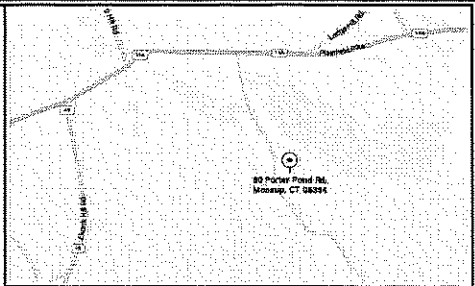


MAP REFERENCES

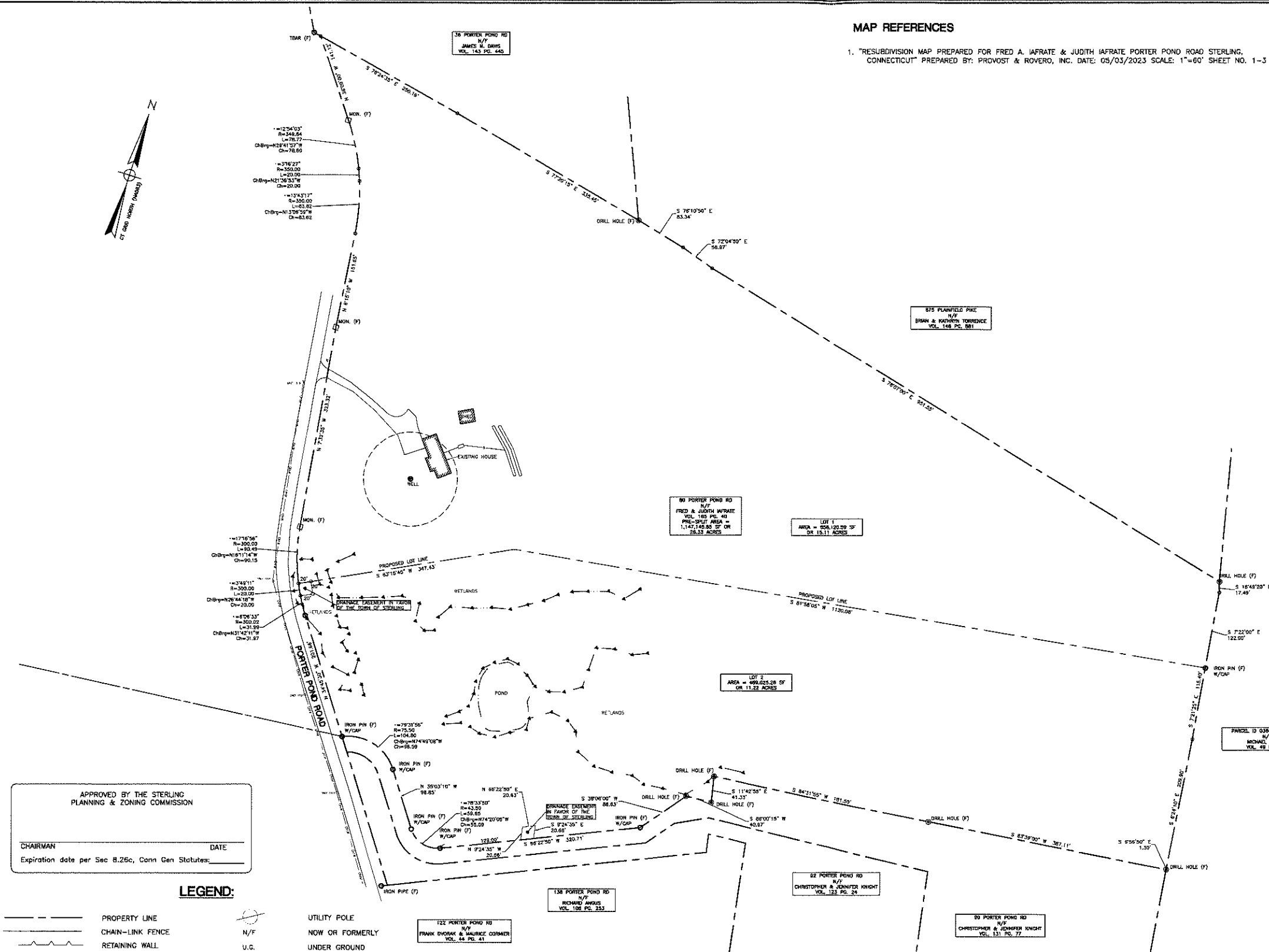
1. "RESUBDIVISION MAP PREPARED FOR FRED A. IAFRATE & JUDITH IAFRATE PORTER POND ROAD STERLING, CONNECTICUT" PREPARED BY: PROVOST & ROVERO, INC. DATE: 05/03/2023 SCALE: 1"=60' SHEET NO. 1-3 OF 3



