



- MAP REFERENCES:
- 1) LOT LINE REVISION MAP PREPARED FOR 200 WYKEHAM ROAD LLC, REVISED LOT 1, 202 WYKEHAM ROAD, TOWN OF WASHINGTON, COUNTY OF LITCHFIELD, STATE OF CONNECTICUT, DATE OCTOBER 4, 2018, REVISED 10/29/18, SCALE 1" = 60', PREPARED BY T. MICHAEL ALEX, R.L.S. ON FILE MAP NO. 2067 WASHINGTON LAND RECORDS.
  - 2) 28.441 +/- ACRES, PROPERTY/BOUNDARY SURVEY, SUBDIVISION MAP PREPARED FOR BEC HOLDINGS, LLC, WYKEHAM ROAD AND CLARK ROAD, WASHINGTON, CONNECTICUT, OCTOBER, 2008, REVISED (TO) 11-12-08, SCALE 1" = 100', PREPARED BY T. MICHAEL ALEX, R.L.S. ON FILE MAP NO. 1824 WASHINGTON LAND RECORDS.
  - 3) 38.46 +/- ACRES, PROPERTY/BOUNDARY SURVEY, MAP PREPARED FOR BEC HOLDINGS, LLC, WYKEHAM ROAD AND CLARK ROAD, WASHINGTON, CONNECTICUT, OCTOBER, 2007, SCALE 1" = 100', PREPARED BY T. MICHAEL ALEX, R.L.S. ON FILE MAP NO. 1787 WASHINGTON LAND RECORDS.
  - 4) "LOT LINE REVISION MAP PREPARED FOR CHARLES RASKOB ROBINSON, BARBARA PAUL ROBINSON, CLARK ROAD, WASHINGTON, CONNECTICUT, JUNE, 2007, SCALE 1" = 100', PREPARED BY T. MICHAEL ALEX, R.L.S. ON FILE MAP NO. 1764 WASHINGTON LAND RECORDS.
  - 5) "MAP PREPARED FOR F. M. I. INC. 190 WYKEHAM ROAD, WASHINGTON, CONNECTICUT, APRIL, 1996, SCALE 1" = 40', PREPARED BY T. MICHAEL ALEX, R.L.S. ON FILE MAP NO. 1325 WASHINGTON LAND RECORDS.
  - 6) 57.194 +/- ACRES, PROPERTY/BOUNDARY SURVEY MAP SHOWING BOUNDARY LINE REVISIONS, PREPARED FOR LINDA M. ALLARD, WYKEHAM ROAD AND CLARK ROAD AKA SHAW ROAD, WASHINGTON, CONNECTICUT, SCALE 1" = 100', OCTOBER, 2003, PREPARED BY SAMUEL P. BERTACCINI, JR., R.L.S. ON FILE MAP NO. 1631 WASHINGTON LAND RECORDS.
  - 7) 67.193 +/- ACRES, SUBDIVISION MAP PREPARED FOR STUART L. ORAN, WYKEHAM ROAD AND CLARK ROAD AKA SHAW ROAD, WASHINGTON, CONNECTICUT, SCALE 1" = 100', JANUARY 17, 1986, REVISED (TO) MARCH 17, 1986, PREPARED BY SAMUEL P. BERTACCINI, JR., R.L.S. ON FILE MAP NO. 1008 WASHINGTON LAND RECORDS.
  - 8) 34.456 +/- ACRES, MAP PREPARED FOR BRUNO RANIERI, CLARK ROAD, WASHINGTON, CONNECTICUT, SCALE 1" = 100', APRIL, 1981, PREPARED BY GEORGE P. BURNHAM, R.L.S. ON FILE MAP NO. 896 WASHINGTON LAND RECORDS.
  - 9) 67.193 +/- ACRES, SUBDIVISION MAP PREPARED FOR STUART L. ORAN, WYKEHAM ROAD AND CLARK ROAD AKA SHAW ROAD, WASHINGTON, CONNECTICUT, SCALE 1" = 100', JANUARY 17, 1986, REVISED (TO) MAY 1987, PREPARED BY SAMUEL P. BERTACCINI, JR., R.L.S. ON FILE MAP NO. 967 WASHINGTON LAND RECORDS.
  - 10) "PROPERTY/BOUNDARY SURVEY, MAP PREPARED FOR CHARLES R. ROBINSON, BARBARA P. ROBINSON, NETTLETON HOLLOW ROAD, WASHINGTON, CONNECTICUT, OCTOBER, 2010, SCALE 1" = 100', PREPARED BY T. MICHAEL ALEX, R.L.S. ON FILE MAP NO. 1874B WASHINGTON LAND RECORDS.
  - 11) 67.193 +/- ACRES, SUBDIVISION MAP PREPARED FOR STUART L. ORAN, WYKEHAM ROAD AND CLARK ROAD AKA SHAW ROAD, WASHINGTON, CONNECTICUT, SCALE 1" = 100', JANUARY 17, 1986, REVISED (TO) NOVEMBER, 1987, PREPARED BY SAMUEL P. BERTACCINI, JR., R.L.S. ON FILE MAP NO. 980 WASHINGTON LAND RECORDS.
  - 12) "PROPOSED RELOCATION OF SHAW ROAD ON PROPERTY OF LUCY B. ALLEN FOWLKES, WYKEHAM RISE ROAD AND SHAW ROAD, TOWN OF WASHINGTON, COUNTY OF LITCHFIELD, STATE OF CONNECTICUT, SCALE 1" = 40', JUNE, 1970, PREPARED BY ARTHUR H. HOWLAND, R.L.S. ON FILE MAP NO. 282B WASHINGTON LAND RECORDS.
  - 13) "MAP OF PROPERTY TO BE CONVEYED TO LUCY B. ALLEN FOWLKES BY THE ESTATE OF HELEN S. BRONSON, WASHINGTON, CONNECTICUT, SCALE 1" = 100', JUNE 1954, REVISED JUNE 26, 1968, PREPARED BY G. A. HANSON, R.L.S. ON FILE MAP NO. 194A WASHINGTON LAND RECORDS.

