

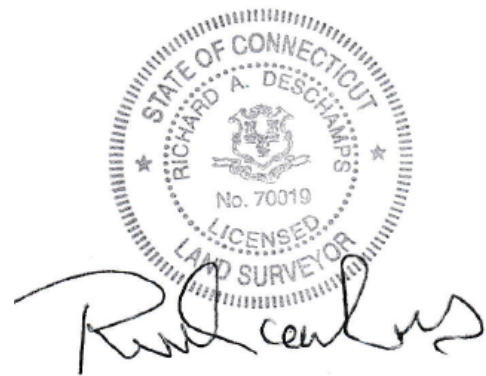
VARIANCE NOTE:
A VARIANCE IS REQUESTED FROM ZONING REGULATIONS SECTION 8-4 (MINIMUM LOT SIZE) TO REDUCE THE AREA OF #12 BLAIS ROAD BY 11,235 S.F. FROM 36,015 S.F. TO 24,780 S.F.

- NOTES:**
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A PROPERTY SURVEY BASED ON A RESURVEY AND CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
 2. FOR SUBJECT PROPERTY REFERENCE IS MADE TO THE TOWN OF MONTVILLE LAND RECORDS VOLUME 593 - PAGE 1013 & VOLUME 382 - PAGE 482.
 3. TOTAL AREA OF PROPERTY - 36,015 SQUARE FEET± (0.83 ACRES±).
 4. THE PROPERTY IS LOCATED IN ZONING DISTRICT R-40.

- MAP REFERENCES:**
1. PLAN OF BUILDING LOTS OWNED BY AIME BLAIS, APRIL 1957, SCALE: 1 INCH = 50 FEET, PREPARED BY GEO. E. PITCHER & SON.
 2. MAP SHOWING LAND TO BE CONVEYED BY WILLIAM SAGE, MONTVILLE, CONN., SCALE: 1"=40 FT., OCT. 1972, PREPARED BY JAMES F. McNALLY.
 3. PROPERTY SURVEY PROPERTY OF CITIZENS BANK OF CONNECTICUT, BLAIS ROAD, MONTVILLE, CONNECTICUT, SCALE: 1"=20', NOVEMBER 1998, PREPARED BY TOTAL TECHNOLOGY, INC.

LEGEND:

VOL.	VOLUME
PG.	PAGE
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET
IP	IRON PIPE
IPIN	IRON PIN
REC.	RECOVERED
CB	CATCH BASIN
CL&P	CONNECTICUT LIGHT & POWER
SNET	SOUTHERN NEW ENGLAND TELEPHONE

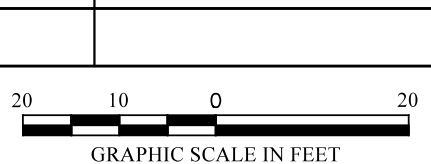


TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND THE EMBOSSED SEAL OF THE SURVEYOR HEREON.

RICHARD A. DESCHAMPS L.S. #70019 9/25/24
DATE

PROJECT NO.	23-082
DRAWN BY:	R.A.D.
DATE:	7/18/23
SCALE:	1"=20'
SHEET	1 OF 1

REVISIONS	
9/24/24	VARIANCE REQUESTED BOUNDARY LINE ADJUSTMENT



PROPERTY SURVEY
PREPARED FOR

PAMELA J. TRACEY

#12 BLAIS ROAD & FITCH HILL ROAD
MONTVILLE, CONNECTICUT

ADVANCED SURVEYS, LLC.
43 Flyers Drive, Norwich, CT 06360
Phone (860)639-8928

