

NOTES:

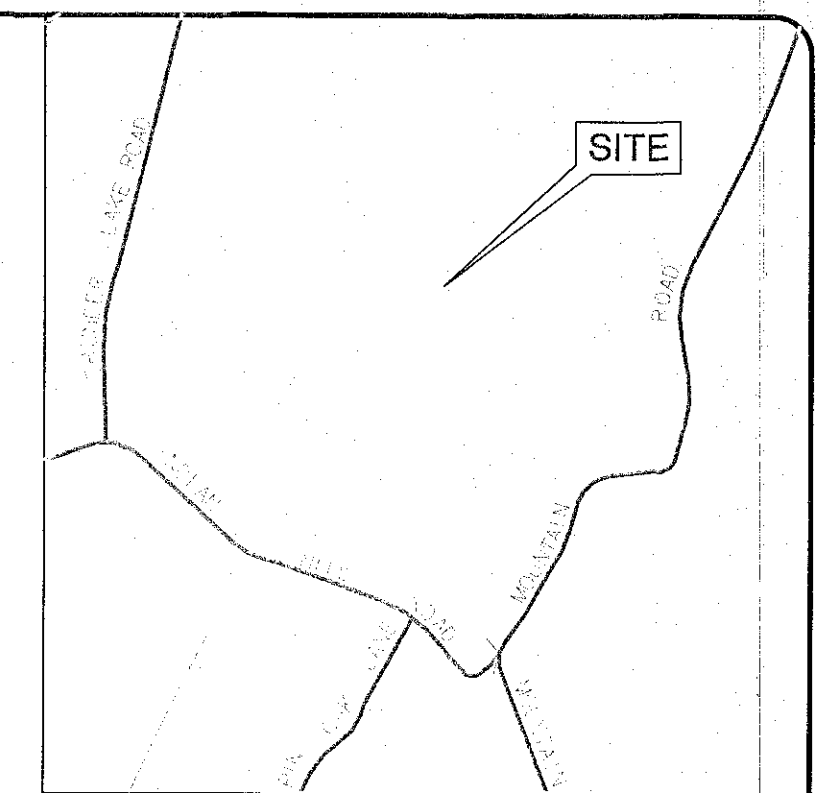
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20, AS REVISED.
2. THE TYPE OF SURVEY PERFORMED IS A TOPOGRAPHIC SURVEY.
3. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY.
4. THIS MAP CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
5. THIS MAP CONFORMS TO VERTICAL ACCURACY CLASS V-2.
6. THIS MAP CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-2.
7. BEARINGS ON THIS MAP ARE BASED ON REF. MAP #1 BELOW.
8. ELEVATIONS ON THIS MAP ARE BASED ON NAVD 88 DATUM.
9. THE UNDERGROUND UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED BOTH FROM FIELD SURVEY INFORMATION AND FROM EXISTING DRAWINGS NOTED HEREON. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES ON THIS MAP, EITHER CURRENT OR ABANDONED ALTHOUGH EVERY ATTEMPT WAS MADE TO ACCURATELY DEPICT ALL UNDERGROUND UTILITIES. THERE IS NO GUARANTEE TO THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP.
10. THE PURPOSE OF THIS PLAN IS TO SHOW THE RIGHT-OF-WAY FORMERLY KNOWN AS OLD DRIFTWAY.
11. THE RIGHT-OF-WAY LINES AS DEPICTED ARE A BEST FIT RESULT OF FOUND MONUMENTATION BOTH (MANMADE AND NATURAL) AND RECORD DEEDS AND MAPS.
12. OWNER OF RECORD: OLD DRIFTWAY, LLC
13. THIS PROPERTY IS KNOWN AS LOT 2 ON ASSESSOR'S MAP 25.

MAP REFERENCES:

1. "PROPERTY SURVEY PREPARED FOR JEROME V. EDWARDS WILTON, CONNECTICUT" SCALE: 1"=40'
2. "MAP OF SECTION ONE INDIAN HILLS WILTON, CONN." SCALE: 1"=100'
3. "MAP OF PROPERTY PREPARED FOR THOMAS DONAHUE AND JOHN MANNIX WILTON, CONN." SCALE: 1"=60'
4. "MAP OF PROPERTY PREPARED FOR ROBERT L. AND ELIZABETH S. BILLINGTON WILTON, CONNECTICUT" SCALE: 1"=30' MAY 31, 1978 W.L.R. #3602
5. "MAP OF PROPERTY BELONGING TO RONNOLIN CARLSON ECKELBERRY & MOORE GEORGETOWN WILTON, CONN." SCALE: 1"=100' JAN 31, 1951 W.L.R. #1147
6. "MAP OF PROPERTY BELONGING TO HELENA DOWNEY FROM HARRIETT HAMMILL GEORGETOWN, CT." SCALE: 1"=40' 1913 W.L.R. #39

