

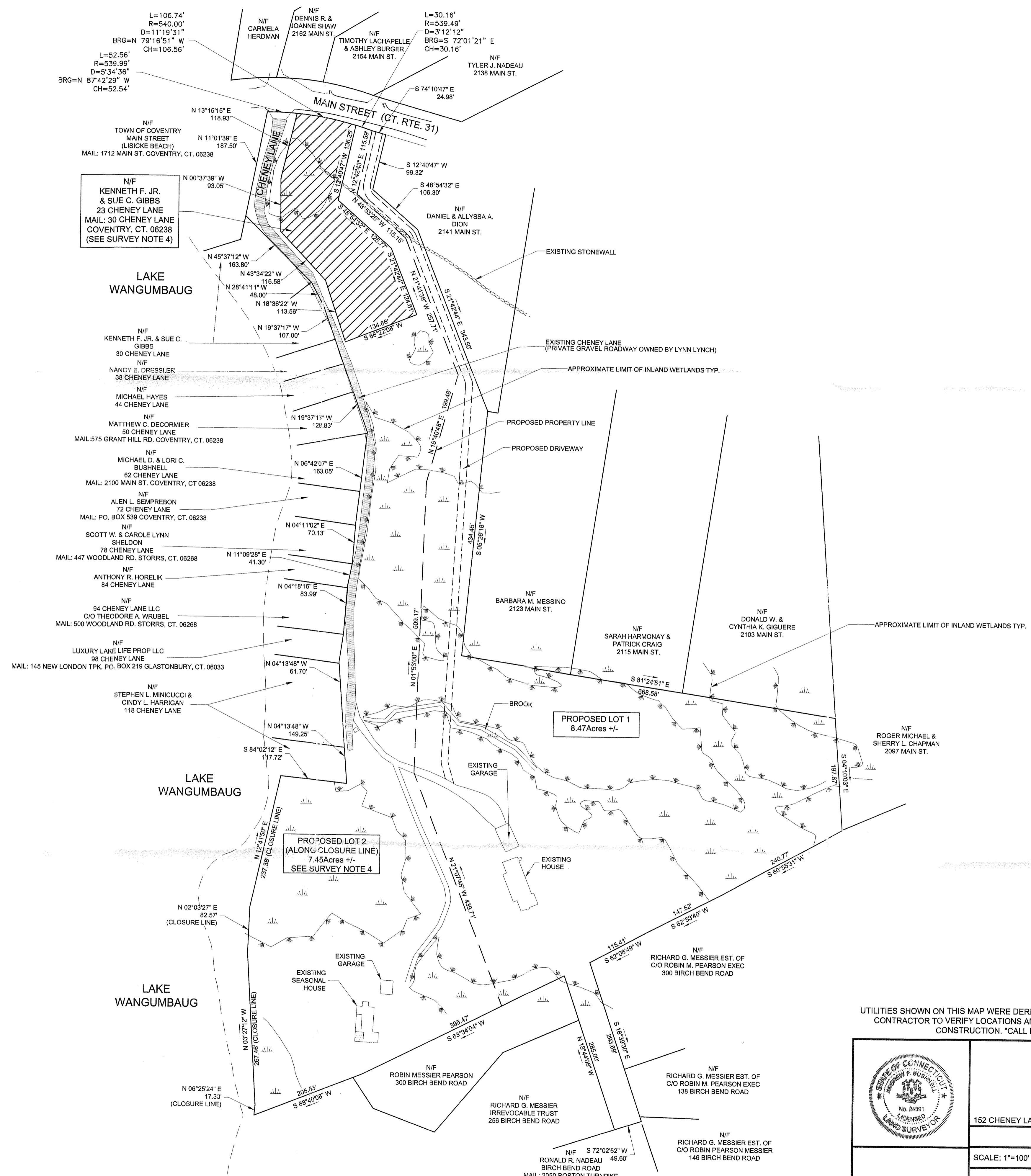
SURVEY NOTES:

1.) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 29, 2019. IT IS A COMPILATION SURVEY MAP BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS D. THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY BOUNDARY OR LIMITED PROPERTY BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE. THIS MAP IS BE USED FOR THE STATED INTENT AND FOR THE PARTIES THE PLAN HAS BEEN PREPARED FOR ONLY. ANY USE OF THIS PLAN FOR OTHER USES OR BY OTHER PARTIES WILL RENDER ANY CERTIFICATIONS CONTAINED HEREON NULL AND VOID. ANY MODIFICATIONS TO THIS PLAN NOT COMPLETED BY BUSHNELL ASSOCIATES LLC. WILL RENDER ANY CERTIFICATIONS CONTAINED HEREON NULL AND VOID.

