

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 PLAN CONFORMING TO HORIZONTAL ACCURACY CLASS D. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

2.) PROPERTY IS LOCATED IN A GENERAL RESIDENTIAL ZONE 80.

3.) THE DISCONTINUED PORTION OF RILEY MOUNTAIN ROAD SHOW WAS DISCONTINUED BY THE TOWN OF COVENTRY ON FEBRUARY 25, 1925.

MAP REFERENCES:

1.) PLAN PREPARED FOR HERMAN & ANNETTE FRECHETTE OLDE TAVERN LANE COVENTRY, CT. SCALE: 1"=100' DATE: 12/20/88 FILE NO. 86038 SHEET 1 OF 1 HOLMES & HENRY ASSOCIATES - CONSULTING ENGINEERS - LAND SURVEYORS - LAND PLANNERS - 2178 BOSTON TPKE. - COVENTRY, CT. 06238 (203) 742-0340

2.) PLAN PREPARED FOR THOMAS BRIERTON AND AMANDA BRIERTON RILEY MOUNTAIN ROAD COVENTRY, CONN. BOUNDARY PLAN MEEHAN ASSOCIATES CONSULTING ENGINEERS - SURVEYORS, P.C. 387 NORTH MAIN STREET - MANCHESTER, CT 06040 SCALE: 1"=60' DATE: 4-26-1990 DRAFT: A.V.H. FILE NO. 90055 SHEET NO. 1 OF 1

3.) SCHEMATIC PLAN PREPARED FOR MATT'S OUTBACK PAINTBALL RECREATIONAL CLUB 677 RILEY MOUNTAIN ROAD COVENTRY, CONN. MEEHAN & GOODIN ENGINEERS - SURVEYORS, P.C. 387 NORTH MAIN STREET - MANCHESTER, CT 06040 (860) 643-2520 FAX (860) 649-8806 COMPILATION PLAN SCALE: 1"=100' DATE: AUGUST 5, 2002 DESIGN: FS DRAFT: FS PROJECT: 02-145 QISC13WORK/2002 ACAD: 02145-2011.DWG SHEET NO. 1 OF 1 REVISED TO 02/24/2011

4.) MAP SHOWING PROPERTY OF DONALD KENNERT ROUTE U.S. 44A & RILEY MOUNTAIN ROAD COVENTRY, CONN. SCALE 1"=50' OCTOBER 1970 BEARINGS MAGNETIC

5.) PLAN OF LAND PREPARED FOR HERMAN M. FRECHETTE ET AL COVENTRY, CONN. SCALE 1"=40' FEB. 14, 1977 EVERETT O. GARDNER & ASSOC. TOLLAND, CT.

