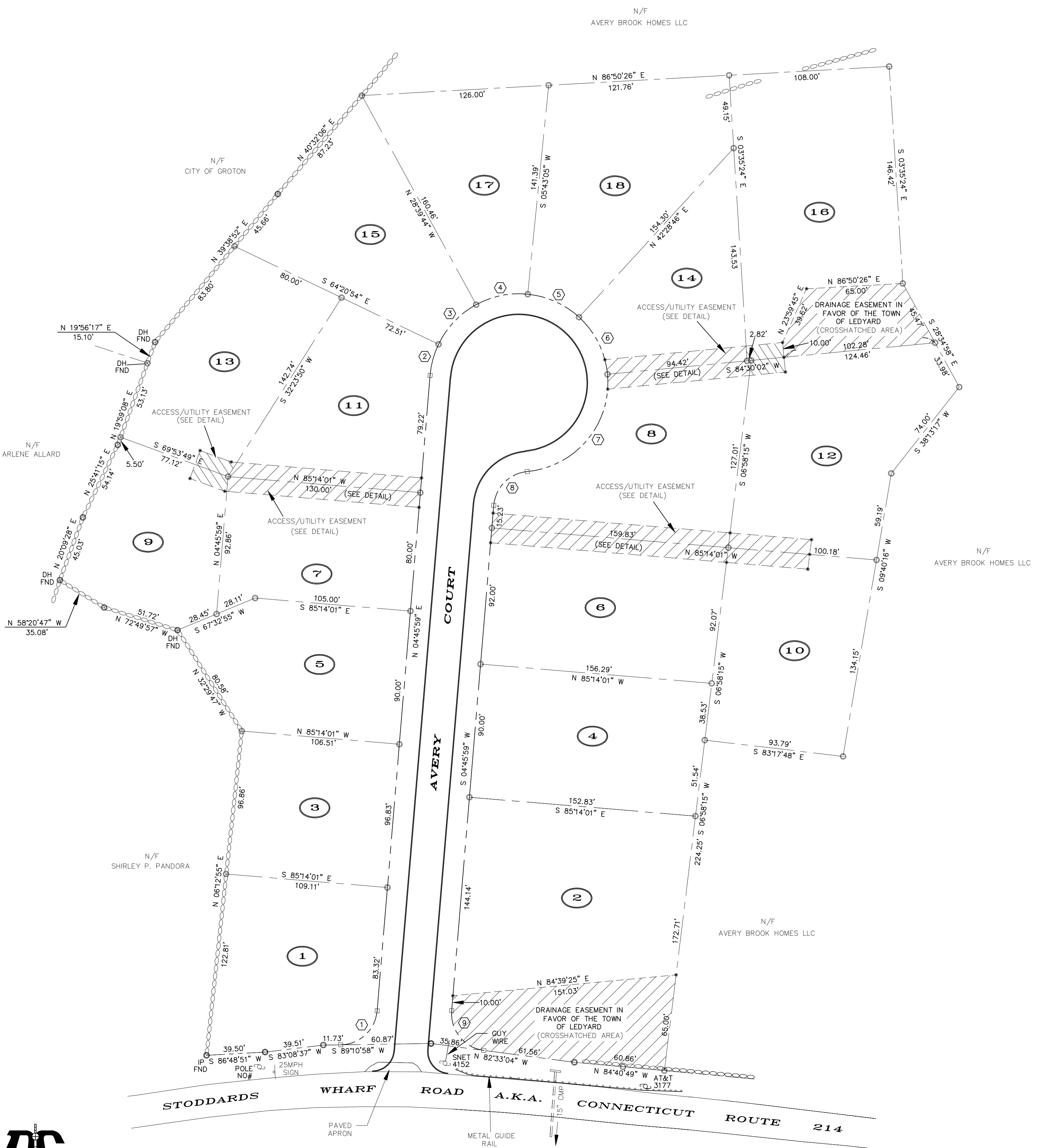
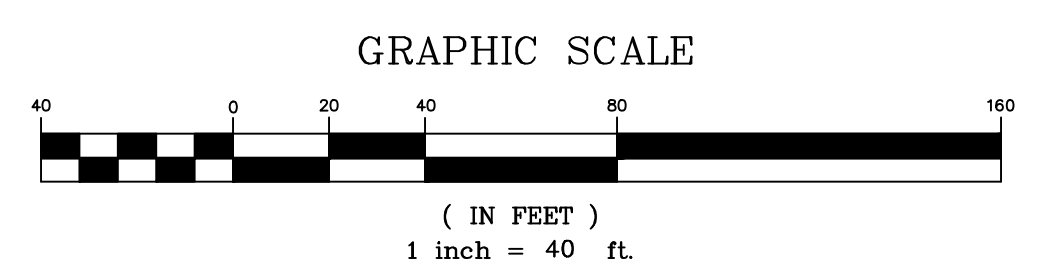
CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION _____ DATE _____

STREET ADDRESS	TOTAL AREA
1	12,481 Sq. Ft. 0.29 ACRES
2	24,444 Sq. Ft. 0.56 ACRES
3	10,439 Sq. Ft. 0.24 ACRES
4	13,910 Sq. Ft. 0.32 ACRES
5	11,762 Sq. Ft. 0.27 ACRES
6	14,542 Sq. Ft. 0.33 ACRES
7	10,561 Sq. Ft. 0.24 ACRES
8	14,287 Sq. Ft. 0.33 ACRES
9	10,201 Sq. Ft. 0.23 ACRES
10	12,819 Sq. Ft. 0.29 ACRES
11	11,508 Sq. Ft. 0.26 ACRES
12	15,917 Sq. Ft. 0.37 ACRES
13	12,308 Sq. Ft. 0.28 ACRES
14	9,756 Sq. Ft. 0.22 ACRES
15	12,575 Sq. Ft. 0.29 ACRES
16	20,973 Sq. Ft. 0.48 ACRES
17	11,456 Sq. Ft. 0.26 ACRES
18	14,752 Sq. Ft. 0.34 ACRES

LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- DH FND DRILL HOLE FOUND
- IP FND IRON PIPE FOUND
- DRILL HOLE OR REBAR TO BE SET
- MONUMENT OR DRILL HOLE TO BE SET
- ⑦ CURVE TABLE NUMBER
- UTILITY POLE
- ▨ ACCESS/UTILITY EASEMENT
- ⑧ STREET ADDRESS

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



CURVE #	LOTS CURVE TABLE			
	Δ	R	L	T
1	84°24'59"	25.00'	36.83'	22.68'
2	20°53'07"	60.00'	21.87'	11.06'
3	35°41'10"	60.00'	37.37'	19.31'
4	34°22'48"	60.00'	36.00'	18.56'
5	35°45'41"	60.00'	38.50'	19.94'
6	42°01'16"	60.00'	44.00'	23.04'
7	90°06'06"	60.00'	94.35'	60.11'
8	79°50'09"	25.00'	34.83'	20.92'
9	87°19'03"	25.00'	38.10'	23.86'

PLAN SHOWING RESUBDIVISION PROPERTY OF AVERY BROOK HOMES LLC
 96, 98 & 100 STODDARDS WHARF ROAD
 A.K.A. CONNECTICUT ROUTE 214
 LEDYARD, CONNECTICUT
 SCALE: 1"=40'
 MARCH 2024

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

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# 22-00718LOT.DWG FBK#327

SHEET 2 OF 8
 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 BASED ON A DEPENDENT 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: MARCH 25, 2024