COMPLIANCE WITH THE REGULATIONS GOVER ALL IMPROVEMENTS SHALL BE COMPLETED	
ALL IMPROVEMENTS SHALL BE COMPLETED	DATE
CHAIRMAN OR SECRETARY	DATE
EROSION AND SEDIMENT CONTROL PLAN CE	RTIFIED BY THE AFFIRMATIVE VOTE OF
THE LEDYARD PLANNING AND ZONING COM	MISSION ON DATE
LOT NUMBERS ASSIGNED BY THE ASSESSOF	₹

STREET ADDRESS	TOTAL AREA
1	12,481 Sq. Ft. 0.29 ACRES
2	24,444 Sq. Ft. 0.58 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

000000000	STONE WALL		
	PROPERTY LINE		
	STREET LINE		
O DH FND	DRILL HOLE FOUND		
A ID END	IDON DIDE FOLIND		

LEGEND

O IP FND IRON PIPE FOUND REBAR TO BE SET MONUMNET OR DRILL HOLE TO BE SET

CURVE TABLE NUMBER UTILITY POLE

ACCESS/UTILITY EASEMENT

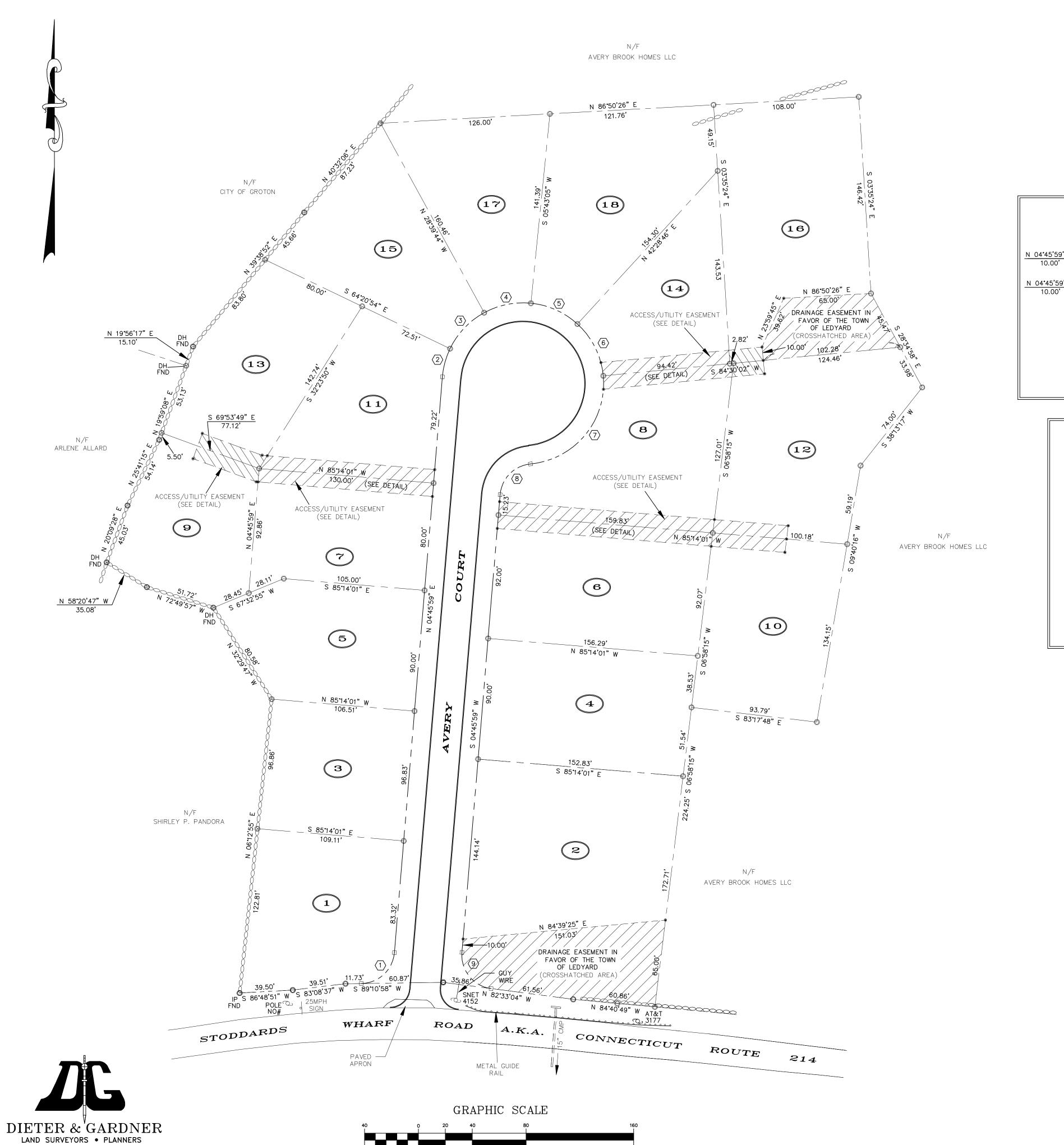
STREET ADDRESS

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

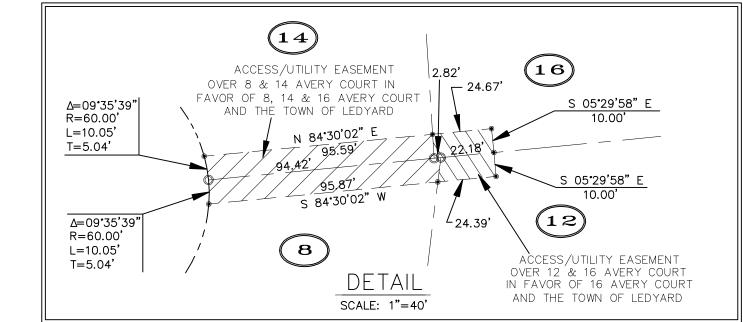
