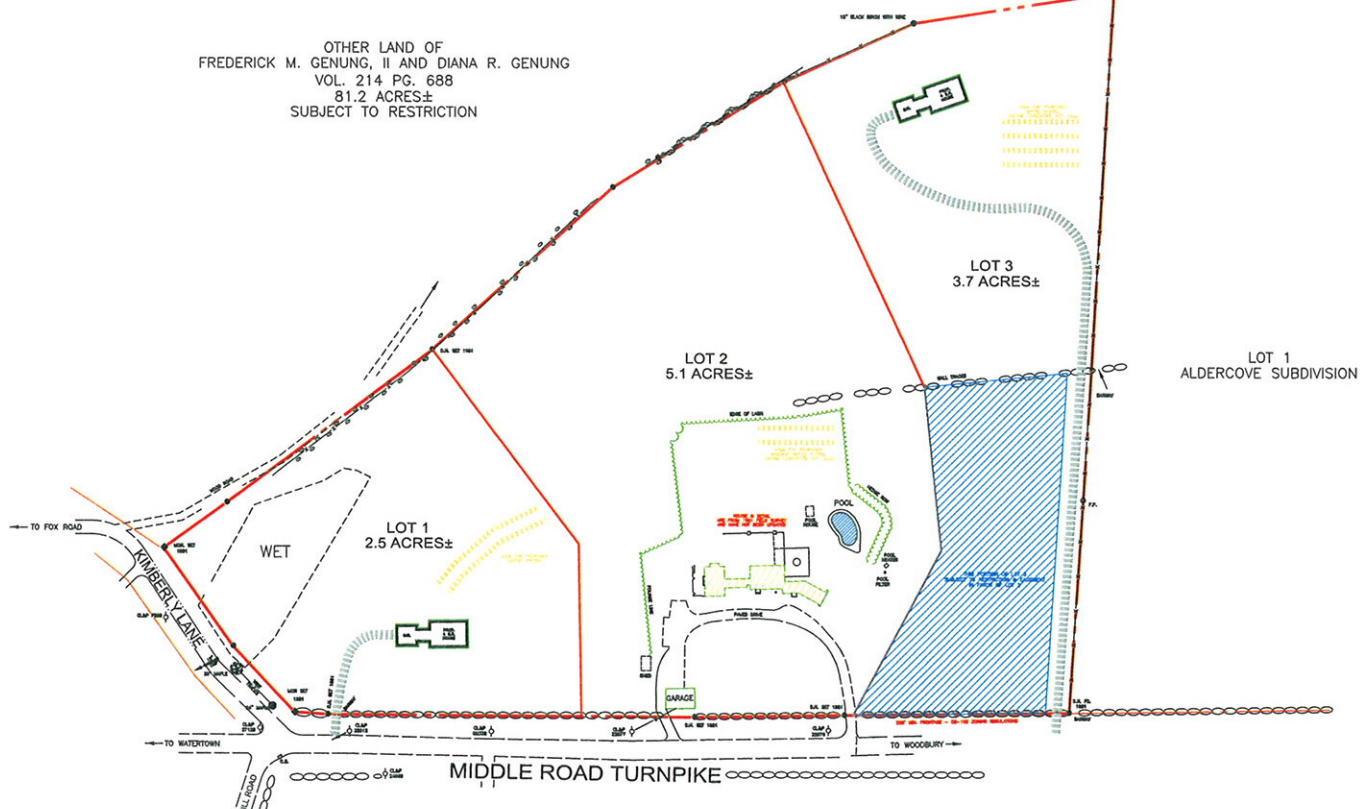


N/F
MICHAEL G. SENDZIMIR
AND
JANE H. SENDZIMIR
VOL. 214 PG. 283
SUBJECT TO RESTRICTION

OTHER LAND OF
FREDERICK M. GENUING, II AND DIANA R. GENUING
VOL. 214 PG. 688
81.2 ACRES±
SUBJECT TO RESTRICTION



THIS PROPERTY IS SITUATED WITHIN AN OS-100 RESIDENTIAL ZONE AND THIS PLAN REPRESENTS A PRELIMINARY LAYOUT OF PROPOSED LOTS BASED ON A REVIEW OF THE ZONING, INLAND WETLAND AND SUBDIVISION REGULATIONS FOR THE TOWN. SOIL TESTING WAS CONDUCTED IN OCTOBER 2003 BY THIS OFFICE ON LOTS 2 AND 3 AND SUITABLE AREAS FOR ON-SITE SEWAGE DISPOSAL SYSTEMS WAS FOUND. LOT 1 APPEARS TO HAVE A SUITABLE AREA FOR AN ON-SITE SEWAGE DISPOSAL AREA, ALTHOUGH SOIL TESTING HAS NOT YET BEEN PERFORMED TO VERIFY THIS. OPEN SPACE FOR THIS SUBDIVISION WOULD BE ADDRESSED BY GRANTING A FEE IN LIEU OF LAND OR CONSERVATION EASEMENT OVER THE EASTERN PORTION AND THIS PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE VARIOUS REGULATORY AGENCIES WHICH HAVE CONTROL OVER THE PROPERTY.

