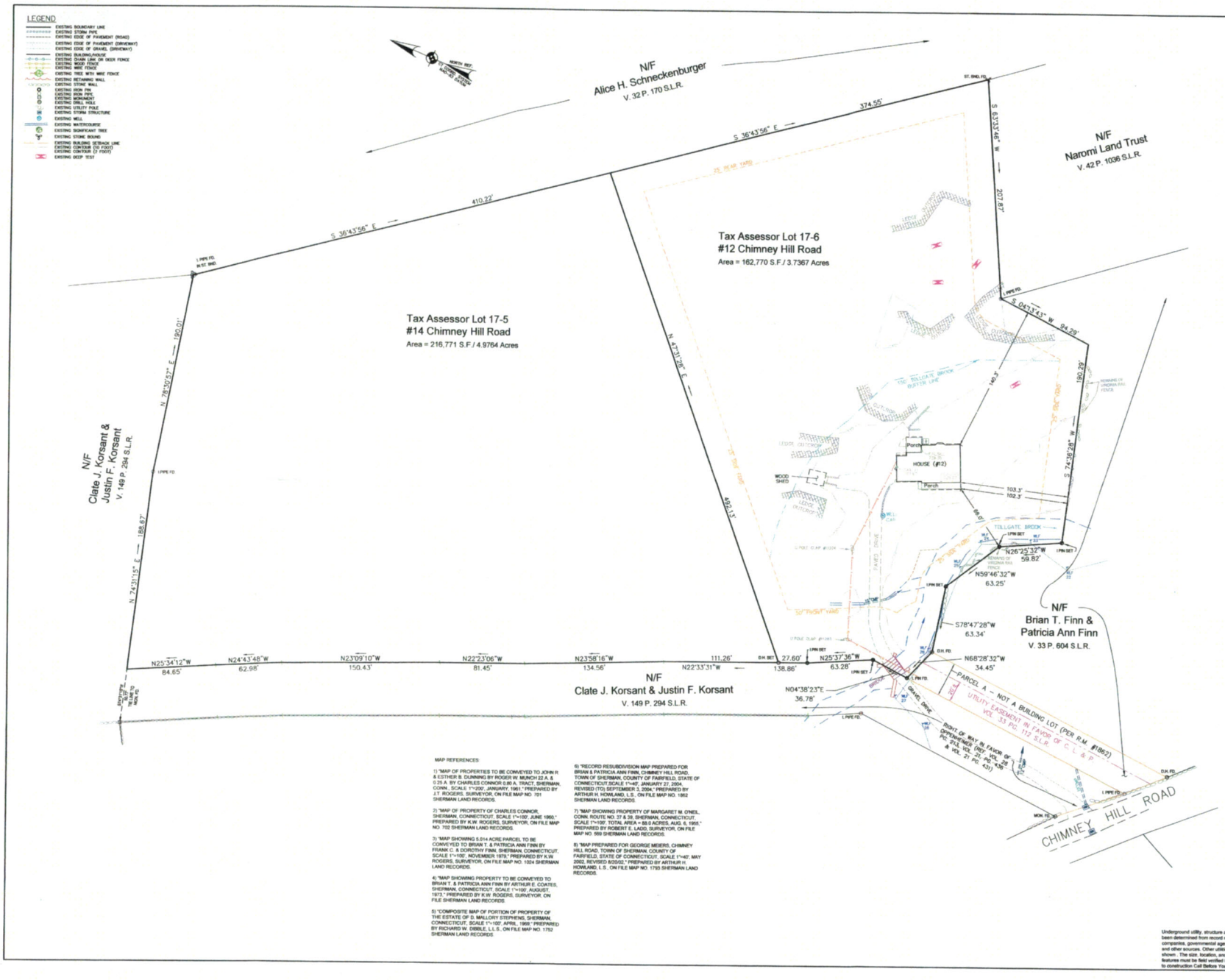

MAP REFERENCES:

1) "MAP OF PROPERTIES TO BE CONVEYED TO JOHN R. & ESTHER B. DUNNING BY ROGER W. MUNCH 22 A. & 0.25 A. BY CHARLES CONNOR 0.80 A. TRACT, SHERMAN, CONN., SCALE 1"=200', JANUARY, 1961." PREPARED BY J.T. ROGERS, SURVEYOR, ON FILE MAP NO. 701 SHERMAN LAND RECORDS.