BEING ACCURATELY LOCATED OR DEPICTED. THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR.
THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN. JOB# 22-00718LOT.DWG FBK#327

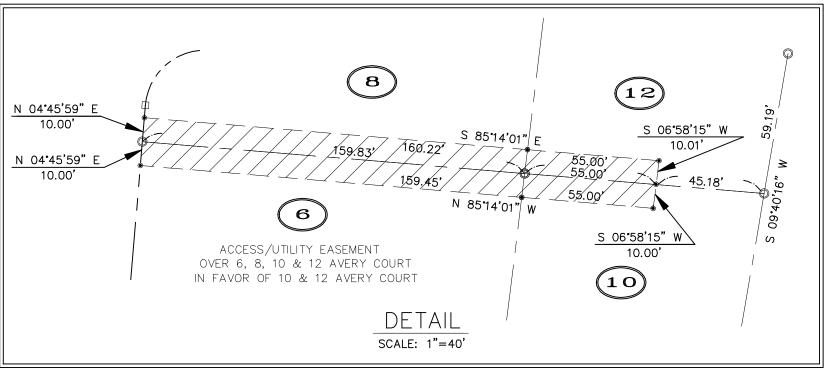
LAND SURVEYORS • PLANNERS 1641 CONNECTICUT ROUTE 12 P.O. BOX 335 GALES FERRY, CT. 06335 (860) 464-7455 EMAIL: DIETER.GARDNER@YAHOO.COM

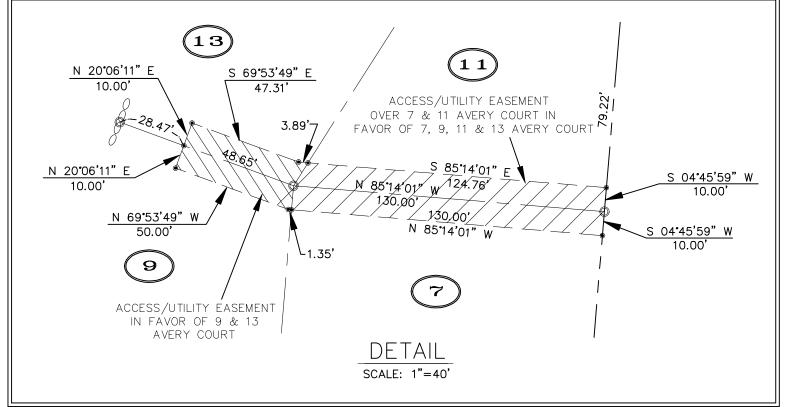


(IN FEET)

1 inch = 40 ft.







LOTS CURVE TABLE					
CURVE #	Δ	R	L	Т	
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	36°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

AFFORDABLE HOUSING

DEVELOPMENT PER C.G.S §8-30g

RESUBDIVISION

PROPERTY OF

AVERY BROOK HOMES LLC

96, 98 & 100 STODDARDS WHARF ROAD A.K.A.

CONNECTICUT ROUTE 214

PARCEL ID: 65-2360-96/98/100

LEDYARD, CONNECTICUT

SCALE: 1"=40'

MARCH 2024

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