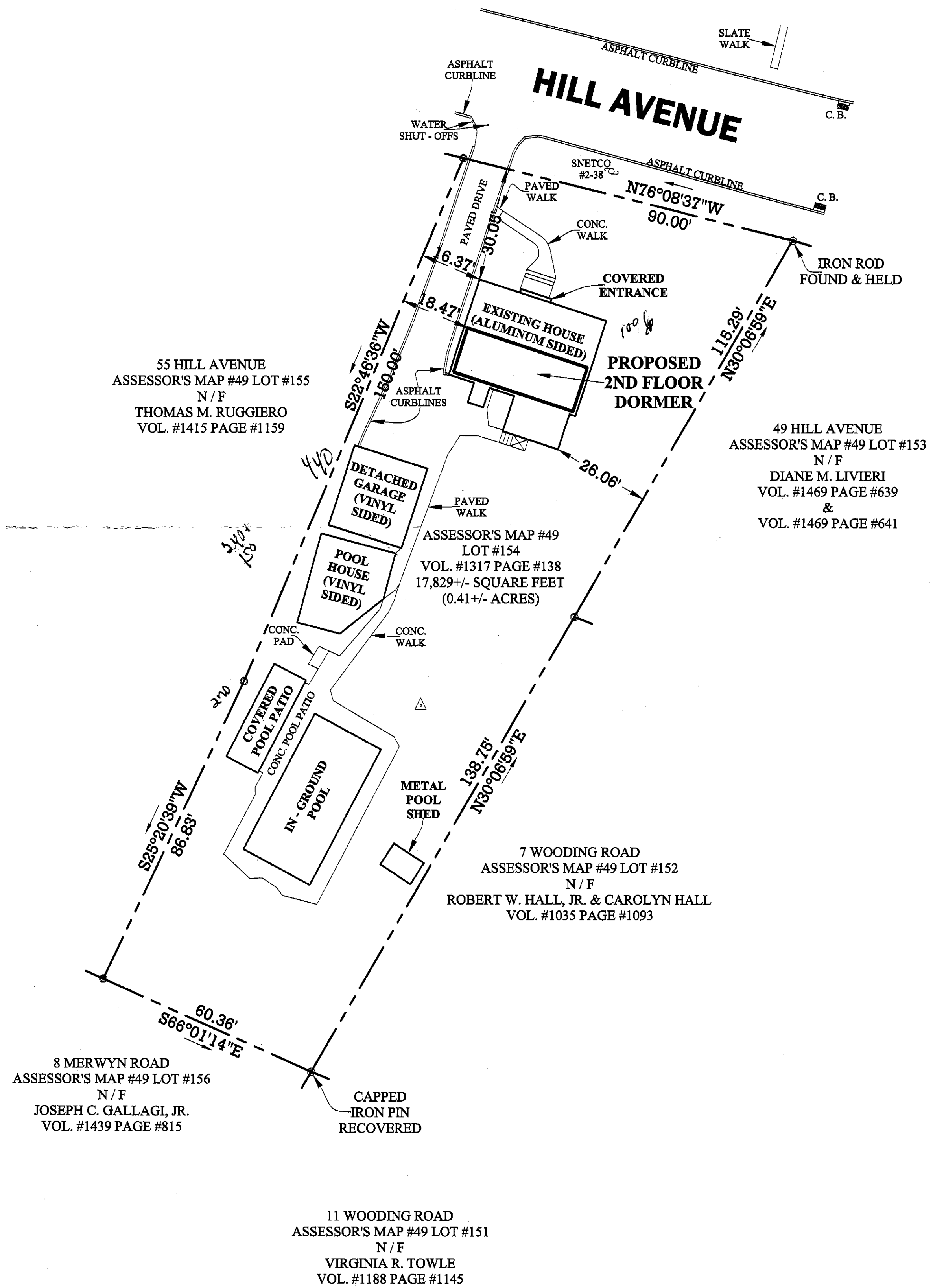
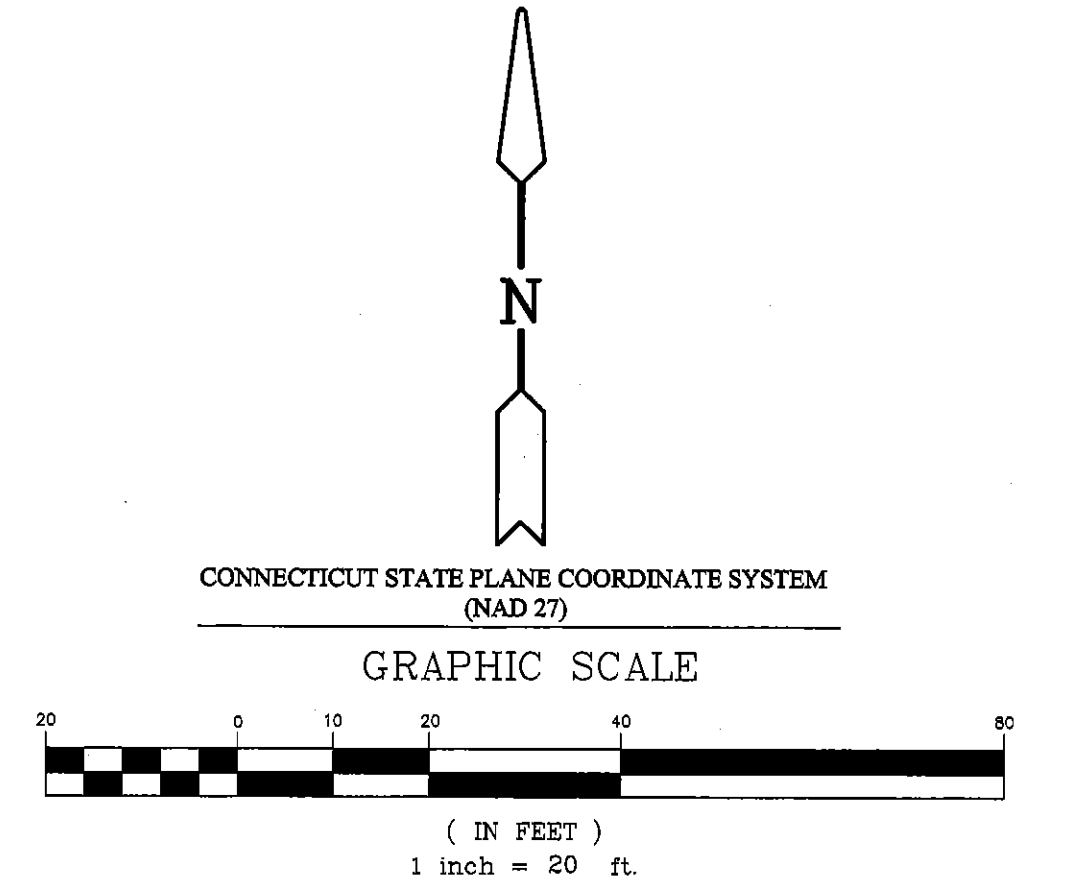