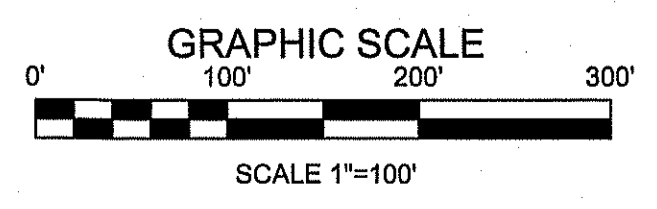
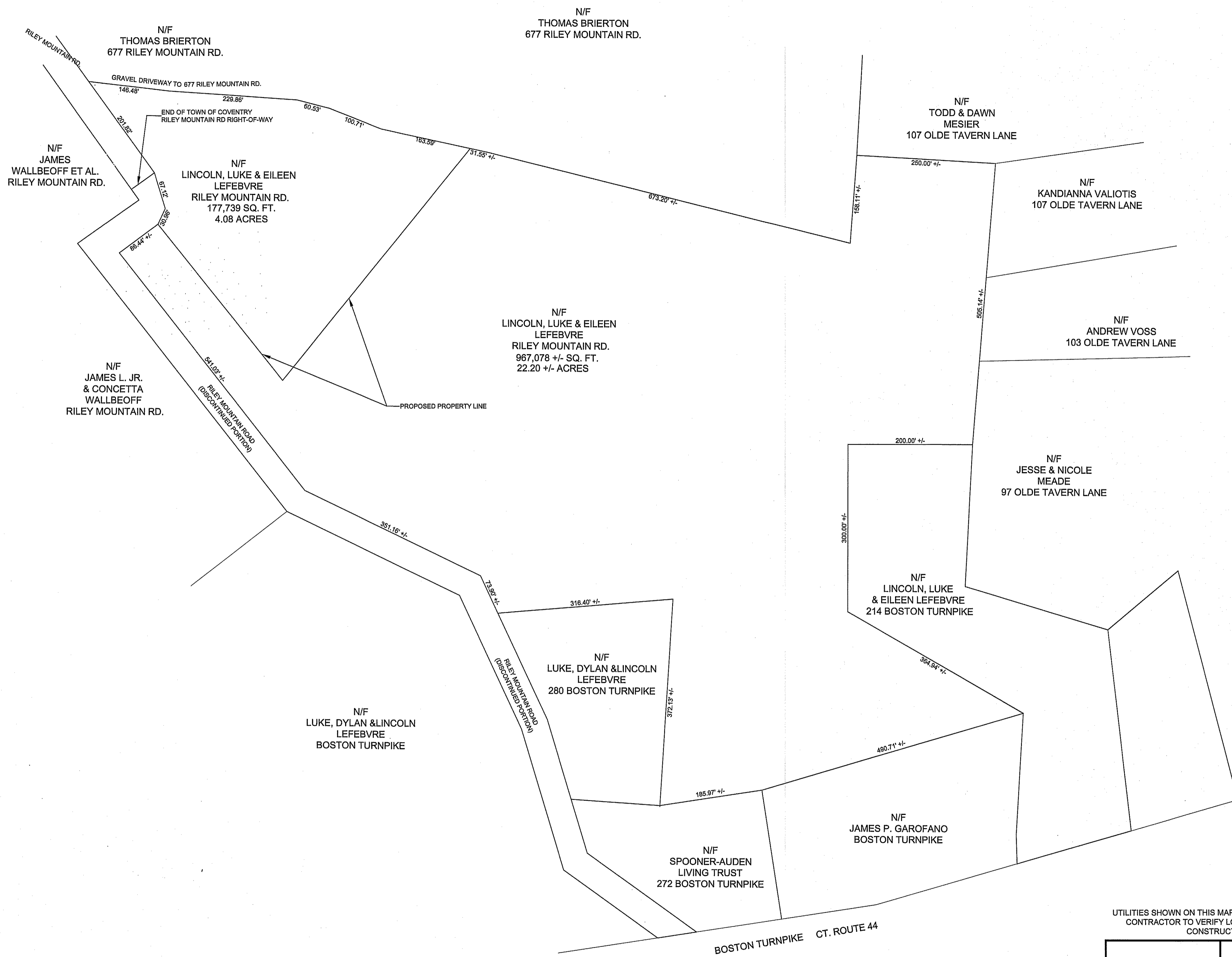
6.) PROPERTY TO BE CONVEYED TO ROGER LEFEBVRE RILEY MOUNTAIN RD. - COVENTRY, CONN. SCALE 1"=50'

7.) BRIGHAM BROOK ESTATES BRIGHAM TAVERN ROAD & CONN ROUTE 44 COVENTRY, CT BOUNDARY PLAN SCALE: 1"=100' DATE: 7/31/87 FILE NO. 86038 SHEET 1 OF 7 HOLMES & HENRY ASSOCIATES - CONSULTING ENGINEERS - LAND SURVEYORS - LAND PLANNERS - P.O. BOX 238 - COVENTRY, CT. - 06238 (203) 742-0340 REVISED TO 12/1/87

8.) MEEHAN ASSOCIATES CONSULTING ENGINEERS - SURVEYORS, P.C. 387 NORTH MAIN STREET - MANCHESTER, CT 06040 PLAN PREPARED FOR ELLIOT T. NAINOS ROUTE 44 AKA BOSTON TURNPIKE COVENTRY, CONN. BOUNDARY SURVEY SCALE: 1"=40' DESIGN: R.E.D. DATE: 10-25-87 DRAFT: A.V.H. FILE NO. 870487 SHEET NO. 1 OF 2 REVISED TO 3-4-88

