



October 21, 2021

Mr. Eric Trott, Director of Planning & Development  
Town of Coventry  
1712 Main Street  
Coventry, CT 06238

Re: 74 Talcott Hill Road  
Barry & Gina Shea  
Lot Boundary Pins

Dear Mr. Trott,

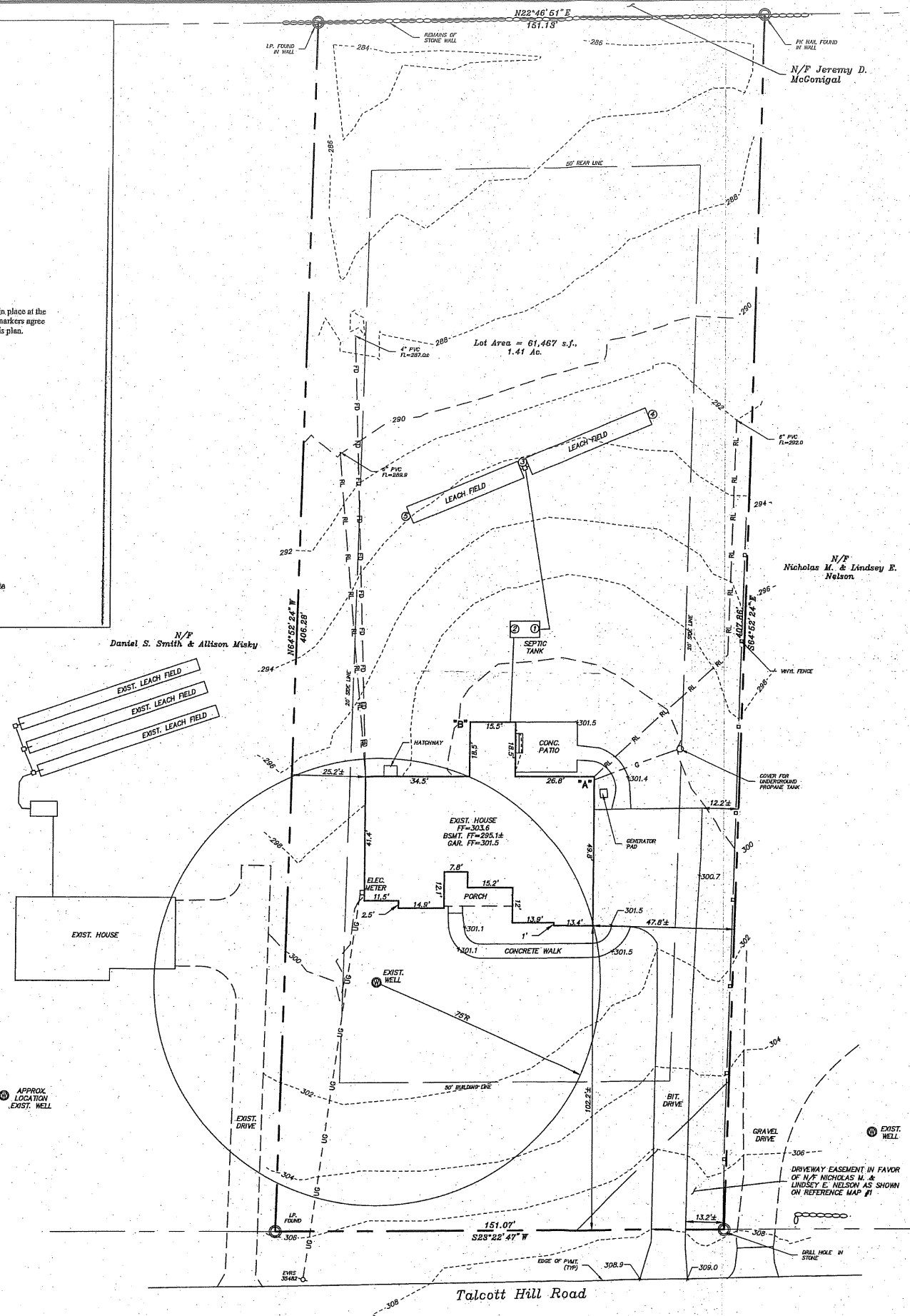
Per Section 3g of the Coventry Subdivision regulations, lot boundary markers were found in place at the time of this as-built survey. The markers shown were field located to A-3 accuracy. The markers agree with the boundary lines shown for 74 Talcott Hill Road shown on Map Reference #1 on this plan.

