

VICINITY SKETCH
1" = 800'

N/F
LAWRENCE N. FRIEDLAND
& ALICE L. FRIEDLAND

TOTAL AREA:
1,463,887± S.F.
33.607± ACRES

NOTES:

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. 9/26/96. IT IS A PROPERTY SURVEY BASED ON A RESURVEY CONFORMING TO CLASS "A-2" ACCURACY AND IS INTENDED TO BE USED FOR PROPERTY CONVEYANCE PURPOSES.

PROPERTY IS DEPICTED AS LOT 3, IN BLOCK 18, ON MAP 78, AND LOT 3C, IN BLOCK 18, ON MAP 76 IN THE ASSESSORS OFFICE.

PROPERTY IS LOCATED IN R-2 ZONE.

ZONE AND SETBACKS ARE SUBJECT TO THE DETERMINATION OF THE ZONING ENFORCEMENT OFFICER.

REFER TO MAP Nos. 22, 375, 560, 905, 1270, 1364, 1383, 1390, 3406, 3686, 3751 & 3927 ON FILE IN THE TOWN CLERK'S OFFICE.

ALSO REFER TO MAP ENTITLED "PROPERTY SURVEY PREPARED FOR CHARLES I. TYLER" DATED MAY 9, 2003 SHEETS 1 & 2 PREPARED BY THIS OFFICE.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT DEPICTED OR NOTED.

FEATURES DEPICTED OUTSIDE OF OVERALL PROPERTY BOUNDARY HAVE BEEN TRANSCRIBED FROM AERIAL MAPPING AND CONFORM TO CLASS "D" ACCURACY.

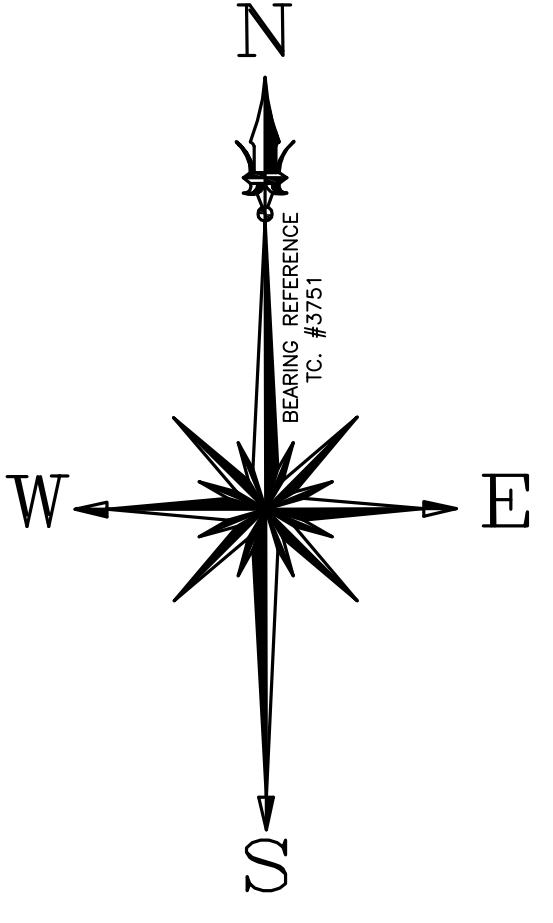
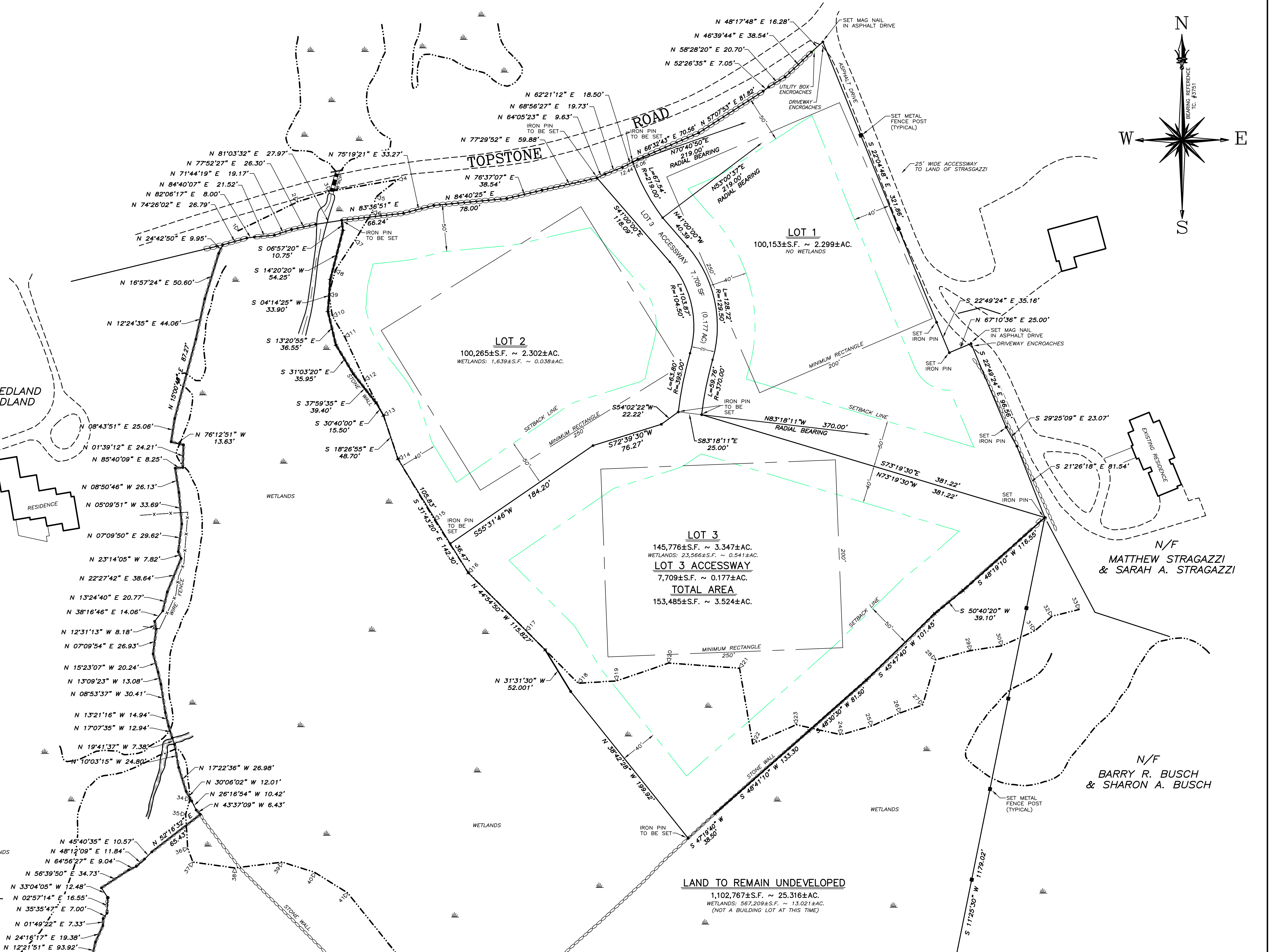
THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE, ANY USE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARERS DECLARATION NULL AND VOID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL, RENDERS ANY DECLARATION NOTED HEREON NULL AND VOID.