9.) PLAN PREPARED FOR MORGAN STRONG SEPTIC & BOUNDARY LINE CHANGE RILEY MOUNTAIN RD. & BOSTON TURNPIKE COVENTRY, CONNECTICUT SCALE: 1"=40' 1"=200' INSET DATE: MAY 12, 1994

10.) MAP SHOWING PROPERTY OF JAMES L. WALLBOEFF, JR. RILEY MOUNTAIN ROAD COVENTRY - CONNECTICUT SCALE 1"=100' MAY 1979 SHEET #1 OF 2

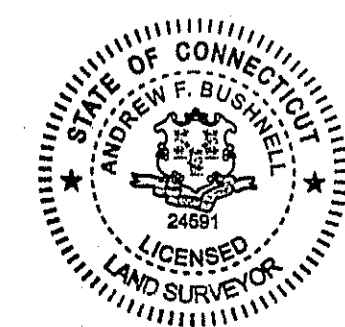


TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Andrew F. Bushnell
 ANDREW F. BUSHNELL P.E. L.S. 24581
 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 LINCOLN LEFEBVRE			
RILEY MOUNTAIN ROAD		COVENTRY, CT.	
COMPILATION PLAN			
SCALE: 1"=100'	DATE: 01/20/2021	FILE NO. 2020-41	SHEET: 1 OF 3
BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875			
REVISIONS:			



SURVEY NOTES:

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- 2.) PROPERTY IS LOCATED IN A GR-80 ZONE.
- 3.) TOPOGRAPHY DEPICTED WAS FIELD DERIVED BY BUSHNELL ASSOCIATES LLC. USING AN ASSUMED DATUM.

MAP REFERENCES:

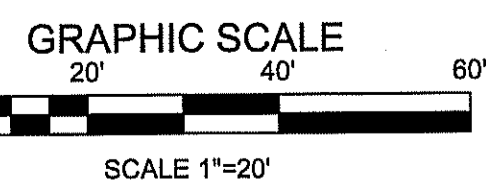
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CONSTRUCTION NOTES:

- 1.) OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- 2.) OWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION CONTAINED ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
- 3.) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY ALL BOUNDARY MARKERS SHALL BE SET BY A LICENSED LAND SURVEYOR.
- 4.) PRESERVE ANY EXISTING STONE WALLS WHEREVER POSSIBLE.
- 5.) ANY TREES TO BE REMOVED IN THE TOWN RIGHT OF WAY SHALL BE POSTED BY THE TREE WARDEN PRIOR TO REMOVAL.
- 6.) ALL PROPOSED UTILITIES LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.
- 8.) CLEARING LIMITS SHALL BE FLAGGED BY A SURVEYOR PRIOR TO ANY SITE DISTURBANCE.

LEGEND

- EXISTING MERESTONE
- EXISTING IRON ROD TO BE SET
- EXISTING IRON ROD
- ⊙ PROPOSED WELL
- PROPOSED SILT FENCE/ LIMIT OF DISTURBANCE
- LIMIT OF DISTURBANCE
- STONE WALL
- EXISTING UTILITY POLE
- ⊗ PROPOSED SPOT GRADE
- ⊗ EXISTING SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ⊕ TEST HOLE
- ▲ PERC PERCOLATION TEST
- EDGE OF FIELD LOCATED WETLANDS
- ▲ WF 20 WETLANDS FLAG
- PROPOSED UNDERGROUND UTILITIES

