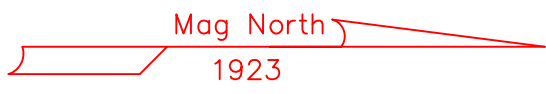


0.367 ± Acre

Property / Boundary Survey

Map Prepared For
Jennifer Lyn Keller
Trevor James Keller
166 Meadow Street
Litchfield, Connecticut



scale 1" = 20' January 2021

N/F
Richard Charles Story
Wendy Story
Vol 353 Pg 786

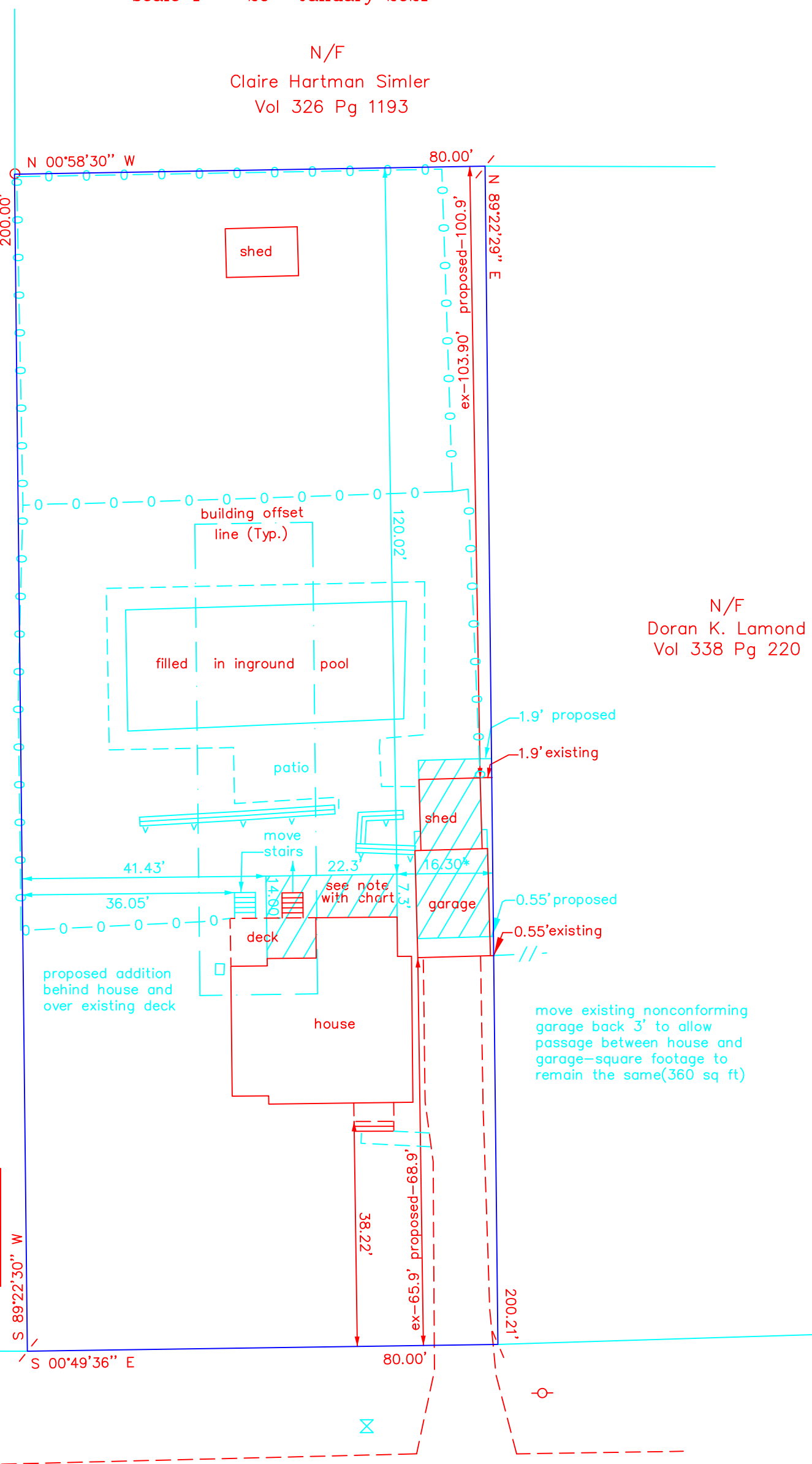
N/F
Claire Hartman Simler
Vol 326 Pg 1193

N/F
Doran K. Lamond
Vol 338 Pg 220

HR-30 Zone

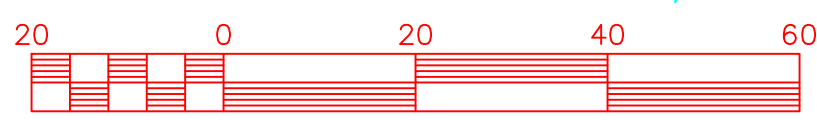
	Required	Existing	
Min. Area	30,000 Sq Ft	16,008 Sq Ft	
Lot Width	140'	80'	Garage
Min. Setbacks	Required	Existing/Proposed	Existing/Proposed
Front Yd	60'	38.22'	65.9'/68.9'
Rear Yd	60'	103.90'	103.9'/100.9'
Side Yd	30' agg-60'	0.55'/16.10	0.55'/0.55'
Max. Bldg Cov.	12%	8.4%/9.3%	
Green Space	30%	82%/81.1%	

Lot and structures are preexisting nonconforming
That portion of new addition that is nonconforming = 99.1 Sq Ft



LEGEND

- Existing Iron Pipe
- Existing Iron Pin
- Existing Concrete Monument
- Existing Drill Hole
- Stonewall
- Wire Fence
- Wood Fence
- Chain Link Fence
- Utility Pole
- Water Valve
- Deciduous Tree
- Conifer Tree

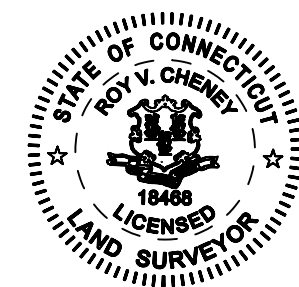


Scale 1" = 20'

Meadow Street

Notes

- This map and survey have been prepared in accordance with section 20-300b through section 20-300b-20 of the Regulations of Connecticut State Agencies "Minimum Standards for Surveys and Maps" effective June 21, 1996 conforming to Class A-2 Standards for a Property Survey categorized as a First Survey.
- Refer to maps by S.P. Bertacini, Jr. and D.G. Little.
- Parcel is located in HR-30 Zone.



To my knowledge and belief, this map is substantially correct as noted hereon.

Roy V. Cheney

Roy V. Cheney LLS # 18468
Bethlehem, Connecticut

MAP NOT VALID WITHOUT EMBOSSED SEAL
Map Signed and Seale Electronically