2) "MAP OF PROPERTY OF CHARLES CONNOR, SHERMAN, CONNECTICUT, SCALE 1"=100', JUNE 1960." PREPARED BY K.W. ROGERS, SURVEYOR, ON FILE MAP NO. 702 SHERMAN LAND RECORDS.

3) "MAP SHOWING 5.014 ACRE PARCEL TO BE CONVEYED TO BRIAN T. & PATRICIA ANN FINN BY FRANK C. & DOROTHY FINN, SHERMAN, CONNECTICUT, SCALE 1"=100', NOVEMBER, 1978." PREPARED BY K.W. ROGERS, SURVEYOR, ON FILE MAP NO. 1024 SHERMAN LAND RECORDS.

4) "MAP SHOWING PROPERTY TO BE CONVEYED TO BRIAN T. & PATRICIA ANN FINN BY ARTHUR E. COATES, SHERMAN, CONNECTICUT, SCALE 1"=100', AUGUST, 1973." PREPARED BY K.W. ROGERS, SURVEYOR, ON FILE SHERMAN LAND RECORDS.

5) "COMPOSITE MAP OF PORTION OF PROPERTY OF THE ESTATE OF D. MALLORY STEPHENS, SHERMAN, CONNECTICUT, SCALE 1"=100', APRIL, 1968." PREPARED BY RICHARD W. DIBBLE, L.L.S., ON FILE MAP NO. 1752 SHERMAN LAND RECORDS.

5) "RECORD RESUBDIVISION MAP PREPARED FOR BRIAN & PATRICIA ANN FINN, CHIMNEY HILL ROAD, TOWN OF SHERMAN, COUNTY OF FAIRFIELD, STATE OF CONNECTICUT, SCALE 1"=40', JANUARY 27, 2004, REVISED (TO) SEPTEMBER 3, 2004." PREPARED BY ARTHUR H. HOWLAND, L.S., ON FILE MAP NO. 1862 SHERMAN LAND RECORDS.

7) "MAP SHOWING PROPERTY OF MARGARET M. O'NEIL, CONN. ROUTE NO. 37 & 39, SHERMAN, CONNECTICUT, SCALE 1"=100', TOTAL AREA = 88.0 ACRES, AUG. 6, 1955." PREPARED BY ROBERT E. LADD, SURVEYOR, ON FILE MAP NO. 569 SHERMAN LAND RECORDS.

8) "MAP PREPARED FOR GEORGE MEERS, CHIMNEY HILL ROAD, TOWN OF SHERMAN, COUNTY OF FAIRFIELD, STATE OF CONNECTICUT, SCALE 1"=40', MAY 2002, REVISED 8/20/02." PREPARED BY ARTHUR H. HOWLAND, L.S., ON FILE MAP NO. 1765 SHERMAN LAND RECORDS.

Underground utility, structure and facility locations shown have been determined from record maps provided by utility companies, governmental agencies, testimony, field locations, and other sources. Other utilities may exist on site or in the area shown. The size, location, and existence of all underground features must be field verified by the appropriate providers prior to construction Call Before You Dig, 1-800-922-4455.

1) COPIES NOT BEARING THE EMBOSSED SEAL OF THE SURVEYOR OR ENGINEER SHALL BE RENDERED NULL AND VOID.

2) REVISIONS TO THESE PLANS BY ANYONE OTHER THAN ARTHUR H. HOWLAND, PC SHALL MAKE THESE PLANS NULL AND VOID. ARTHUR H. HOWLAND, PC SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISIONS:
-
-
-
-
-

DEED REFERENCE: V. 150 P. 755 SHERMAN LAND RECORDS.

PROPERTY IS LOCATED WITHIN THE ZONE "A" FARM RESIDENCE DISTRICT.

ELEVATION DATUM IS ASSUMED.

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 ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

TYPE OF SURVEY:
PROPERTY SURVEY &
PARTIAL TOPOGRAPHIC MAP

BOUNDARY DETERMINATION CATEGORY:
RE SURVEY

CLASSES OF ACCURACY:
A-2 HORIZONTAL
T-2 VERTICAL

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

MICHAEL A. NATALE, L.S. CT #15569

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Existing Conditions Map

prepared for

Roger E. Oppenheimer & Linda M. Oppenheimer

#12 Chimney Hill Road & #14 Chimney Hill Road
Total Area = 8.7131 Acres

Town of Sherman
County of Fairfield
State of Connecticut

DATE: **February 8, 2013**

SCALE: **1" = 40'**

INCHES ON ORIGINAL

SHEET: **EC.1**

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