- 2.) PROPERTY IS LOCATED IN A GR-40 ZONE.
- 3.) INLAND WETLAND BOUNDARIES SHOWN ARE TAKEN FROM A COMBINATION OF MAP REFERENCE 1 AND FIELD DELINEATION BY HIGHLAND SOILS LLC.
- 4.) THE BOUNDARY LINES SHOWN FOR 23 CHENEY LANE AND PROPOSED LOT 2 ARE BASED ON THE PROPOSED CONVEYANCES BETWEEN LYNN LYNCH AND KENNETH & SUE GIBBS AS SHOWN ON MAP REFERENCE 2.
- 5.) THE LOCATION OF STRUCTURES SHOWN ARE APPROXIMATE AND WERE TAKEN FROM MAP REFERENCE 1.
- 6.) THE PROPERTY IS SUBJECT TO A SIGHTLINE EASEMENT AGREEMENT FILED ON THE TOWN OF COVENTRY LAND RECORDS VOLUME 608 PAGE 331.
- 7.) THE PROPERTY IS SUBJECT TO A 12 FT. RIGHT OF WAY (CHENEY LANE) FILED ON THE TOWN OF COVENTRY LAND RECORDS VOLUME 59 PAGE 380.
- 8.) THE PROPERTY IS SUBJECT TO WELL RIGHTS FILED ON THE TOWN OF COVENTRY LAND RECORDS VOLUME 59 PAGE 380.
- 9.) THE PROPERTY IS SUBJECT TO A CONNECTICUT LIGHT AND POWER EASEMENT FILED ON THE TOWN OF COVENTRY LAND RECORDS VOLUME 53 PAGE 101.
- 6.) THE PROPERTY IS SUBJECT TO A RIGHT OF WAY FILED ON THE TOWN OF COVENTRY LAND RECORDS VOLUME 83 PAGE 402.

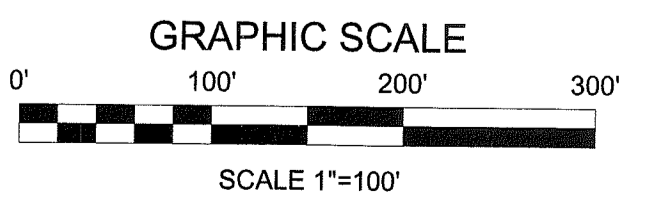
MAP REFERENCES:

- 1.) PLAN PREPARED FOR FRANK LYNCH CHENEY LANE COVENTRY, CT. ZONING LOCATION SURVEY MAP SCALE 1"=100' DATE: 4/17/98 FILE NO. 97158 SHEET 1 OF 2 HOLMES AND HENRY ASSOCIATES LLC CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS 2179 BOSTON TPKE COVENTRY, CT. 06238 (060) 742-0340 REVISIONS 5/27/98
- 2.) PLAN PREPARED FOR LYNN LYNCH 152 CHENEY LANE COVENTRY, CT. LOT LINE MODIFICATION PLAN SCALE: 1"=30' DATE: 9/4/2019 JOB NO. 2015-24 SHEET 1 OF 1 BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 800-643-7875 REVISIONS TO 1/8/2020 SIGHTLINE EASEMENT ADDED



LEGEND

- EXISTING MERESTONE
- IRON ROD TO BE SET
- EXISTING IRON ROD
- STONE WALL
- EDGE OF FIELD LOCATED WETLANDS



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

ANDREW F. BUSHNELL P.E. L.S. 24591

THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR THE START OF ANY CONSTRUCTION. "CALL BEFORE YOU DIG (1-800-922-4455)."

	PLAN PREPARED FOR		
	LYNN LYNCH		
152 CHENEY LANE		COVENTRY, CT.	
COMPILATION PLAN			
SCALE: 1"=100'	DATE: 01/20/2020	FILE NO. 2013-24	SHEET: 1 OF 1
BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875			
REVISIONS:			