LEGEND

- EXISTING BOUNDARY LINE
- EXISTING BOUNDARY LINE (ABUTTORS)
- EXISTING BUILDING LINE/ SETBACKS
- EXISTING IRON PIN
- EXISTING IRON PIPE
- EXISTING MONUMENT
- EXISTING DRILL HOLE
- EXISTING DEEP TEST
- EXISTING PERC TEST
- 718.32' EXISTING SPOT ELEVATION
- EXISTING CONTOUR (10 FOOT)
- EXISTING CONTOUR (2 FOOT)
- EXISTING LEDGE OUTCROP
- EXISTING TREELINE OR TREE
- EXISTING SHRUB
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING WELL
- EXISTING STORM PIPE
- EXISTING STORM STRUCTURE
- EXISTING SEPTIC SYSTEM (PRIMARY)
- EXISTING EDGE OF PAVEMENT (ROAD)
- EXISTING EDGE OF GRAVEL (DRIVEWAY)
- EXISTING EDGE OF PAVEMENT (DRIVEWAY)
- EXISTING BUILDING/HOUSE
- EXISTING PORCH/ DECK
- EXISTING WOOD FENCE
- EXISTING WIRE FENCE
- EXISTING GUIDERAIL
- EXISTING RETAINING WALL
- EXISTING STONE WALL
- EXISTING STONE BOUND
- EXISTING TREE WITH WIRE
- EXISTING WETLAND FLAG
- EXISTING STAKE

MAP REFERENCES:

1) "MAP SHOWING PROPERTY, GEORGE L. ALLIN ET AL, LAKE WARAMAUG, WASHINGTON, CONN. SCALE: 1" = 50'. JUNE 1943." PREPARED BY L. W. MARSH, SURVEYOR, ON FILE MAP #71B WASHINGTON LAND RECORDS.

2) "MAP SHOWING PROPERTY, GEORGE L. ALLIN ET AL, LAKE WARAMAUG, WASHINGTON, CONN. SCALE: 1" = 50'. JUNE 1943." PREPARED BY L. W. MARSH, SURVEYOR, ON FILE MAP #74B WASHINGTON LAND RECORDS.

3) "EXISTING CONDITIONS MAP PREPARED FOR ALLIN COTTAGE, LLC. 220 WEST SHORE ROAD, TOWN OF WASHINGTON, COUNTY OF FAIRFIELD, STATE OF CONNECTICUT. DATE: OCTOBER 25, 2013, SCALE 1 " = 20'." PREPARED BY ARTHUR H. HOWLAND & ASSOCIATES, P.C. ON FILE MAP #2008 WASHINGTON LAND RECORDS.

