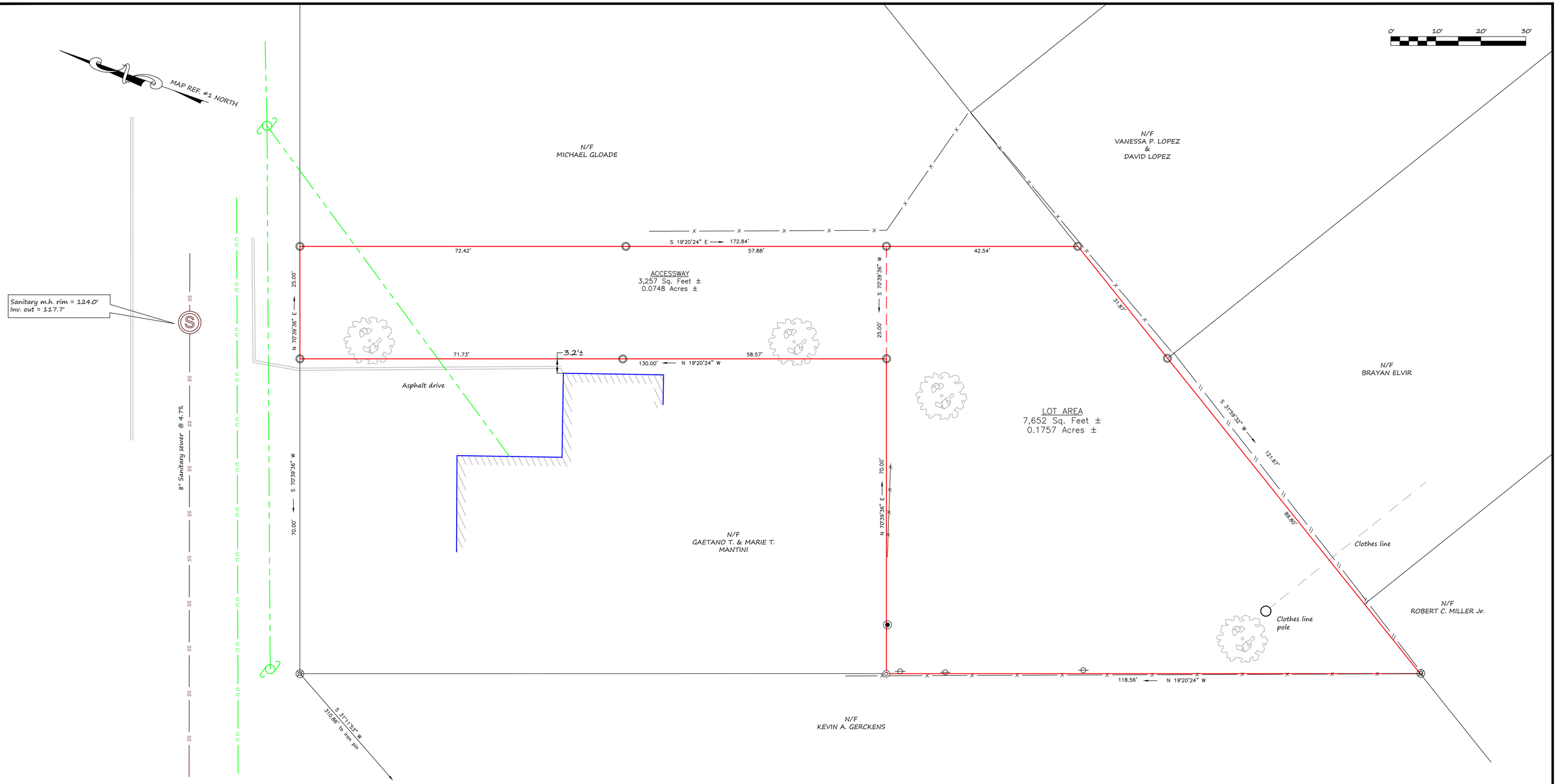


THIS SURVEY MEETS THE STANDARD OF A CLASS "A-2" SURVEY.

SURVEY TYPE: ZONING LOCATION SURVEY
BOUNDARY DETERMINATION: RESURVEY

THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", SEC. 20-300b-1 to 20-300b-20. EFFECTIVE: JUNE 21, 1996 AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC., SEPTEMBER 26, 1996

THE CERTIFICATION SHOWN HEREON RUNS THE PERSON(S) FOR WHOM THE SURVEY WAS PREPARED AND ANY GOVERNMENTAL AGENCY, TITLE INSURANCE CO., OR LENDING INSTITUTION WHOSE NAME APPEARS HEREON. CERTIFICATION IS NOT TRANSFERABLE & ANY UNAUTHORIZED USE IN WHOLE OR IN PART IS STRICTLY PROHIBITED.

ALL UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, MAY NOT BE DEPICTED.

MAP REFERENCES:
1. SENTINEL HILL SHEET 6 SECTION 2B JUNE 1, 1955
2. SENTINEL HILL SHEET 6 SECTION 2B REV. TO

TAX MAP 5 BLOCK 8 TAX LOT(S) 74

PROPERTY IS LOCATED IN RESIDENCE ZONE R-4

DISTANCES SHOWN +/- FROM BUILDING TO PROPERTY LINES ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

ANY ALTERATIONS, HAND DRAWN OR OTHERWISE, WILL RENDER THIS MAP NULL AND VOID. THIS MAP IS INVALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"

_____ CONNECTICUT REG. #70059
JAMES A. DENNISON, LAND SURVEYOR, STRATFORD, CT.

LEGEND

	PROPERTY LINE
	CURB
x	EXISTING SPOT ELEVATION
	DATUM ASSSUMED
	IRON PIN (SET)
	DECIDUOUS TREE
— x — x —	CHAIN LINK FENCE
— // — // —	STOCKADE FENCE
	SANITARY MANHOLE
	UTILITY POLE W/ WIRES
— uu — uu —	UNDERGROUND UTILITIES

REAR LOT REQUIREMENTS

	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA	50,000 MIN.	7,652sf	
LOT WIDTH	175' MIN.	95'	
LOT COVERAGE	25% MAX.		
HEIGHT	30' MAX.		
FRONT YARD	60' MIN.		
REAR YARD	60' MIN.		
SIDE YARD	25' MIN.		

RECEIVED
By Marc J Garofalo MPA, MMC, MCTC at 3:16 pm, Aug 11, 2026

ZONING LOCATION SURVEY

PREPARED FOR

MONICA DEL ROSARIO REINOSO RON

HILLCREST AVENUE, DERBY, CT

SCALE: 1" = 10' DATE: NOVEMBER 20, 2024

BY JAMES A. DENNISON L.S.

203-377-2091

DRAWN BY	DATE	CHECKED BY	DATE
JAD	11/26/2024	SAB	12/5/2024

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