LOCATION MAP
(NOT TO SCALE)

SURVEY NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
 - TYPE OF SURVEY: BOUNDARY SURVEY
 - BOUNDARY DETERMINATION CATEGORY: RESURVEY
 - HORIZONTAL ACCURACY: A-2
 - VERTICAL ACCURACY: N/A
 - TOPOGRAPHIC ACCURACY: N/A
 - INTENT: TO DEPICT BOUNDARY INFORMATION A PROPOSED RESUBDIVISION FOR THE SUBJECT PARCEL
- DATE OF LATEST FIELD WORK: OCTOBER 2025
- HORIZONTAL ORIENTATION IS CT N.A.D. 83 BASED ON FIELD GPS OBSERVATIONS
- BOUNDARY LINES OF ADJOINING PROPERTIES ARE NOT TO BE CONSTRUED AS HAVING BEEN THE RESULT OF A FIELD SURVEY AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY
- THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION OF THE LAND SURVEYOR TO THE BEST OF THEIR KNOWLEDGE, INFORMATION AND BELIEF.
- STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES BETWEEN POINTS INDICATED ON THE SURVEY.
- WETLANDS LOCATION DERIVED FROM MAP REFERENCE #1
- A PRINT OR MYLAR OF THIS MAP IS NOT VALID UNLESS IT CONTAINS THE SEAL AND LIVE SIGNATURE OF THE SURVEYOR



APPROVED BY THE STERLING
PLANNING & ZONING COMMISSION

CHAIRMAN _____ DATE _____

Expiration date per Sec 8.26c, Conn Gen Statutes:

LEGEND:

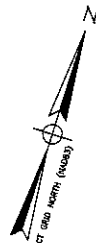
- | | | | |
|-----------|----------------------|------|---------------------------|
| --- | PROPERTY LINE | U.P. | UTILITY POLE |
| - - - | CHAIN-LINK FENCE | N/F | NOW OR FORMERLY |
| - - - | RETAINING WALL | U.G. | UNDER GROUND |
| - - - | WETLANDS EDGE | CH | DECIDUOUS TREE |
| o o o o o | STONE WALL | CH | OVERHEAD ELECTRIC LINE |
| o | BOUNDARY POINT | W | WATER SHUTOFF |
| o | IRON PIN, IRON PIPE | o | BOLLARD |
| CHD, MON | MONUMENT | o | SHRUB |
| o | GAS GATE, WATER GATE | W | WETLANDS VEGETATION, FLAG |
| o | TRAFFIC SIGN | | |
| o | SEWER MANHOLE | | |

TO MY KNOWLEDGE AND BELIEF THIS PLAN IS SUBSTANTIALLY
CORRECT AS NOTED OR DEPICTED HEREON.

RYAN J. CHEVERIE, L.L.S. #70454

SCALE: 1"=80'

No. _____		DATE _____		REVISION _____	
CLA Engineers, Inc. Civil - Structural - Surveying					
317 Main Street, Norwich, CT 06360 (860) 886-1988 Fax (860) 886-9185					
Project No. 0048					
Proj. Surveyor R.J.C.					
Date: 10/29/25					
Sheet No. 1					
80 PORTER POND RD					
RESUBDIVISION PLAN					
STERLING, CONNECTICUT					



