

REALIGNED AREA  
160 TORRINGTON RD.  
10.5 Acres +/-

REALIGNED AREA  
158 1/2 TORRINGTON RD.  
7 Acres +/-

ROUTE # 800

LOCATION SCALED FROM  
MAP REF. #3 (1933)



S 26°11'25"W 99.22' S 27°30'58"W 7.77' S 83°46'58"E 191.60' S 26°15'37"W 21.00' S 63°44'23"E 620.00'

PROPOSED BUILDING APPROVED BY PLANNING & ZONING COMMISSION 95.00'  
PARKING and DRIVE APPROVED BY PLANNING & ZONING  
30' FRONT YARD  
N 15°34'23"W 152.00'  
S 26°52'27"W 121.49' R=5778.65' S 28°22'07"W 180.00' CHORD  
L=281.88' to CHD

**COMPILATION PLAN**

THIS PLAN WAS COMPILED FROM MAPS REFERENCED HEREON, RECORD RESEARCH AND OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGES AS AN ACCURATE SURVEY MAY DISCLOSE.

JOHN P. DICARA, LS #14207

**MAP REFERENCES:**

- "BOUNDARY SURVEY PREPARED FOR PHILIP & JUDITH YOUHAIZ, TORRINGTON RD., WINCHESTER, CT." Feb. 1990 by DICARA LAND SURVEYING
- "PROPERTY SURVEY PREPARED FOR ANTHONY J. CANNAVO (Vol 292/Pg 96) ROUTE #800, WINCHESTER - CONNECTICUT" June 2009 by DICARA LAND SURVEYING
- CONNECTICUT STATE HIGHWAY MAP # 162-02 dated September 1933
- "COMPILATION PLAN, PROPERTY OF ANTHONY J. CANNAVO TO BE ACQUIRED BY AURORA ESTATES, LLC TORRINGTON ROAD (ROUTE 800), WINCHESTER, CONNECTICUT" Oct. 2006 by MILONE & MACBROOM

**SURVEYOR'S NOTES:**

THIS COMPILATION PLAN HAS BEEN MAPPED and CALCULATED TO CLASS 'D' STANDARDS AND IS SUBJECT TO SUCH CHANGES AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

**REALIGNMENT:**

THE SUBJECT PROPERTY CONSISTS OF TWO SEPARATE PARCELS LOCATED IN TOWN GATEWAY ZONE.  
THE NEWLY REALIGNED PARCELS CONFORM TO CURRENT ZONING REGULATIONS REGARDING LOT DIMENSIONS AND COVERAGE (EXCEPT EXISTING BUILDING NOW USED AS AN OFFICE. THIS BUILDING LOCATION PRE-DATES TOWN OF WINCHESTER ZONING REGULATIONS)

DICARA LAND SURVEYING SERVICES  
WINSTED, CONNECTICUT

**COMPILATION PLAN**  
**REALIGNMENT SURVEY PREPARED FOR**  
**CANNAVO DEVELOPMENT, LLC**  
**TORRINGTON ROAD (Rte 800)**  
**WINCHESTER - CONNECTICUT**

DATE	DRAWN	JOB NO.	REVISIONS	SHEET NO.
March 2021	jd	20903	1. ---	---
SCALE	DESIGNED	BOOK NO.	2. ---	DWG. NO.
1" = 50'	CHECKED	---	3. ---	---
			DATE BY	20903REA