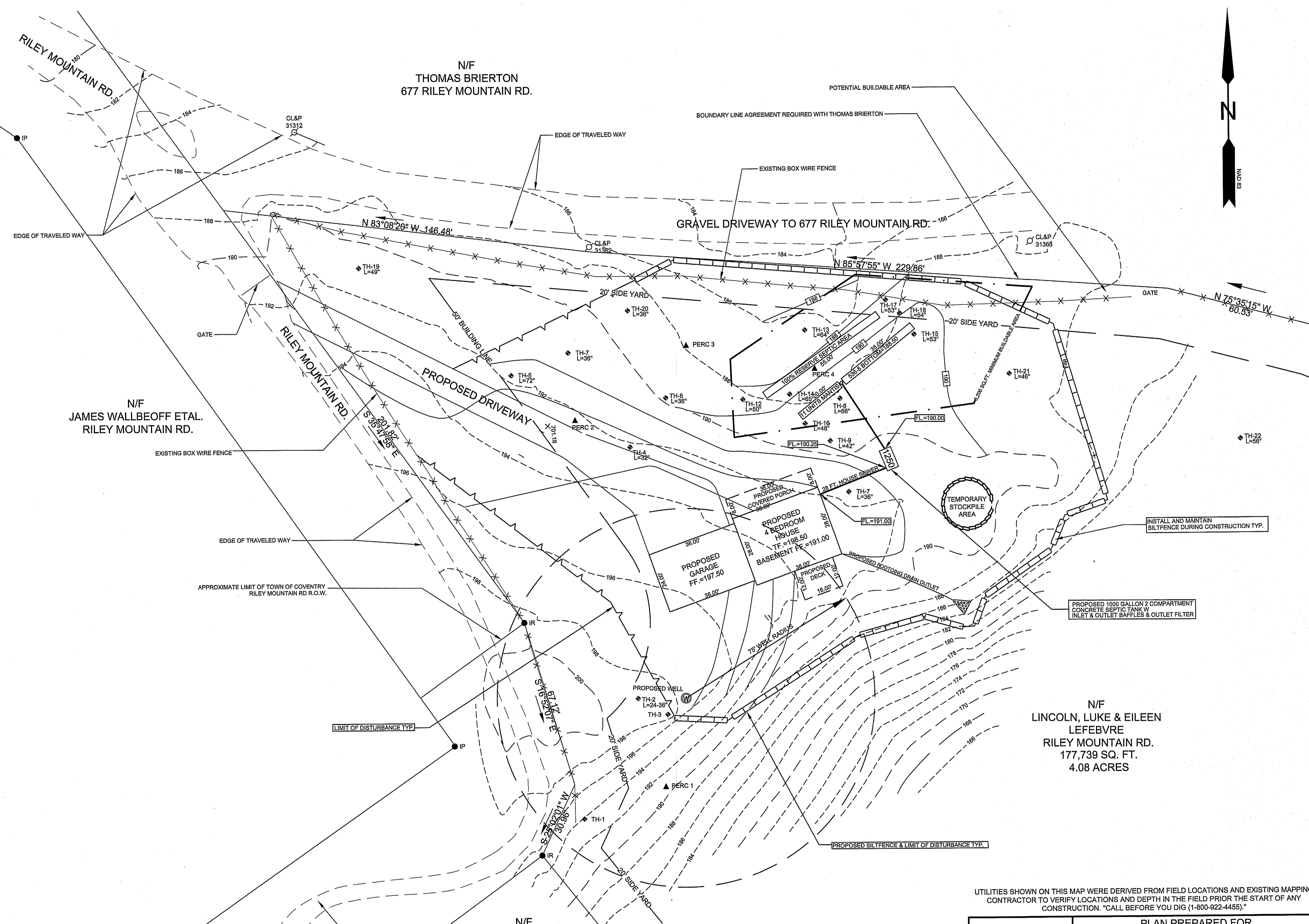


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	PLAN PREPARED FOR LINCOLN LEFEBVRE		
	RILEY MOUNTAIN ROAD COVENTRY, CT.		
	SITE PLAN		
	SCALE: 1"=20'	DATE: 01/20/2021	FILE NO. 2020-41
BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875			
REVISIONS:			



N/F
THOMAS BRIERTON
677 RILEY MOUNTAIN RD.

N/F
JAMES WALLBEOFF ETAL.
RILEY MOUNTAIN RD.

N/F
LINCOLN, LUKE & EILEEN
LEFEBVRE
RILEY MOUNTAIN RD.
177,739 SQ. FT.
4.08 ACRES

N/F
LINCOLN, LUKE & EILEEN
LEFEBVRE
RILEY MOUNTAIN RD.

PORTION OF RILEY MOUNTAIN RD.
DISCONTINUED BY THE TOWN OF COVENTRY
FEBRUARY 25 1925