ZONING DISTRICT R - 18

MINIMUM LOT AREA (SQ. FT.) - 18,000 ACTUAL - 17,829+/-, 0.41+/- ACRES
 SIDE SETBACK - 20 FEET EXISTING - 16.37 FEET; PROPOSED - 17.40 FEET



NOTES

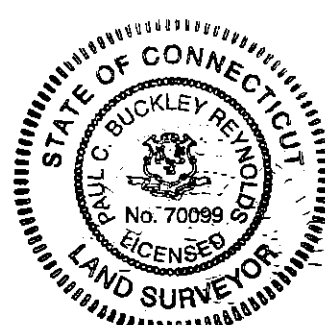
- 1) THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A ZONING LOCATION SURVEY. THE PROPERTY LINES ARE BASED ON A RESURVEY. THIS MAP CONFORMS TO A HORIZONTAL ACCURACY CLASS "A-2". THIS MAP IS INTENDED TO SHOW A PROPOSED SECOND FLOOR DORMER ADDITION AND TO DEPICT EXISTING SITE CONDITIONS.
- 2) THE PROPERTY IS LOCATED IN THE TOWN OF WALLINGFORD'S R - 18 ZONING DISTRICT WITH A 40' FRONT SETBACK, 20' SIDE SETBACKS AND A 30' REAR SETBACK. THE PROPERTY IS LEGALLY NON - CONFORMING.

