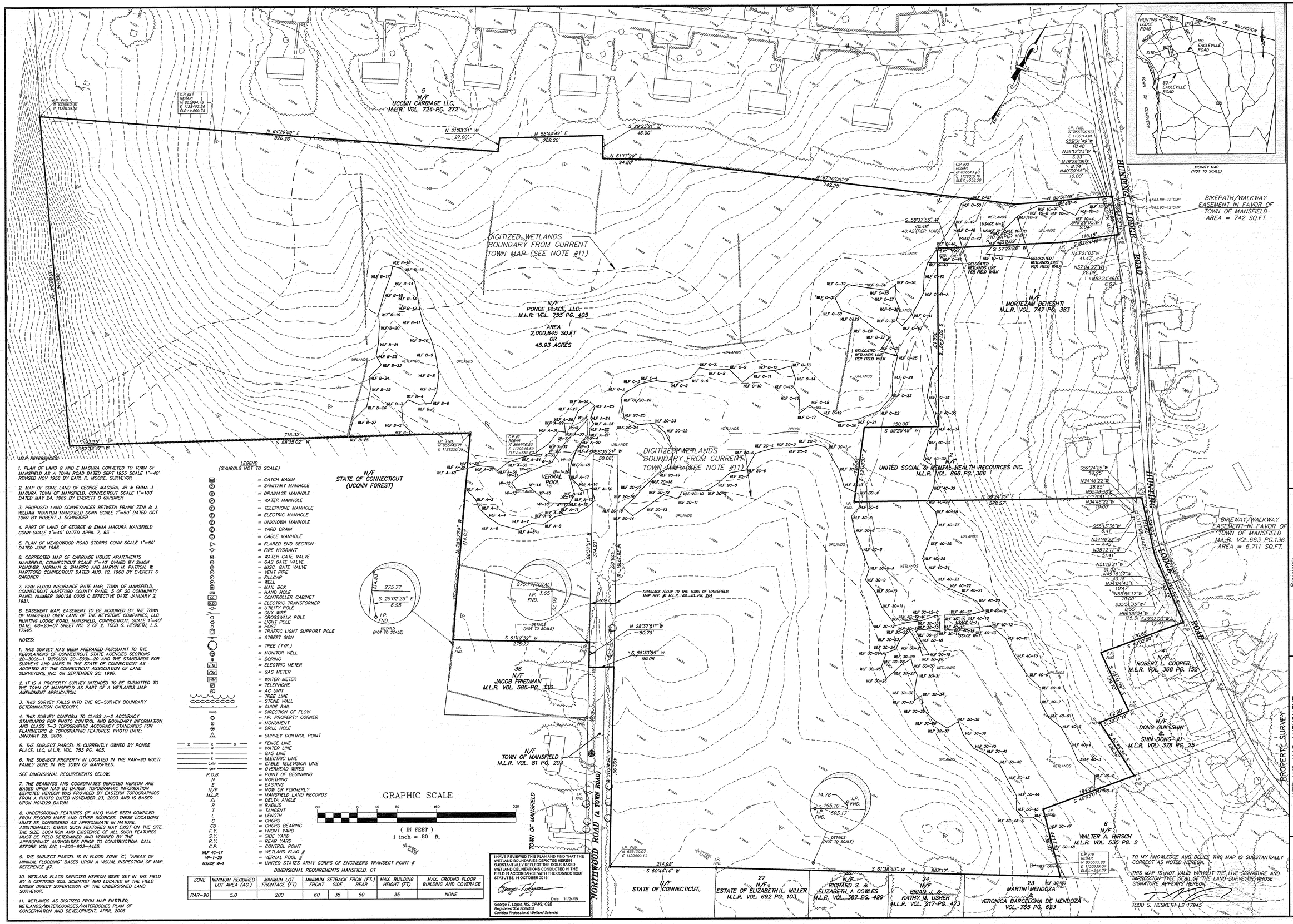

MAP REFERENCES:

1. PLAN OF LAND G AND E MAGURA CONVEYED TO TOWN OF MANSFIELD AS A TOWN ROAD DATED SEPT 1955 SCALE 1"=40' REVISED NOV 1956 BY EARL R. MOORE, SURVEYOR
2. MAP OF SOME LAND OF GEORGE MAGURA, JR & EMMA J. MAGURA TOWN OF MANSFIELD, CONNECTICUT SCALE 1"=100' DATED MAY 24, 1969 BY EVERETT O GARDNER
3. PROPOSED LAND CONVEYANCES BETWEEN FRANK ZENI & J. WILLIAM TRANTUM MANSFIELD CONN SCALE 1"=50' DATED OCT 1969 BY ROBERT J. SCHNEIDER
4. PART OF LAND OF GEORGE & EMMA MAGURA MANSFIELD CONN SCALE 1"=40' DATED APRIL 7, 63
5. PLAN OF MEADOWOOD ROAD STORRS CONN SCALE 1"=80' DATED JUNE 1955
6. CORRECTED MAP OF CARRIAGE HOUSE APARTMENTS MANSFIELD, CONNECTICUT SCALE 1"=40' OWNED BY SIMON KONOVER, NORMAN S. SHAPIRO AND MARVIN M. PATRON, W. HARTFORD CONNECTICUT DATED AUG. 12, 1968 BY EVERETT O GARDNER
7. FIRM FLOOD INSURANCE RATE MAP, TOWN OF MANSFIELD, CONNECTICUT HARTFORD COUNTY PANEL 5 OF 20 COMMUNITY PANEL NUMBER 090128 0005 C EFFECTIVE DATE JANUARY 2, 1981.
8. EASEMENT MAP. EASEMENT TO BE ACQUIRED BY THE TOWN OF MANSFIELD OVER LAND OF THE KEYSTONE COMPANIES, LLC HUNTING LODGE ROAD, MANSFIELD, CONNECTICUT, SCALE 1"=40' DATE: 08-23-07 SHEET NO: 2 OF 2, TODD S. HESKETH, L.S. 17945.

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.
2. IT IS A PROPERTY SURVEY INTENDED TO BE SUBMITTED TO THE TOWN OF MANSFIELD AS PART OF A WETLANDS MAP AMENDMENT APPLICATION.
3. THIS SURVEY FALLS INTO THE RE-SURVEY BOUNDARY DETERMINATION CATEGORY.
4. THIS SURVEY CONFORM TO CLASS A-2 ACCURACY STANDARDS FOR PHOTO CONTROL AND BOUNDARY INFORMATION AND CLASS T-3 TOPOGRAPHIC ACCURACY STANDARDS FOR PLANIMETRIC & TOPOGRAPHIC FEATURES. PHOTO DATE: JANUARY 28, 2005.
5. THE SUBJECT PARCEL IS CURRENTLY OWNED BY PONDE PLACE, LLC, M.L.R. VOL. 753 PG. 405.
6. THE SUBJECT PROPERTY IN LOCATED IN THE RAR-90 MULTI FAMILY ZONE IN THE TOWN OF MANSFIELD.

SEE DIMENSIONAL REQUIREMENTS BELOW.

7. THE BEARINGS AND COORDINATES DEPICTED HEREON ARE BASED UPON NAD 83 DATUM. TOPOGRAPHIC INFORMATION DEPICTED HEREON WAS PROVIDED BY EASTERN TOPOGRAPHICS FROM A PHOTO DATED NOVEMBER 23, 2003 AND IS BASED UPON NGVD29 DATUM.
8. UNDERGROUND FEATURES (IF ANY) HAVE BEEN COMPILED FROM RECORD MAPS AND OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
9. THE SUBJECT PARCEL IS IN FLOOD ZONE 'C', "AREAS OF MINIMAL FLOODING" BASED UPON A VISUAL INSPECTION OF MAP REFERENCE #7.
10. WETLAND FLAGS DEPICTED HEREON WERE SET IN THE FIELD BY A CERTIFIED SOIL SCIENTIST AND LOCATED IN THE FIELD UNDER DIRECT SUPERVISION OF THE UNDERSIGNED LAND SURVEYOR.
11. WETLANDS AS DIGITIZED FROM MAP ENTITLED, WETLANDS/WATERCOURSES/WATERBODIES PLAN OF CONSERVATION AND DEVELOPMENT, APRIL 2006