NOTES

1. THIS MAP AND SURVEY REPRESENT A COMPILATION PLAN AS DEFINED IN THE MINIMUM STANDARDS FOR SURVEYS AND MAPS FOUND IN SECTIONS 20-300b-1 TO 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES EFFECTIVE JUNE 21, 1994. THIS PLAN WAS PREPARED FOR THE PURPOSE OF PREPARING A PRELIMINARY SUBDIVISION PLAN AND WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
2. THIS PROPERTY IS SUBJECT TO ANY AND ALL PROVISIONS OF ANY STATUTE, ORDINANCE, MUNICIPAL REGULATION, PLANNING, ZONING OR WETLAND REGULATOR; BUILDING LINE; PRIVATE OR PUBLIC UTILITY EASEMENT; LOCAL, STATE, FEDERAL OR PRIVATE RESTRICTION OR LAW; OR CLAIMS OF ADVERSE POSSESSION WHICH MAY AFFECT THE PREMISES, UNLESS OTHERWISE NOTED. THIS SURVEY DOES NOT NECESSARILY REFLECT ANY SUBSURFACE UTILITY LINES, WETLAND OR FLOOD PLAIN SOILS, BURIED DEBRIS OR OTHER SUBSURFACE ENCROACHMENTS, NOR DOES IT NECESSARILY REFLECT THE EXISTENCE OF ANY WASTE DUMPS OR HAZARDOUS MATERIALS. RIGHTS TO OCCUPANCY OR POSSESSION BY ANY INDIAN NATION OR TRIBE OF INDIANS OR THE CLAIM OF ANY GOVERNMENTAL BODY HAVE NOT BEEN INVESTIGATED BY THIS OFFICE.

REFERENCES

1. FOR TITLE TO PROPERTY SEE OUT CLAIM DEED DATED JULY 28, 1994 WHEREIN FREDERICK M. GENUING, II AND DIANA R. GENUING CONVEYED 11.263 ACRES TO FREDERICK M. GENUING II AND DIANA R. GENUING WHICH DEED IS RECORDED AT VOL. 203 PG. 419 OF THE WOODBURY LAND RECORDS.
2. FOR BOUNDARY OF EXISTING HOUSE LOT SEE MAP ENTITLED, "PROPERTY OF FREDERICK M. GENUING II & DIANA R. GENUING MIDDLE ROAD TURNPIKE WOODBURY, CONN." DATED MARCH 1, 1982 AND CERTIFIED AS A CLASS A-2 SURVEY BY BRADFORD E. SMITH & SON.

PROPERTY LEGEND	TOPOGRAPHIC LEGEND
<ul style="list-style-type: none"> --- Change Measurement --- Stone Wall --- C.T. Heavy Duty Masonry --- U.S. Geological Survey Mn. --- Iron Pipe --- Ditch Line --- Stone Pile --- Stake and Tack --- U.S. Range of Stones --- F.P. Fencing --- U.S. Fenced --- N.F. New or Forfeited --- Property Line --- Aerial View of Highway Line --- Stone Corner Tack/Stub 	<ul style="list-style-type: none"> --- Stone Wall --- Wet Fence --- Wetland Fence --- Railroad Right of Way --- Utility Pole --- C.T. Light & Power Pole --- S.W.T. So. New England Telephone --- W.W.C. Woodbury Telephone Co. --- M.S. Marble --- C.B. Couch Base --- Evergreen Tree --- Deciduous Tree --- Watercourse --- Existing Outcrop --- Proposed Outcrop --- R.C.P. Reinforced Concrete Pipe --- C.M.P. Corrugated Metal Pipe --- C.P.P. Compacted Polyethylene Pipe

PRELIMINARY 3 LOT SUBDIVISION PLAN
GENUNG PROPERTY
452 MIDDLE ROAD TURNPIKE
WOODBURY, CT.

MAP DATE: 8-17-08
 DRAWN: EDM
 CHECKED: CBS
 CREATED: GENUING1
 DRAWN FILE: GENUING1-HOUSE-PREL-SP

SCALE: 1" = 60' AREA: 11.2831 ACRES

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