WETLANDS DEPICTED HEREON HAVE BEEN FLAGGED BY CONSOIL AND FIELD LOCATED BY THIS OFFICE.

ALL ELECTRIC, TELEPHONE AND CABLE SERVICE TO BE UNDERGROUND.

N/F
TOWN OF REDDING



BRAUTIGAM LAND SURVEYORS, P.C.

25 Church Hill Road
Newtown, Connecticut 06470
Telephone (203) 270-7810
Facsimile (203) 270-8392
E-mail Survey@BrautigamLand.com

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY AND MAP ARE "SUBSTANTIALLY CORRECT" AS NOTED HEREON.

PAUL A. BRAUTIGAM CT. LIC. No. 15166
NY. LIC. No. 050176

THE SURVEY DEPICTED HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL.

JOB No. 7002012.01 SCALE: 1" = 50' DRAWN BY: SRM
FIELD NOTES: 116-36 DATE: 7/30/2020 CHECKED BY: PAB

50 0 50 100 150
7002012-01 SUBDIVISION SHEET 1 (2020)
1 OF 2

No.	DATE	REVISIONS

PROPERTY SURVEY & SUBDIVISION PLAN
PREPARED FOR
**ROGER LANCASTER
& CLJ LANCASTER**
130 TOPSTONE ROAD & 39 WHITE BIRCH ROAD
REDDING, CONNECTICUT

TOTAL AREA:

1,463,887± S.F.
33.607± ACRES

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WETLANDS DEPICTED HEREON HAVE BEEN FLAGGED BY CONNSOIL AND FIELD LOCATED BY THIS OFFICE.

ALL ELECTRIC, TELEPHONE AND CABLE SERVICE TO BE UNDERGROUND.