REFERENCE MAPS

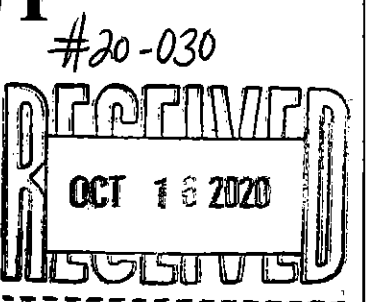
- 1) "MAP OF BUILDING LOTS - DEVELOPED BY GEORGE H. WUCHERT - YALESVILLE, CONN." SCALE: 1" = 50'; JULY 27, 1940 BY W. M. NORTON, CONN. REG. LAND SURVEYOR NO. 949, ON FILE IN THE WALLINGFORD LAND RECORDS (W. L. R.) AS MAP #56.
- 2) "MAP OF PROPERTY - LUCY M. WOODING - MAPLEWOOD AVENUE - YALESVILLE, - WALLINGFORD, CONN." SCALE: 1" = 100'; MAY, 1953 BY CALVIN C. ROBINSON JR - REGISTERED LAND SURVEYOR #2808; W. L. R. MAP #315B.
- 3) "MAP OF WOODING ROAD - YALESVILLE, WALLINGFORD, CONN." SCALE: 1" = 50'; MAY 1955 BY CALVIN C. ROBINSON JR. - REGISTERED LAND SURVEYOR #2808; W. L. R. MAP #338B.
- 4) "MAP OF PROPERTY - HENRY DELGREGGO - HILL AVENUE - YALESVILLE - WALLINGFORD, CONN." SCALE: 1" = 30'; NOV. 18, 1959 BY CALVIN C. ROBINSON JR. - P. E. & L. S. - 2808; W. L. R. MAP #778.
- 5) "MAP OF PROPERTY - STANLEY & SALLY TOMCZAK - HILL AVE. & MERWYN ROAD - YALESVILLE - WALLINGFORD, CONN." SCALE: 1" = 30'; NOV. 17, 1959 BY CALVIN C. ROBINSON JR - P. E. & L. S. 2808; W. L. R. MAP #779.

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

Paul C. Buckley Reynolds
 PAUL C. BUCKLEY REYNOLDS, P. L. S. #70099
 MAP NOT VALID WITHOUT A LIVE SIGNATURE & EMBOSSED SEAL



**PROPOSED
 PLOT PLAN**
 LAND
 N / F OF
BILLY O ' MALLEY
53 HILL AVENUE
WALLINGFORD, CONNECTICUT
 SCALE: 1" = 20'
OCTOBER 15, 2020



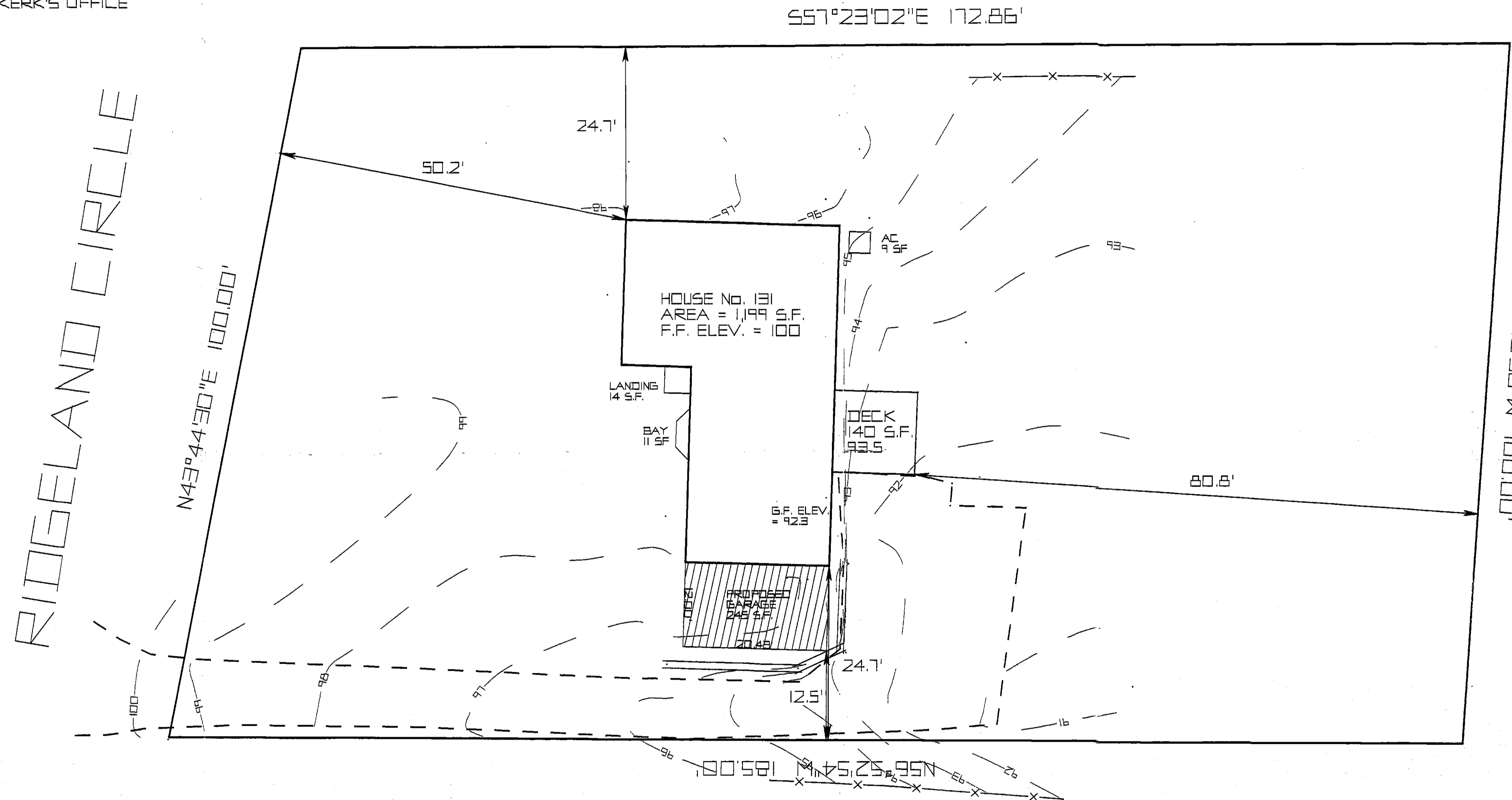
STONE WALL BOUNDARIES, LLC
 SURVEYING & MAPPING
 PAUL BUCKLEY REYNOLDS - PROFESSIONAL LAND SURVEYOR
 8 OSAGE DRIVE
 WALLINGFORD, CT 06492
 (203) 889-8564
 BUCKLEYREYNOLDS@YAHOO.COM