1) COPIES NOT BEARING THE EMBOSSED SEAL OF THE SURVEYOR OR ENGINEER SHALL BE RENDERED NULL AND VOID.

2) REVISIONS TO THESE PLANS BY ANYONE OTHER THAN ARTHUR H. HOWLAND, P.C. SHALL MAKE THESE PLANS NULL AND VOID. ARTHUR H. HOWLAND, P.C. SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISIONS:

DEED REFERENCE: V. 244 P. 690 WASHINGTON LAND RECORDS.

PROPERTY IS LOCATED WITHIN THE R-1 ZONE DISTRICT.

ELEVATION DATUM IS ASSUMED.

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATION OF CONNECTICUT STATE AGENCIES, SECTION 20-300b-1 THROUGH 20-300b-20, EFFECTIVE OCTOBER 26, 2018, AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

TYPE OF SURVEY: PROPERTY SURVEY

BOUNDARY DETERMINATION CATEGORY: RESURVEY

CLASSES OF ACCURACY: A=2 HORIZONTAL T=2 VERTICAL

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

JIM A. DAUGARD, CT L.S. #70350

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**Improvement Location Survey**

prepared for  
**Gavin Kovacs Trust**  
 dated 10/4/2018

**Revised Lot 1**  
 202 Wykeham Road  
 Town of Washington  
 County of Litchfield  
 State of Connecticut

DATE: **May 22, 2023**

SCALE: **1" = 60'**

INCHES ON ORIGINAL

SHEET: **ILS.1**

Underground utility, structure and facility locations shown have been determined from record maps provided by utility companies, governmental agencies, testimony, field locations, and other sources. Other utilities may exist on site or in the area shown. The size, location, and existence of all underground features must be field verified by the appropriate providers prior to construction Call Before You Dig, 1-800-922-4455.