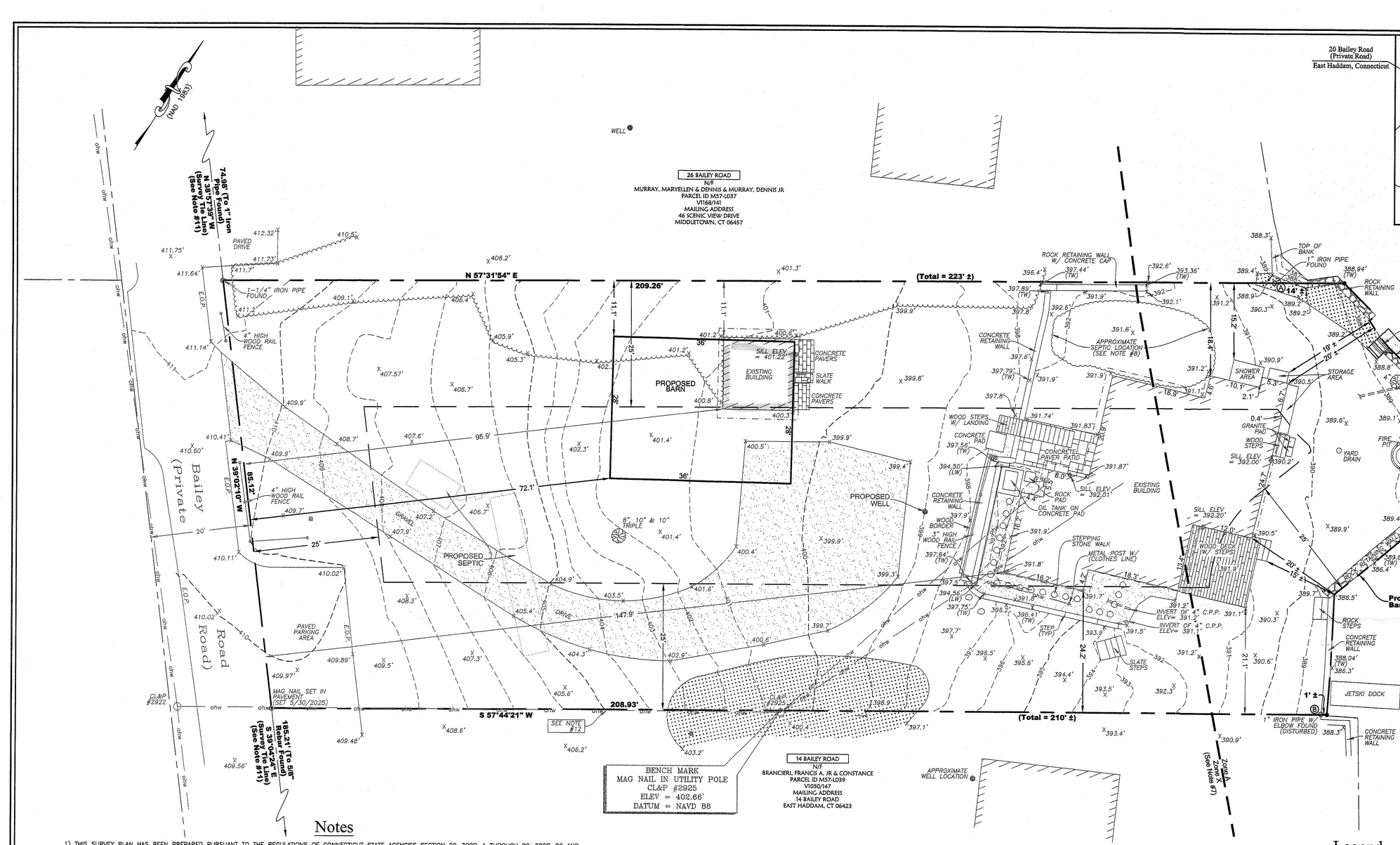
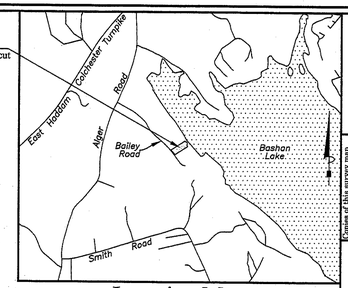