2190

ITEM	REQUIRED	EXISTING	PROPOSED
ZONE	R-1B	R-1B	R-1B
FRONT	40'	50.2'	50.2'
SIDE	20'	24.7'	24.7' 12.5' GARAGE
REAR	30'	80.8'	80.8'
BUILDING COVERAGE	15%	7.75%	9.13%
AREA	18,000 S.F.	17,712 S.F.	17,712 S.F.

NOW OR FORMERLY LAND OF KRISAK

REFER TO LOT No. 41 ON MAP No. 217A
ON FILE AT THE WALLINGFORD TOWN CLERK'S OFFICE



NOW OR FORMERLY LAND OF TRASACCO ANDREW & RITA CLETO

NOW OR FORMERLY LAND OF JENKS/LUSSIER

DEPENDENT RESURVEY

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 & VOID.

UNDERGROUND IMPROVEMENTS OR UNDERGROUND ENCROACHMENTS IF ANY ARE NOT SHOWN.

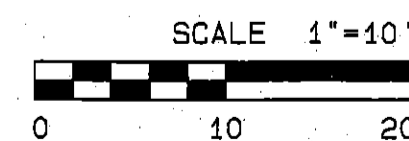
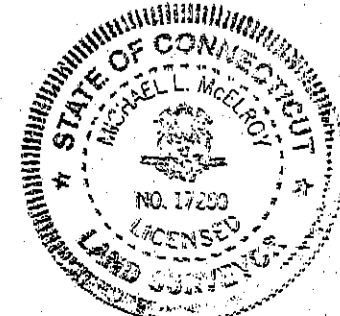
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY WHICH BEARS THE SURVEYORS STAMP OR SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS ORIGINAL STAMP OR EMBOSSED SEAL.

THIS MAP DOES NOT CONSTITUTE EITHER A SUBDIVISION OR A RESUBDIVISION UNDER THE TERMS OF SECTION 8-16 OF THE CONNECTICUT GENERAL STATUTES, AS AMENDED.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF ACCURACY OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS ADOPTED JUNE 21, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

Michael L. McElroy
MICHAEL L. McELROY, L.S. No. 17250



#20-028
RECEIVED
 OCT 14 2020
RECEIVED

PLOT PLAN
OF
131 RIDGELAND CIRCLE
PREPARED FOR
ANN & GLEN MORGAN
SEPTEMBER 12, 2020 SCALE: 1" = 10'
REV. 5-29-2020 WALLINGFORD, CONNECTICUT
BLACK ROCK SURVEYORS
1089 CHURCH HILL ROAD
FAIRFIELD, CONNECTICUT
(203) 371-0003
blackrocksurvey@optonline.net