LEGEND
(SYMBOLS NOT TO SCALE)

= CATCH BASIN
= SANITARY MANHOLE
= DRAINAGE MANHOLE
= WATER MANHOLE
= TELEPHONE MANHOLE
= ELECTRIC MANHOLE
= UNKNOWN MANHOLE
= YARD DRAIN
= CABLE MANHOLE
= FLARED END SECTION
= FIRE HYDRANT
= WATER GATE VALVE
= GAS GATE VALVE
= MISC. GATE VALVE
= VENT PIPE
= PILLCAP
= WELL
= MAIL BOX
= HAND HOLE
= CONTROLLER CABINET
= ELECTRIC TRANSFORMER
= UTILITY POLE
= GUY WIRE
= CROSSWALK POLE
= LIGHT POLE
= POST
= TRAFFIC LIGHT SUPPORT POLE
= STREET SIGN
= TREE (TYP.)
= MONITOR WELL
= BORING
= ELECTRIC METER
= GAS METER
= WATER METER
= TELEPHONE
= AC UNIT
= TREE LINE
= STONE WALL
= GUIDE RAIL
= DIRECTION OF FLOW
= I.P. PROPERTY CORNER
= MONUMENT
= DRILL HOLE
= SURVEY CONTROL POINT
= FENCE LINE
= WATER LINE
= GAS LINE
= ELECTRIC LINE
= CABLE TELEVISION LINE
= OVERHEAD WIRES
= POINT OF BEGINNING
= NORTHING
= EASTING
= NOW OR FORMERLY
= MANSFIELD LAND RECORDS
= DELTA ANGLE
= RADIUS
= TANGENT
= LENGTH
= CHORD
= CHORD BEARING
= FRONT YARD
= SIDE YARD
= REAR YARD
= CONTROL POINT
= WETLAND FLAG #
= VERNAL POOL #
= UNITED STATES ARMY CORPS OF ENGINEERS TRANSECT POINT #

DIMENSIONAL REQUIREMENTS MANSFIELD, CT

ZONE	MINIMUM REQUIRED LOT AREA (AC.)	MINIMUM LOT FRONTAGE (FT)	MINIMUM SETBACK FROM (FT.) FRONT	SIDE	REAR	MAX. BUILDING HEIGHT (FT)	MAX. GROUND FLOOR BUILDING AND COVERAGE
RAR-90	5.0	200	60	35	50	35	NONE

I HAVE REVIEWED THIS PLAN AND FIND THAT THE WETLAND BOUNDARIES DEPICTED HEREIN SUBSTANTIALLY REFLECT THE SOILS-BASED WETLAND DELINEATIONS CONDUCTED IN THE FIELD IN ACCORDANCE WITH THE CONNECTICUT STATUTES, IN OCTOBER 2015.

George Logan Date: 11/24/15

George T. Logan, MS, CPWS, CSE
Registered Soil Scientist
Certified Professional Wetland Scientist

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Revisions:

No.	Date	Description
1	08-27-07	MISC
2	10-27-15	WETLANDS / TRLE UPDATED
3	11-30-2015	WETLANDS MAP AMENDMENT/TITLE
4	01-08-16	REVISED WETLAND LINE PER FIELD WALK

WETLAND MAP AMENDMENT
ON PROPERTY OF
PONDE PLACE, LLC.
HUNTING LODGE ROAD
MANSFIELD, CONNECTICUT

PS-1

Date: 02-07-05 | Drawn by: RM | Job no: 04161
Scale: 1" = 80' | Checked by: TSH | Sheet no: 1 OF 1

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