JULY 8, 1998
MAR. 7, 1967
FEB. 21, 1964

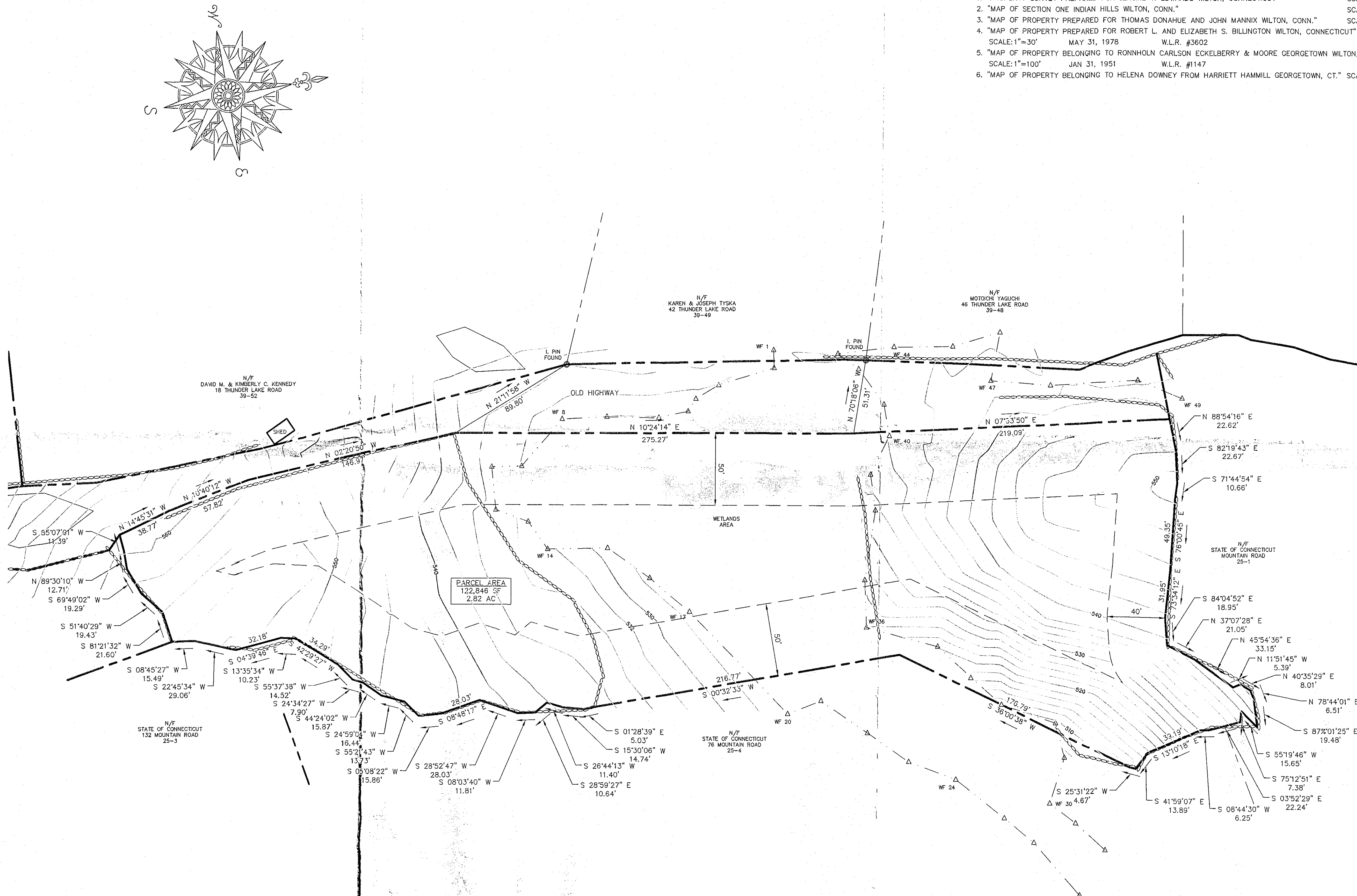
W.L.R. #5879
W.L.R. #2723
W.L.R. #2322



LOCATION MAP
NTS

1913

W.L.R. #39



WILTON ZONE TABLE ("R-2A" DISTRICT)		
STANDARDS	REQUIRED	EXISTING
MINIMUM LOT SIZE	2 ACRES	2.82 ACRES
MINIMUM FRONTAGE	25'	737.92'
MIN LOT WIDTH/DEPTH	200'	725.31'
MAX. BLDG. HGT.	2 1/35'	-
SETBACKS:		
FRONT	50'	-
SIDE	40'	-
REAR	50'	-
MAX. BLDG. COVERAGE	7 %	-
MAX. SITE COVERAGE	12 %	-

LEGEND

---	PROPERTY LINE
---	BUILDING SETBACK LINE
---	EXISTING CONTOUR
---	WETLAND LINE
---	EXISTING STONE WALL
X X	EXISTING FENCE
o	UTILITY POLE
o	IRON PIN

ZONING LOCATION SURVEY PREPARED FOR OLD DRIFTWAY, LLC LOT 2 MAP 25 MOUNTAIN ROAD WILTON, CONNECTICUT

COPYRIGHT © 2023
SCALE: 1" = 40'
MARCH 31, 2023
PROJ. NO.: 0665

ALL SEASONS
Land Surveying

LAND SURVEYING - LAND PLANNING
31 West Dayton Hill Road
Wallingford, CT 06492
1 John Street
Milton, NY 12546
Phone: (203) 213-1871
dan@allseasonslandsurveying.com
allseasonslandsurveying.com

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AS NOTED HEREON.
THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED LAND SURVEYOR.

DANIEL C. LAFERRIERE
LICENSED LAND SURVEYOR, REG# 70492

60 0 30 60 120
1 inch = 60 feet