MATCHLINE - SEE SHEET 1 OF 2 FOR CONTINUATION

LAND TO REMAIN UNDEVELOPED

1,102,770±S.F. ~ 25.316±AC.
 WETLANDS: 567,209±S.F. ~ 13.021±AC.
 (NOT A BUILDING LOT AT THIS TIME)

N/F
TOWN OF REDDING

N/F
& DAVID OLEARY
RENEE OLEARY

N/F
BARRY L. HIRSCH, TRUSTEE
& AMY SOLAN, TRUSTEE

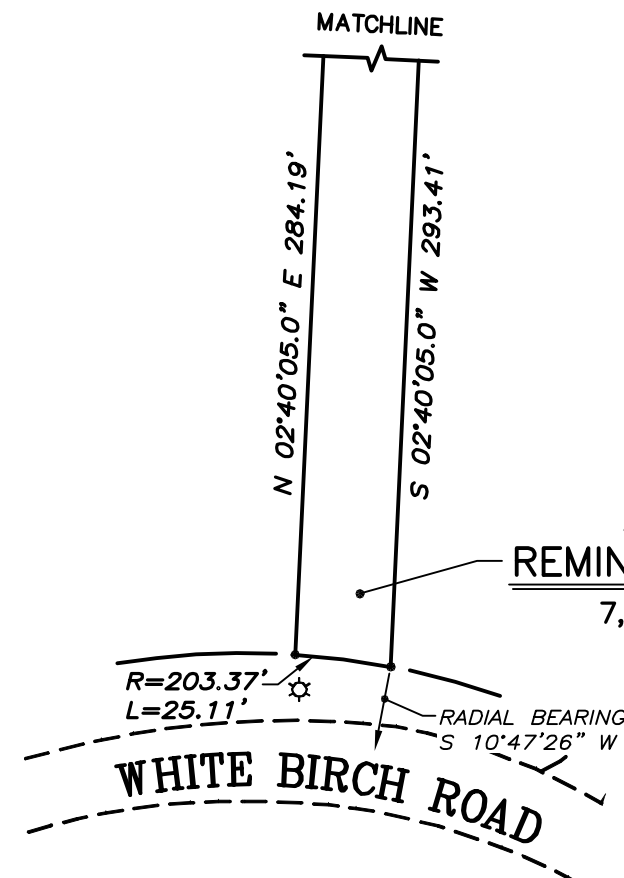
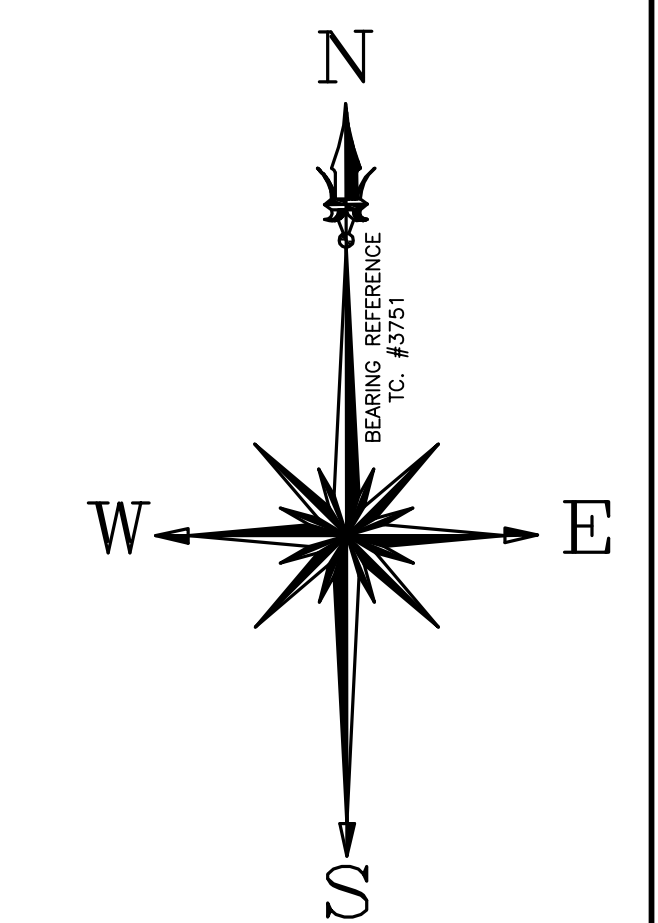
N/F
ADA L. COLE

N/F
JOSEPH G. GIBALDI
& CATHERINE B. GIBALDI

N/F
JOHN J. WHITE
& MARIE N. WHITE

ACCESSWAY TO
REMINING LAND OF TYLER
7,214±S.F. ~ 0.166±AC.

ACCESSWAY TO
REMINING LAND OF TYLER
7,214±S.F. ~ 0.166±AC.



WHITE BIRCH ROAD

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FIELD NOTES: 116-36	DATE: 7/30/2020	CHECKED BY: PAB			

50 0 50 100 150
 7002012-01 SUBDIVISION SHEET 2 (2020)
 2 OF 2

PROPERTY SURVEY & SUBDIVISION PLAN

PREPARED FOR
**ROGER LANCASTER
 & CLJ LANCASTER**

130 TOPSTONE ROAD & 39 WHITE BIRCH ROAD
 REDDING, CONNECTICUT