Very truly yours,

*James E. Ussey Jr.*  
James E. Ussey Jr., L.L.S.  
J.R. Russo & Associates, LLC

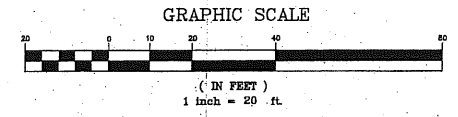


1 Shoham Rd East Windsor CT 06038 www.jrusso.com CT 860.653.0669 MA 457.651.569  
SERVING CONNECTICUT & MASSACHUSETTS



**LEGEND**

- EXISTING UTILITY POLE
- ⊙ EXISTING WELL
- FD — EXISTING FOOTING DRAIN LINE
- RL — EXISTING ROOF LEADER
- S — EXISTING SANITARY LINE
- G — EXISTING GAS LINE
- x135.2 — EXISTING SPOT GRADE
- 136--- EXISTING CONTOUR
- --- PROPERTY LINE
- --- EASEMENT LINE
- --- BUILDING LINE
- ⊞⊞⊞⊞⊞⊞ STONE WALL



Approved  
**ZONING**  
OCT 21 2021  
TOWN OF COVENTRY  
SFR AS-BUILT  
*ai que*

- Reference Maps:**
- Subdivision Plan Prepared For John Bennett, Jr. & Frances Bennett 98 Talcott Hill Road Coventry, CT Scale: 1"=40' Date: 8-21-14 Rev. 10-20-14" by Holmes & Henry Associates, Peter R. Henry, L.S.
  - "Plan Prepared For Dan Smith & Allison Minsky 76 Talcott Hill Road (Lot 1) Coventry, CT Limited Property/Improvement Location Survey Scale: 1"=20' Date: 6-13-16 Rev. 12-5-16" by Bushnell Associates LLC, Andrew F. Bushnell, L.S.

- Notes:**
- The purpose of this plan is to show the location of the existing improvements in relation to municipal setback lines.
  - Elevations and bearings refer to reference map #1.
  - All underground utility locations on this plan are approximate and may not be complete. Anyone using this information without verifying the locations does so at their own risk. No construction will be done on this site prior to utility mark out. "Call Before You Dig 1-800-822-4456".

**AS-BUILT LOCATION OF SEWAGE DISPOSAL SYSTEM**  
(TO BE MEASURED BY INSTALLER PRIOR TO BACKFILLING)

DISTANCE FROM SEPTIC SYSTEM COMPONENT	1	2	3	4	5	6	7	8	9	10
BUILDING CORNER "A"	54'	57'	108'	122'	108'					
BUILDING CORNER "B"	38.5'	34.5'	86.5'	119'	72'					
BUILDING CORNER "C"										

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 for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is an Improvement Location Survey based on a Resurvey conforming to Horizontal Class A-2 & a Topographic Survey conforming to Class 1-2.

This document and copies thereof are valid only if they bear the live signature and embossed seal of the designated professional. Unauthorized alterations render any declaration herein null and void.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*James E. Ussey Jr.*



**REVISIONS**

BY:	CHK:
JU	JEU

Property Of  
**Barry J. & Gina J. Shea**  
74 Talcott Hill Road  
Coventry, Connecticut  
Map 16 Lot 17-2 Zone: OR-40

**As-Built Plan**

DATE	10-21-21
SCALE	1"=20'
JOB NUMBER	2017-010
SHEET	1 of 1

SVAcadV2017 Civil 3D 2017-010 SheaRusso Drawings 2017-010-AR.dwg, 1:1