

1.485 ± Acres  
 Property / Boundary Survey

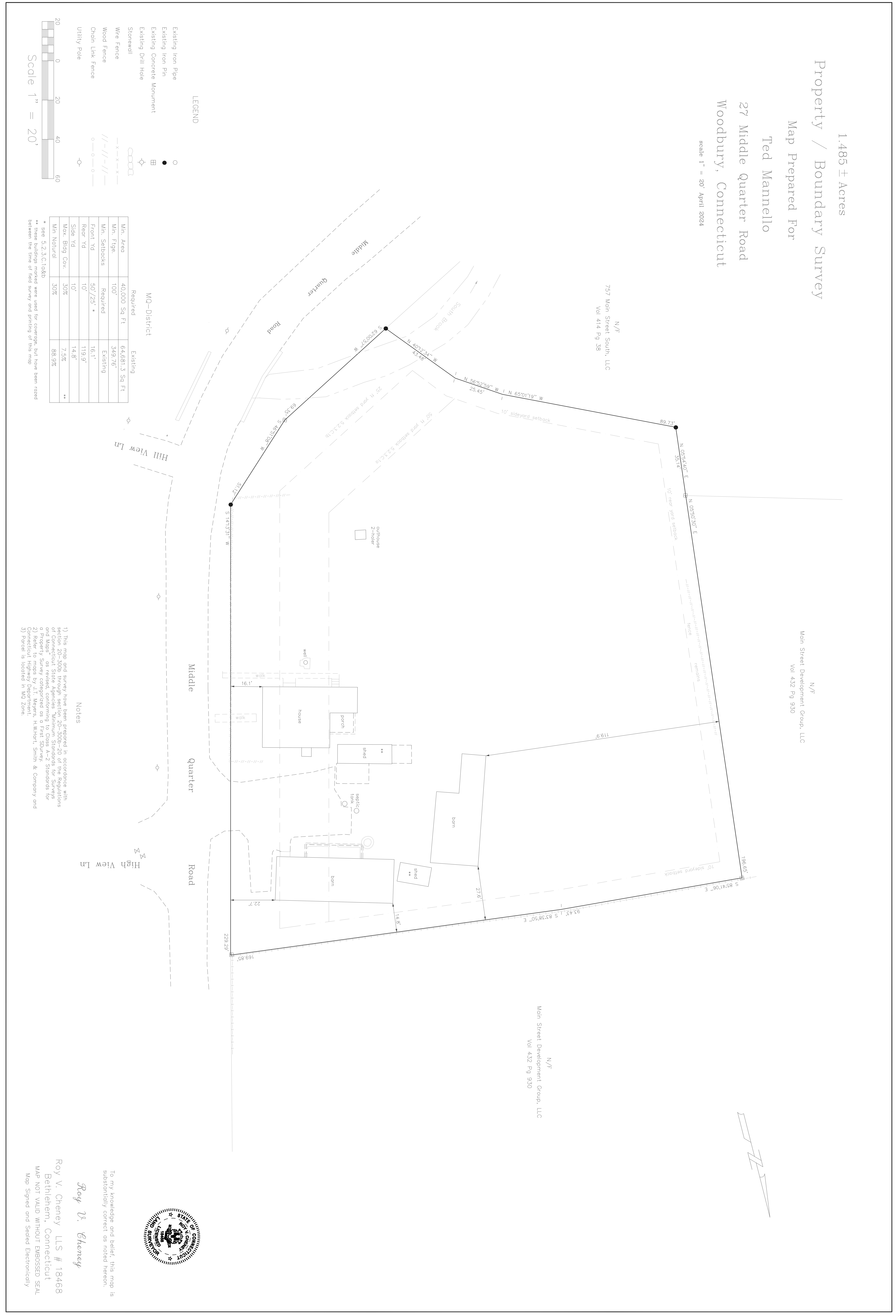
Map Prepared For  
 Ted Mannello  
 27 Middle Quarter Road  
 Woodbury, Connecticut

scale 1" = 20' April 2024

N/F  
 Main Street Development Group, LLC  
 Vol 432 Pg 930

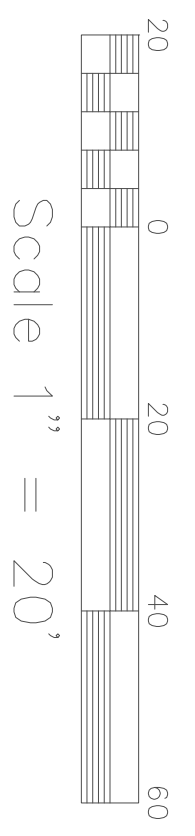
N/F  
 Main Street Development Group, LLC  
 Vol 432 Pg 930

N/F  
 757 Main Street South, LLC  
 Vol 414 Pg 38



LEGEND

- Existing Iron Pipe
- Existing Iron Pin
- ⊠ Existing Concrete Monument
- ⊕ Existing Drill Hole
- ▭ Stonewall
- x-x-x-x- Wire Fence
- /// Wood Fence
- o-o-o-o Chain Link Fence
- Utility Pole

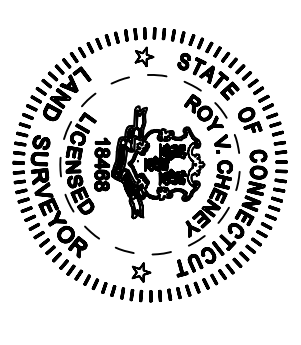


MQ-District		
Required	Existing	
Min. Area	40,000 Sq Ft	64,681.3 Sq Ft
Min. Ftge.	100'	349.76'
Min. Setbacks	Required	Existing
Front Yd	50'/25'	16.1'
Rear Yd	10'	119.9'
Side Yd	10'	14.8'
Max. Bldg Cev.	30%	7.5%
Min Natural	30%	88.9%

\* see 5.2, 3.C.1a,b  
 \*\* These buildings proposed were used for coverage, but have been razed between the time of field survey and printing of this map

Notes

- 1) This map and survey have been prepared in accordance with section 20-30b through section 20-300b-20 of the Regulations of Connecticut State Agencies "Minimum Standards for Surveys and Maps" as revised, conforming to Class A-2 Standards for a Property Survey categorized as a First Survey.
- 2) Refer to maps by J.L. Meyers, H. White, Smith & Company and Company.
- 3) Parcel is located in MQ Zone.



To my knowledge and belief, this map is substantially correct as noted hereon.  
*Roy V. Cheney*  
 Roy V. Cheney LLS # 18468  
 Bethel, Connecticut  
 MAP NOT VALID WITHOUT EMBOSSED SEAL  
 Map Signed and Sealed Electronically