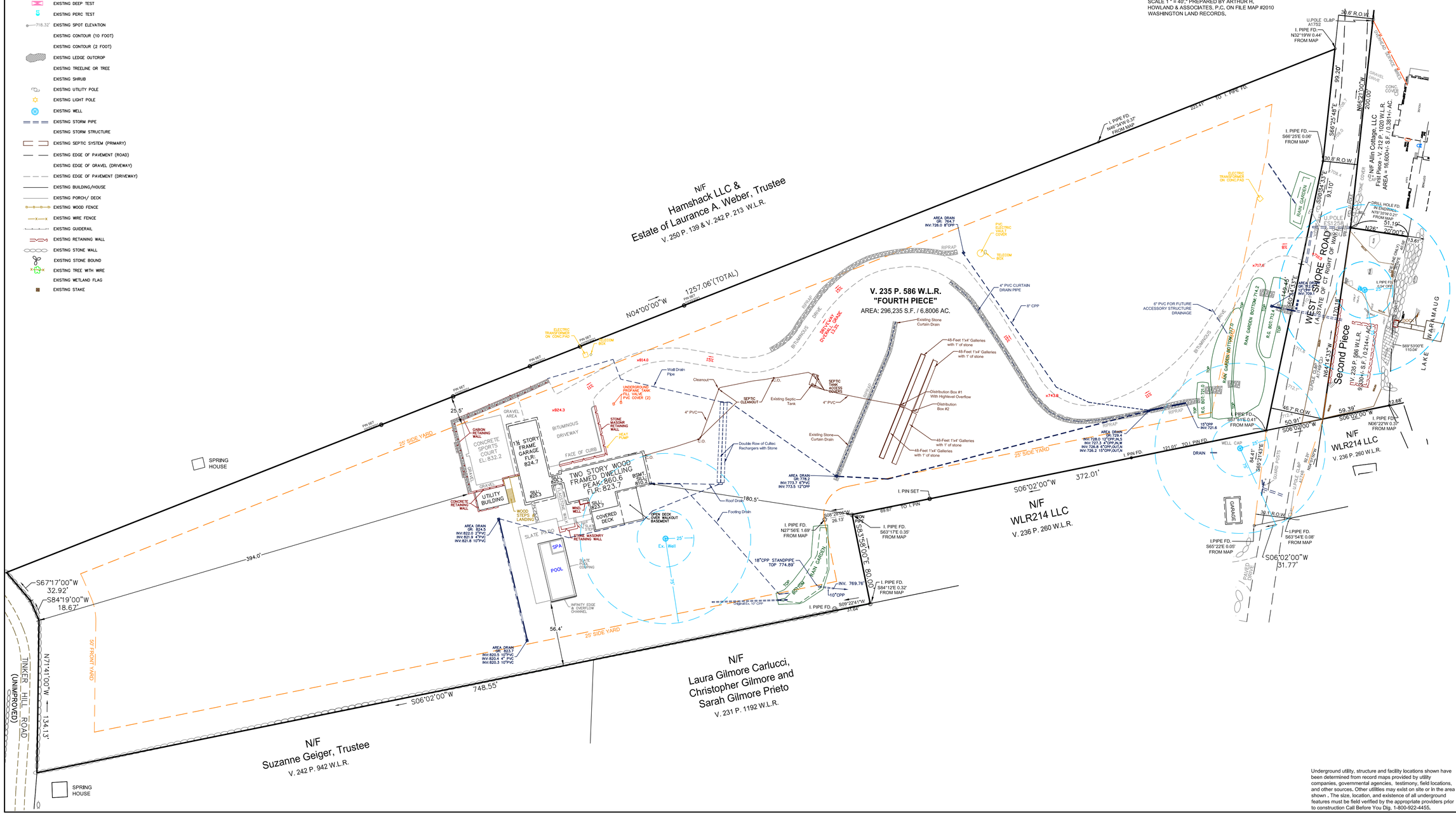
4) "EXISTING CONDITIONS MAP PREPARED FOR ALLIN COTTAGE, LLC. 217 WEST SHORE ROAD, TOWN OF WASHINGTON, COUNTY OF FAIRFIELD, STATE OF CONNECTICUT. DATE: AUGUST 29, 2014. SCALE 1 " = 40'." PREPARED BY ARTHUR H. HOWLAND & ASSOCIATES, P.C. ON FILE MAP #2009 WASHINGTON LAND RECORDS.

5) "EASEMENT MAP PREPARED FOR ALLIN COTTAGE, LLC. 217 & 220 WEST SHORE ROAD, TOWN OF WASHINGTON, COUNTY OF FAIRFIELD, STATE OF CONNECTICUT. DATE: JUNE 7, 2016. SCALE 1 " = 40'." PREPARED BY ARTHUR H. HOWLAND & ASSOCIATES, P.C. ON FILE MAP #2010 WASHINGTON LAND RECORDS.

NORTH REF:
R.M.#71b W.L.R.

LOT COVERAGE (AS-BUILT):

TOTAL COVERAGE = 25,010 S.F.
OR 8.4% OF 296,325 S.F. LOT AREA



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.

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, PC SHALL MAKE THESE PLANS NULL AND VOID. ARTHUR H. HOWLAND, PC SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISIONS:
-REVISED 6/8/2023 - DRAINAGE
-
-
-
-
-
-
-

DEED REFERENCE: V. 246 P. 210. PROPERTY IS SUBJECT TO AGREEMENTS: V. 235 P. 589 & V. 235 P. 593 & MAP NO. 2010 WASHINGTON LAND RECORDS. PROPERTY IS SUBJECT TO DEED RESTRICTIONS IN V. 235 P. 586 WASHINGTON LAND RECORDS.

PROPERTY IS LOCATED WITHIN THE R-3 ZONE DISTRICT.

ELEVATION DATUM IS BASED ON NGVD 1929.

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 NOTED HEREON

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

ARTHUR H. HOWLAND & ASSOCIATES, P.C.
CIVIL ENGINEERS • LAND SURVEYORS
SOIL SCIENTISTS • LAND PLANNERS
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WEB: WWW.ARHOWLAND.COM

Improvement Location Survey

prepared for

BCLC, LLC

217 West Shore Road &
a Portion of 220 West Shore Road

Town of Washington
County of Litchfield
State of Connecticut

DATE: **May 18, 2023**

SCALE: **1" = 40'**

INCHES ON ORIGINAL

SHEET: **ILS.1**

P:\6201\dwg\6201-Hermann-v23.dwg, ILS.1, 6/8/2023 11:40:23 AM, smyles