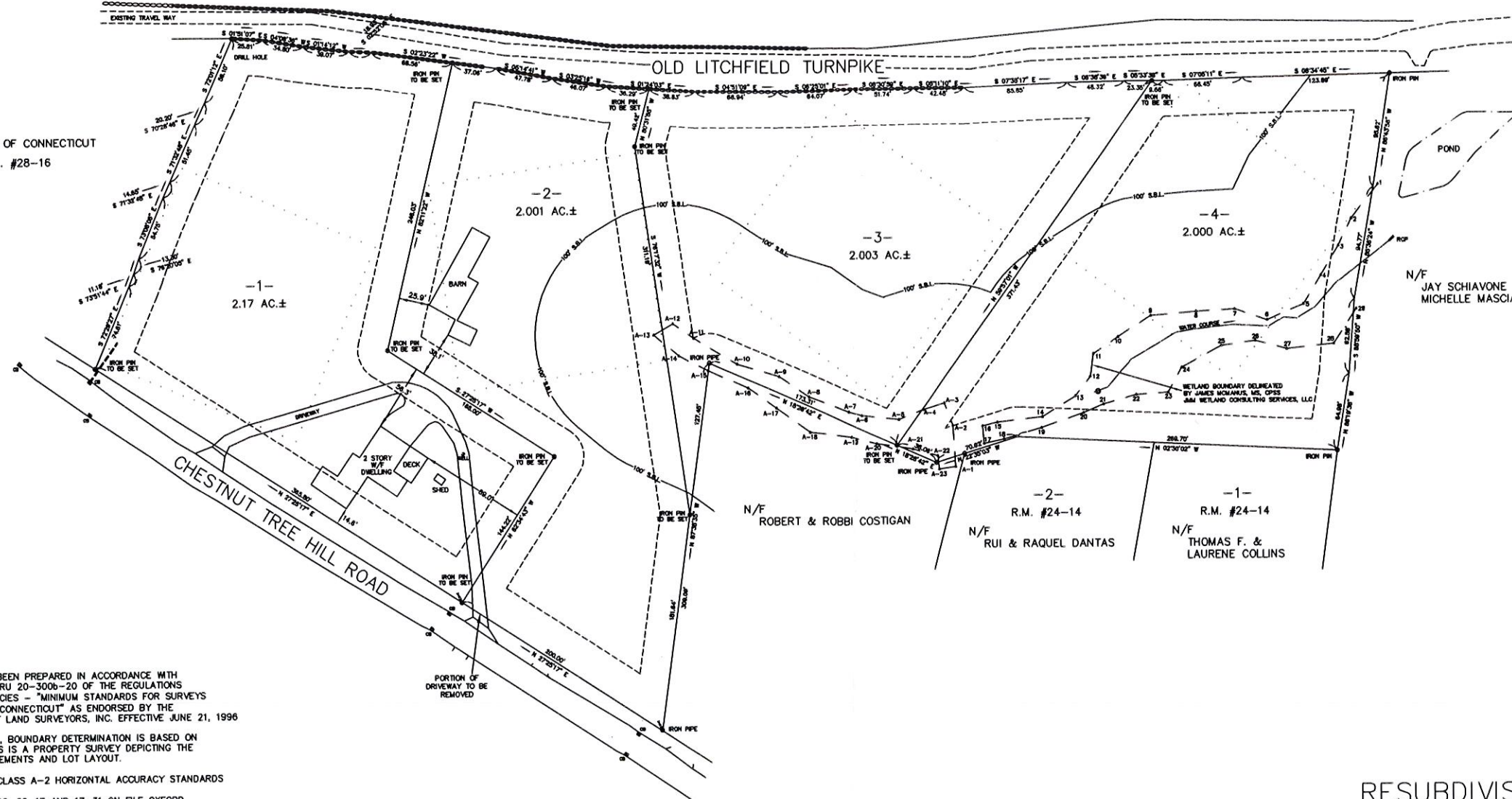


N/F
STATE OF CONNECTICUT
R.M. #28-16

N/F
STATE OF CONNECTICUT
R.M. #28-16



N/F
JAY SCHIAVONE &
MICHELLE MASCIA

N/F
ROBERT & ROBBI COSTIGAN

N/F
RUI & RAQUEL DANTAS

N/F
THOMAS F. &
LAURENE COLLINS

NOTE:

- 1.) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. EFFECTIVE JUNE 21, 1996

THIS IS A RESUBDIVISION MAP. BOUNDARY DETERMINATION IS BASED ON A DEPENDENT RESURVEY. THIS IS A PROPERTY SURVEY DEPICTING THE POSITION OF EXISTING IMPROVEMENTS AND LOT LAYOUT.
- 2.) THIS SURVEY CONFORMS TO CLASS A-2 HORIZONTAL ACCURACY STANDARDS
- 3.) REFER TO MAPS 24-14, 28-16, 28-17 AND 17-31 ON FILE OXFORD TOWN CLERK'S OFFICE
- 4.) NORTH BASED ON MAP 17-31 (NOTE 3)
- 5.) PROPERTY IS NOT LOCATED IN A FLOOD ZONE, ACCORDING TO FLOOD INSURANCE RATE MAP, NEW HAVEN COUNTY, CONNECTICUT, PANEL 254 OF 635, MAP NUMBER 090090254H, EFFECTIVE DATE DECEMBER 17, 2010.
- 6.) PROPERTY IS LOCATED IN RESIDENCE "A" DISTRICT, TAX MAP 37 BLOCK 5 LOT 2
- 7.) PROPERTY TO BE SERVED BY PRIVATE WELLS AND ENGINEERED SUB-SURFACE SEWAGE DISPOSAL SYSTEMS.
- 8.) TOTAL AREA = 8.174 AC.±, WETLAND AREA = 0.376 AC.±.
- 9.) THE LOTS AS DESIGNED ALLOW FOR SOLAR ACCESS
- 10.) IRON PINS TO BE SET AT LOT CORNERS

APPROVED BY THE OXFORD PLANNING AND ZONING COMMISSION

CHAIRMAN _____ DATE: _____
 SECRETARY _____ DATE: _____

ALL IMPROVEMENTS SO NOTED ON THESE PLANS SHALL BE COMPLETED WITHIN A FIVE YEAR PERIOD COMMENCING FROM DATE OF APPROVAL.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Paul J. Bombero
 PAUL J. BOMBERO, SR., L. S. #70049
 7 HEMLOCK ROAD
 NEWTOWN, CONN.
 PHONE: 203-530-9779

RESUBDIVISION OF PROPERTY
 312 CHESTNUT TREE HILL ROAD
 IN OXFORD, CONN.

FOR MATTHEW MIHALY

MARCH 11, 2020

SCALE: 1" = 50'

