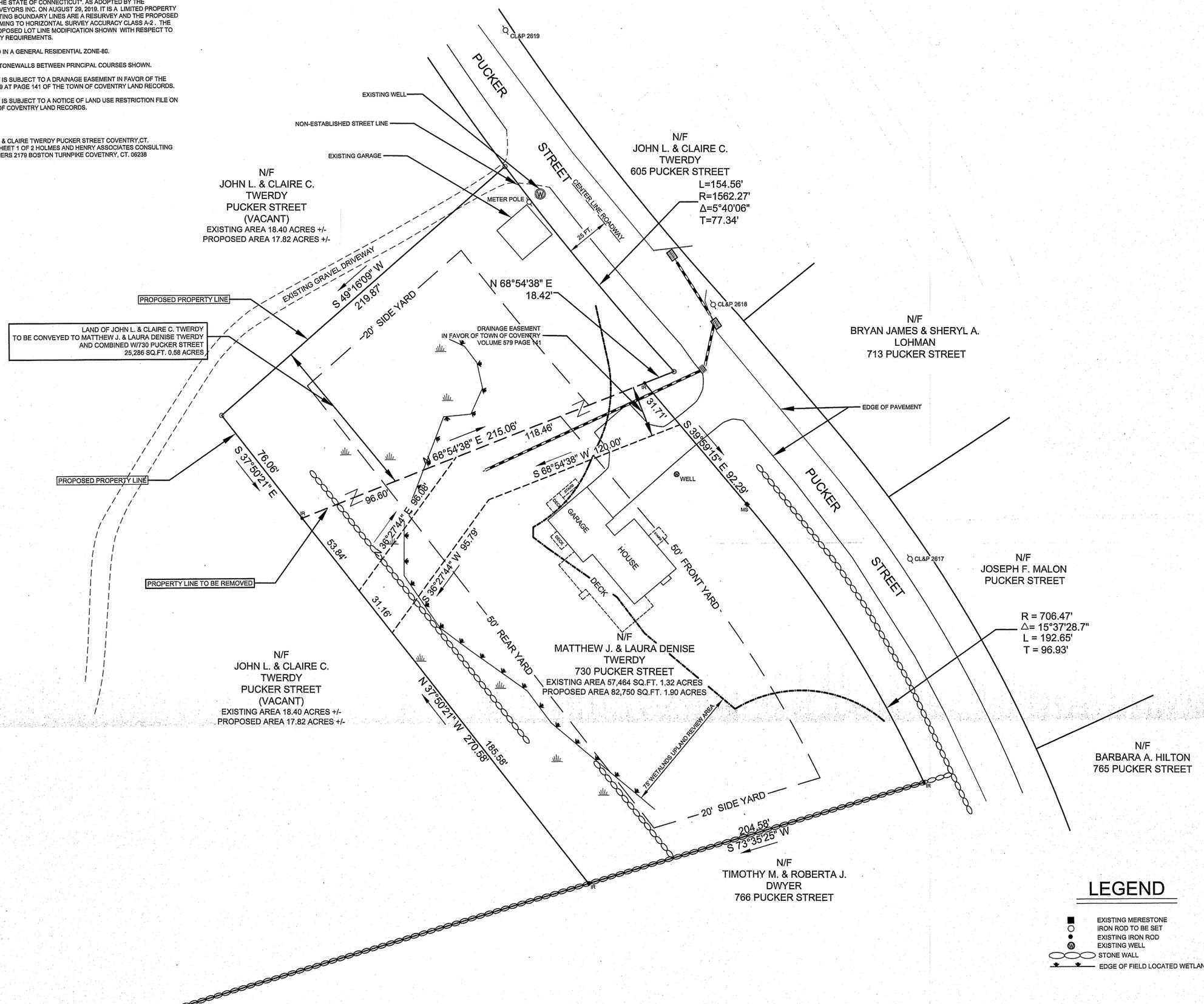


SURVEY NOTES:

- 1.) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH 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 ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 28, 2019. IT IS A LIMITED PROPERTY ZONING LOCATION SURVEY MAP. THE EXISTING BOUNDARY LINES ARE A RESURVEY AND THE PROPOSED LOT LINE IS AN ORIGINAL SURVEY CONFORMING TO HORIZONTAL SURVEY ACCURACY CLASS A-2. THE INTENT OF THIS MAP IS TO DEPICT THE PROPOSED LOT LINE MODIFICATION SHOWN WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.
- 2.) THE PROPERTIES SHOWN ARE LOCATED IN A GENERAL RESIDENTIAL ZONE-80.
- 3.) MINOR IRREGULARITIES MAY EXIST IN STONEWALLS BETWEEN PRINCIPAL COURSES SHOWN.
- 4.) THE PROPERTY AT 730 PUCKER STREET IS SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF THE TOWN OF COVENTRY FILED ON VOLUME 579 AT PAGE 141 OF THE TOWN OF COVENTRY LAND RECORDS.
- 5.) THE PROPERTY AT 730 PUCKER STREET IS SUBJECT TO A NOTICE OF LAND USE RESTRICTION FILE ON VOLUME 1297 AT PAGE 654 OF THE TOWN OF COVENTRY LAND RECORDS.

MAP REFERENCES:

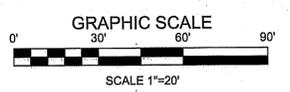
- 1.) SUBDIVISION PLAN PREPARED FOR JOHN & CLAIRE TWERDY PUCKER STREET COVENTRY, CT. SCALE: 1"=40' DATE: 3/13/85 FILE NO. 95006 SHEET 1 OF 2 HOLMES AND HENRY ASSOCIATES CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS 2179 BOSTON TURNPIKE COVENTRY, CT. 06238 (203) 742-0340 REVISED TO 7/24/95



LAND OF JOHN L. & CLAIRE C. TWERDY TO BE CONVEYED TO MATTHEW J. & LAURA DENISE TWERDY AND COMBINED W/730 PUCKER STREET 25,286 SQ.FT. 0.58 ACRES

LEGEND

- EXISTING MERESTONE
- EXISTING IRON ROD TO BE SET
- EXISTING IRON ROD
- ⊙ EXISTING WELL
- ⊘ STONE WALL
- ⋄ EDGE OF FIELD LOCATED WETLANDS



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Andrew F. Bushnell
 ANDREW F. BUSHNELL P.E. L.S. 24591
 THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION. "CALL BEFORE YOU DIG (1-800-922-4455)."

PLAN PREPARED FOR			
MATTHEW J. & LAURA DENISE TWERDY			
730 PUCKER STREET		COVENTRY, CT.	
LOT LINE MODIFICATION PLAN			
SCALE: 1"=30'	DATE: 6/18/2025	FILE NO. 2025-28	SHEET: 1 OF 1
BUSHNELL ASSOCIATES LLC.			
CIVIL ENGINEERING AND LAND SURVEYING			
563 WOODBRIDGE STREET		MANCHESTER, CT. 06042	
860-643-7875			
REVISIONS: 6/23/2025			

