

## MAP REFERENCES

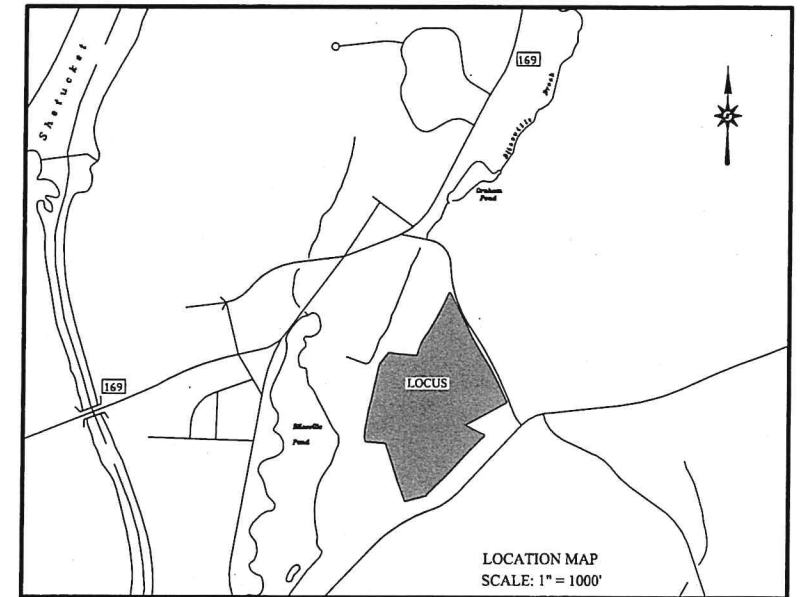
- MAP ENTITLED "PROPERTY / BOUNDARY SURVEY MAP PREPARED FOR STELLA GABICA, #9 SCHOOL HOUSE ROAD, LISBON, CONNECTICUT." SCALE: 1"=40', DATED: 9-25-2006, SHEET 1 OF 1, PREPARED BY: MARK H. SULLIVAN, L.S., C.P.S.S., LAND SURVEYING AND ENVIRONMENTAL CONSULTING, LLC LISBON, CT.
- MAP ENTITLED "SURVEY PLAN PREPARED FOR TINA IWANICKI, BUNDY HILL ROAD, LISBON, CT." SCALE: 1"=40', DATED: NOVEMBER 5, 1993, PREPARED BY: LOUIS J. SOJA, JR., PLAINFIELD, CT.
- MAP ENTITLED "MAP SHOWING PARCEL 'A' & PARCEL 'B' PROPERTY OF JOHN H. ZDANCEWICZ SCHOOL HOUSE ROAD, LISBON, CONN." SCALE: 1"=40', DATED: SEPTEMBER 20, 1976, PREPARED BY: BERNARD F. STONE ASSOC., INC., SALEM, CT.
- MAP ENTITLED "PROPERTY / BOUNDARY SURVEY SUBDIVISION PLAN, PREPARED FOR TIMOTHY P. BRESNAN, #41 SCHOOL HOUSE ROAD, LISBON, CONNECTICUT." SCALE: 1"=80', DATED: 7/31/2012, REVISED: 1/25/2013, PREPARED BY: MARK H. SULLIVAN, L.S., C.P.S.S., LAND SURVEYING AND ENVIRONMENTAL CONSULTING, LLC, LISBON, CT.

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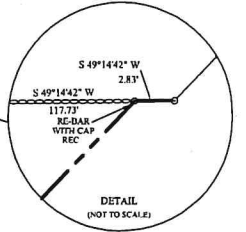
BY: .....

## WETLANDS NOTE

THIS PROPERTY HAS WETLAND, WATERCOURSE, SWAMP, MARSH OR BOG CHARACTERISTICS, WHICH HAVE BEEN DEFINED BY THIS DOCUMENT BEFORE THE INLAND WETLAND AND CONSERVATION COMMISSION OF THE TOWN OF LISBON, CONNECTICUT. PURCHASE OF THIS PROPERTY CONVEYS THE RESPONSIBILITY OF ABIDING BY ALL FEDERAL, STATE AND MUNICIPAL REGULATIONS FOR THE PRESERVATION AND PROTECTION OF THESE "REGULATED AREAS". SEE THE "INLAND WETLANDS AND WATERCOURSES REGULATIONS OF THE TOWN OF LISBON" FOR PERMITTED AND REGULATED USES OF THESE AREAS. ANY SUBSEQUENT CHANGES TO THESE PLANS REQUIRES THE APPROVAL OF THE INLAND WETLAND AND CONSERVATION COMMISSION OF THE TOWN OF LISBON.