Location Map
Scale: 1"=1000'
0 500 1000 2000

STATE OF CONNECTICUT
DONALD L. GESICK
LICENSED LAND SURVEYOR

Copies of this survey map without the Land Surveyor's Embossed Seal shall not be considered to be valid true copies unless indicated otherwise. Certification shall run only to the party for whom the survey is prepared and to those to whom the additional parties listed hereon certificates are not transferable to additional parties, or subsequent owners not listed hereon.

To the best of my knowledge and belief, this survey is substantially correct as noted hereon.

Donald L. Gesick Jr. LS
Dept. No. 19417

Notes

1) THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF THE LAND SURVEYORS, INC. ON OCTOBER 26, 2018.
A. TYPE OF SURVEY: ZONING LOCATION SURVEY.
B. WITH RESPECT TO THE PERIMETER OF THE PROPERTY THE BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF REFERENCE MAP #1.
C. THIS SURVEY CONFORMS TO THE STANDARDS AND THE ACCURACY OF CLASS: A-2 HORIZONTAL & T-2 TOPOGRAPHIC ACCURACY.
D. BEARINGS AS DEPICTED ARE BASED UPON THE CONNECTICUT GRID SYSTEM NORTH AMERICAN DATUM OF 1983.
E. ELEVATIONS BASED UPON NORTH AMERICAN VERTICAL DATUM 1988.
F. CONTOUR INTERVAL = 1'.
G. THE INTENT OF THIS MAP IS TO DEPICT THE EXISTING CONDITIONS OF THE PROPERTY.

2) BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

3) THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR. IT IS A DECLARATORY STATEMENT, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS MAP UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.

4) THIS MAP IS THE PROPERTY OF GESICK & ASSOCIATES P.C. AND HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. IT IS NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION, OR OWNER WITHOUT THE EXPRESS WRITTEN CONSENT OF GESICK & ASSOCIATES P.C.

5) BASE MAPPING PREPARED BY GESICK & ASSOCIATES P.C. FROM 5/30/2025 THRU 12/23/2025 FIELD SURVEYS.

6) SURVEY CLOSURE LINE IS FOR MATHEMATICAL CLOSURE OF SURVEY, NOT PROPERTY LINE. SURVEY CLOSURE LINE Ⓐ—Ⓑ S 38°45'42" E – 85.84'

7) THE FLOOD ZONE BOUNDARIES SHOWN WERE DERIVED UTILIZING FLOOD INSURANCE RATE MAPS. THE FLOOD ZONE BOUNDARIES WERE DIGITIZED AND ARE TO BE CONSIDERED AS APPROXIMATE ONLY AND FOR INFORMATIONAL PURPOSES ONLY.

8) SEPTIC INFORMATION PROVIDED BY THE CHATHAM HEALTH DISTRICT.

9) UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND LIMITED FIELD MEASUREMENTS. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH ARE UNKNOWN TO GESICK & ASSOCIATES. P.C. THE SIZE LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

10) TREES AND STUMPS SHOWN ON THIS MAP WERE FIELD LOCATED BUT ARE NOT SHOWN TO SCALE.

11) UNLESS OTHERWISE NOTED, BUILDING OFFSETS ARE TO BUILDING SIDING ABOVE THE FOUNDATION.

12) SURVEY TIE LINE IS NOT PROPERTY LINE.

13) NO EVIDENCE OF EASEMENT FOR OVERHEAD WIRES FOUND ON FILE IN THE TOWN OF EAST HADDAM LAND RECORDS.