DEEP TEST HOLE EVALUATION

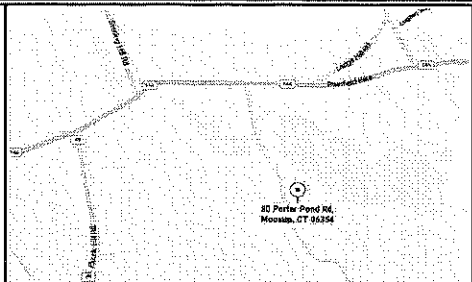
NORTHEAST DISTRICT DEPARTMENT OF HEALTH NOVEMBER 2, 2000

TEST PIT	DEPTH	PROFILE
1	0-7 7-21 21-75 LEDGE GWT MOTTLING	TOPSOIL W/ ORGANICS REDDISH BROWN FINE SANDY LOAM GRAY HARDPAN, MOTTLED 75" 58" 21"
2	0-9 9-23 23-74 LEDGE GWT MOTTLING	TOPSOIL W/ ORGANICS YELLOW BROWN FINE SANDY LOAM GRAY COMPACT HARDPAN, MOTTLED 74" 59" SEEPS 45" 23"

PERCOLATION TEST RESULT

NORTHEAST DISTRICT DEPARTMENT OF HEALTH NOVEMBER 2, 2000

HOLE	DEPTH	RATE (MIN./IN.)
A	17"	8.0



*LOCATION MAP SOURCE IS BING MAPS
**LOCATION MAP
(NOT TO SCALE)**

DEEP TEST HOLE EVALUATION

NORTHEAST DISTRICT DEPARTMENT OF HEALTH AUGUST 13, 2001

TEST PIT	DEPTH	PROFILE
1	0-7 7-19 19-23 23-51 LEDGE GWT MOTTLING	TOPSOIL W/ ORGANICS REDDISH BROWN FINE SANDY LOAM GRAY HARDPAN, MOTTLED BROWNISH YELLOW MOTTLED SANDY LOAM, FRM N/A N/A 15"
2	0-7 7-20 20-52 LEDGE GWT MOTTLING	TOPSOIL W/ ORGANICS YELLOW BROWN FINE SANDY LOAM GRAY COMPACT HARDPAN, MOTTLED N/A N/A 20"

PERCOLATION TEST RESULT

NORTHEAST DISTRICT DEPARTMENT OF HEALTH AUGUST 13, 2001

HOLE	DEPTH	RATE (MIN./IN.)
A	26"	5.5

VARIANCE REFERENCE:

VOL. 180 PG. 394 - RELIEF FROM STERLING ZONING REGULATIONS SECTION 4.02.C SHAPE AND LOCATION OF MINIMUM BUILDABLE AREA

LEGEND:

--- PROPERTY LINE	○ N/F	○ UTILITY POLE
--- CHAIN-LINK FENCE	○ U.G.	○ NOW OR FORMERLY UNDER GROUND
--- RETAINING WALL	○ DECIDUOUS TREE	○ OVERHEAD ELECTRIC LINE
--- WETLANDS EDGE	○ WATER SHUTOFF	○ BOLLARD
--- STONE WALL	○ SHRUB	○ WETLANDS VEGETATION, FLAG
○ BOUNDARY POINT	○	
○ IRON PIN, IRON PIPE	○	
CHD, MON	○	
○ MONUMENT	○	
○ GAS GATE, WATER GATE	○	
○ TRAFFIC SIGN	○	
○ SEWER MANHOLE	○	

TO MY KNOWLEDGE AND BELIEF THIS PLAN IS SUBSTANTIALLY CORRECT AS NOTED OR DEPICTED HEREON.

RYAN J. CHEVERIE, L.L.S. #70454

SCALE: 1"=40'

CLA Engineers, Inc.
CIVIL - STRUCTURAL - SURVEYING

317 Main Street, Norwich, CT 06360
(860) 898-1988 Fax (860) 898-9165



80 PORTER POND RD
**RESUBDIVISION
PLAN**
STERLING, CONNECTICUT

Project No.
8848
Proj. Surveyor
R.J.C.
Date:
10/29/25
Sheet No.
2