LOCATION MAP  
SCALE: 1" = 1000'



SUBDIVISION  
LOT 1  
803230.9 SQ. FT.  
18.44 ACRES

SUBDIVISION  
LOT 2  
NEW AREA:  
285,414.3 SQ. FT.  
6.55 ACRES  
(ENGINEERED SEPTIC REQUIRED)  
(UNDERGROUND UTILITIES REQUIRED)

## NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-306B-1 THROUGH 20-306B-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.
- THIS PROPERTY / BOUNDARY SURVEY AND IS A FIRST SURVEY AND CONFORMS TO THE STANDARDS OF AN A-2 CLASS SURVEY.
- THE OWNER OF RECORD IS TIMOTHY P. BRESNAN  
REFERENCE DEED: TOWN OF LISBON LAND RECORDS VOLUME 111 ON PAGE 8666.
- PROPERTY LOCATED IN A RESIDENTIAL (R-40) ZONING DISTRICT.  
MINIMUM LOT SIZE: 40,000 SQ. FT. MINIMUM BUILDABLE AREA: 25,000 SQ. FT.  
MINIMUM ROAD FRONTAGE: 150 FT. MINIMUM FRONT YARD SETBACK: 40 FT.  
MINIMUM REAR YARD SETBACK: 20 FT. MINIMUM SIDE YARD SETBACK: 20 FT.
- SUBJECT TO RIGHTS AS RECORD MAY APPEAR.
- THIS SURVEY AND MAP DOES NOT INCLUDE THE LOCATION OF UNDERGROUND UTILITIES AND/OR STRUCTURES.
- PROPERTY IDENTIFIED ON THE TOWN OF LISBON TAX ASSESSORS MAP 7, LOT 38.
- A SURVEY CLOSING LINE IS A MATHEMATICAL LINE USED FOR TECHNICAL PURPOSES AND SHOULD NOT BE CONSTRUED AS A PROPERTY LINE. THE PROPERTY LINE IS THE CENTERLINE OF BLISSVILLE BROOK.
- THE PURPOSE AND INTENT OF THIS SURVEY AND MAP IS TO SHOW THE PORTIONS OF THE SUBJECT PROPERTY (LOT 38, N/F TIMOTHY P. BRESNAN) TO BE CONVEYED TO LEO J. AND THERESA A. BOULANGER (LOT 39) AND ALEX M. KORENKIEWICZ (LOT 43)
- THE SUBDIVISION REGULATIONS OF THE TOWN OF LISBON PLANNING AND ZONING COMMISSION ARE PART OF THIS PLAN. APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLIANCE WITH ALL REQUIREMENTS OF THE SAID SUBDIVISION REGULATIONS AND THE ZONING REGULATIONS OF THE TOWN OF LISBON.

## LEGEND

|      |                 |          |                                        |
|------|-----------------|----------|----------------------------------------|
| ---  | PROPERTY LINE   | DH       | DRILL HOLE                             |
| ---  | STONEWALL       | IP       | IRON PIPE                              |
| ---  | ANGLE POINT     | CP       | CORRUGATED PLASTIC PIPE                |
| ---  | UTILITY POLE    | REC      | RECOVERED                              |
| VOL. | VOLUME          | SNCT Co. | SOUTHERN NEW ENGLAND TELEPHONE COMPANY |
| PG.  | PAGE            | CB       | CATCH BASIN                            |
| N/F  | NOW OR FORMERLY | NBGR     | METAL BEAM GUARDRAIL                   |
| S.F. | SQUARE FEET     | CLAP     | CONNECTICUT LIGHT & POWER              |
| WFP  | WOOD FENCE POST | CMP      | CORRUGATED METAL PIPE                  |
| IPN  | IRON PIPE       | RCP      | REINFORCED CONCRETE PIPE               |



| DATE | REVISION |
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## PROPERTY / BOUNDARY SURVEY PROPERTY LINE ADJUSTMENT PLAN

PREPARED FOR  
TIMOTHY P. BRESNAN

|                                                                                      |                |
|--------------------------------------------------------------------------------------|----------------|
| #41 SCHOOL HOUSE ROAD<br>LISBON, CONNECTICUT                                         | DATE: 5/2/2021 |
| MARK H. SULLIVAN, L.S., C.P.S.S.<br>LAND SURVEYING AND ENVIRONMENTAL CONSULTING, LLC | DRAWN BY: MHS  |
| 30 PLEASANT VIEW COVE<br>LISBON, CT 06031                                            | SCALE: 1"=80'  |
| PROJECT NO. 12-115                                                                   | SHEET 1 OF 1   |

MARK H. SULLIVAN, L.S.: #70064 DATE  
THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.