Lake District - Zoning Requirements Table

Section#	Description	Zoning Requirements	Existing	Proposed
10.	Minimum Lot Area	43,560 Sq. Ft.	19,224.90 Sq. Ft.	19,224.90 Sq. Ft.
10.	Minimum Lot Width	150'	85.12'	85.12'
10.	Minimum Front Yard Setback	25'	147.9' (Building) 95.9' (Building)	147.9' (Building) 72.1' (Proposed Barn)
10.	Minimum Side Yard Setback (N)	25'	11.1' (Building)	11.1' (Proposed Barn)
10.	Minimum Side Yard Setback (S)	25'	24.2' (Building) 21.1' (Wood Deck)	24.2' (Building) 21.1' (Wood Deck)
10.	Minimum Rear Yard Setback	25'	20' ± (Building) 15' ± (Wood Steps)	20' ± (Building) 15' ± (Wood Steps)
10.	Maximum Lot Coverage	10%	10.3% (1,975 Sq. Ft.)	14.0% (2,697 Sq. Ft.)

(Maximum Lot Coverage Includes : Existing Buildings, Overhangs, Shower Area & Outside Storage Areas)

Subject Parcel Information

OWNER: NANCY BORDICK-CIKA & ANDREW J. BORDICK
PARCEL ADDRESS: 20 BAILEY ROAD, EAST HADDAM, CONNECTICUT 06423
MAILING ADDRESS: 9 CAROL DRIVE, IVORYTON, CONNECTICUT 06442
PARCEL ID: MAP M57 LOT L038
DEED: VOLUME 1108 PAGE 263
LAND USE ZONE: LAKE DISTRICT
AREA: 19,224.90 SQ. FT. ± OR 0.44 ACRES ±
FLOOD ZONE: ZONES X & A PER FIRM MAP COMMUNITY PANEL #09007C0260G DATED AUGUST 28, 2008 (SEE NOTE #7)

Legend

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
●	PROPERTY CORNER		INDEX CONTOUR
○	IP / REBAR		INTERMEDIATE CONTOUR
⊕	BENCH MARK		SETBACK LINE
	UTILITY POLE		PLANTED AREA
	GUY WIRE		GRAVEL AREA
○	POST		EXISTING BUILDING
	LIGHT POLE	X.XX'	SPOT ELEVATION
	DECIDUOUS TREE	N/F	NOW OR FORMERLY
	SHRUB	ELEV / EL	ELEVATION
	TREELINE	E.M.	ELECTRIC METER
	FENCE LINE	(TYP)	TYPICAL
	PROPERTY LINE	(TW)	TOP OF WALL
	PROPERTY LINE OTHER	(LW)	LOWER WALL
	BUILDING OVERHANG	C.P.P.	CORRUGATED PLASTIC PIPE
ohw	OVERHEAD WIRES	P.V.C.	POLYVINYL CHLORIDE
	FEMA ZONE LINE	E.O.P.	EDGE OF PAVEMENT
	EDGE OF LAKE	W/	WITH

Reference Maps

1. "TOPOGRAPHIC SURVEY OF 20 BAILEY ROAD (PRIVATE ROAD) EAST HADDAM, CONNECTICUT PREPARED FOR BLUEWATER MILLWORK & CONSTRUCTION INC." PREPARED BY GESICK & ASSOCIATES P.C. DATED JUNE 3, 2025 REVISED THRU DECEMBER 24, 2025 SCALE 1"=10' (NOT ON FILE)

GESICK & ASSOCIATES, P.C.
SURVEYORS ⚜ MAPPERS ⚜ PLANNERS
19 CEDAR ISLAND AVE.
CLINTON, CONNECTICUT 06413
Telephone: 860-669-7799 www.gesicksurveyors.com

Zoning Location Survey (Proposed)

of

20 Bailey Road (Private Road)
East Haddam, Connecticut
Prepared for
Bluewater Millwork & Construction Inc.

Revisions
8/10/2026 - Proposed Improvements Added

Date: February 18, 2026
Drawing: 25-042e
Drawn: P.P.H.
Sheet 1 OF 1