

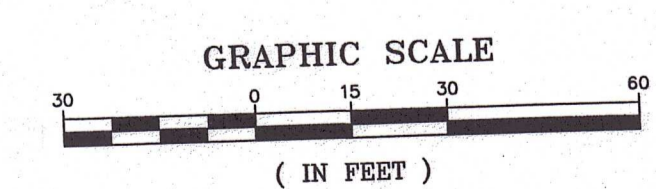
SURVEY LEGEND	
	Street Line
	Property Line
	Easement Line
	Curb
	Wood/Vinyl Fence
	Wire Fence
	Stone Wall
	Elevation Contour
	Spot Elevation
	Watercourse Line
	Inland Wetland Boundary
	Wetland Flag (Number)
	Vegetation/Tree Line
	Deciduous Tree
	Coniferous Tree
	Catch Basin
	Manhole
	Utility Pole (With Guy)
	Water Valve/Meter Pit
	Over Head Wire
	Water Main/Service
	Sanitary Sewer
	Gas Line
	Stormwater Pipe <12" Diameter
	Stormwater Pipe >=12" Diameter
	Assessor's Map/Lot Number
	Lamp Post
	Mailbox

MAP REFERENCES:

- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
- "PLAN OF OVERBROOK FARMS, NORTH HAVEN, CONN., OWNED AND DEVELOPED BY TRI STATE REALTY CO. INC."; SCALE: 1"=80'; DATED: 1925 AND PREPARED BY GEORGE C. MOSS.
 - "LOT NO. 9, PROPERTY OF EDWARD MUIR SMITH, NORTH HAVEN, CONN."; SCALE: 1"=30'; DATED: AUGUST 28, 1953 AND PREPARED BY ALEX F. SCHNEIDER.
 - "JOHN P. BARRETT, JR., PORTION LOT 6, GILLES AVE., NORTH HAVEN"; SCALE: 1"=30'; DATED: AUGUST 4, 1962 AND PREPARED BY MIRANDA & GOETZ.
 - "GRASSO ASSOCIATES, ET AL, NORTH HAVEN, CONN."; SCALE: 1"=100'; DATED: JANUARY 1962; REVISED TO: DECEMBER 1967 AND PREPARED BY CHARLES A. CAHN.
 - "RESUBDIVISION MAP, PROPERTY OF CHARLES P. & HELEN M. VILNIS, SACKETT POINT ROAD, NORTH HAVEN, CONN."; SCALE: 1"=50'; DATED: OCTOBER 23, 1975 AND PREPARED BY JOSEPH B. BURNS.
 - "RESUBDIVISION, PARCEL #1, UNALCO INDUSTRIAL PARK, NORTH HAVEN, CONNECTICUT"; SCALE: 1"=40'; DATED: SEPTEMBER 1980; REVISED TO: MARCH 15, 1983 AND PREPARED BY CAHN ENGINEERS, INC.
 - "PROPERTY CONVEYANCE, STEPHEN GRASSO TO TOWN OF NORTH HAVEN"; SCALE: 1"=40'; DATED: MAY 22, 1988 AND PREPARED BY SALVATOR C. FAZZINO.
 - "RESUBDIVISION OF PROPERTY OF QUINCY & CLARA M. BILLINGSLEY, LOT 9, SECTION "D", OVERBROOK FARMS, 19 GILLES AVENUE & GRASSO AVENUE, NORTH HAVEN, CONNECTICUT"; SCALE: 1"=40'; DATED: FEBRUARY 15, 1993; REVISED: APRIL 2, 1993 AND PREPARED BY STEPHEN A. HANCHURUCK, JR.
 - "TOPOGRAPHIC SURVEY, EASEMENT MAP, EASEMENT TO BE ACQUIRED BY THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY FROM STEPHEN GRASSO, 2-6 GRASSO AVENUE, "OVERBROOK FARMS", NORTH HAVEN, CONNECTICUT"; SCALE: 1"=10'; DATED: SEPTEMBER 1993 AND PREPARED BY LWF LAND SURVEYING.
 - "SUBDIVISION MAP, LAND OF O. F. MOSSBURG & SON, INC. 7 GRASSO AVENUE & 85 SACKETT POINT ROAD, TOWN OF NORTH HAVEN, NEW HAVEN COUNTY, CONNECTICUT"; SCALE: 1"=100'; DATED: APRIL 22, 2015; REVISED TO: SEPTEMBER 29, 2015 AND PREPARED BY CLARENCE BLAIR ASSOCIATES, INC.
 - "PROPERTY & TOPOGRAPHIC SURVEY PREPARED FOR PETEY'S PROPERTIES, LLC, EXISTING CONDITIONS, PROPERTIES LOCATED AT #8 & 10 GRASSO AVENUE, NORTH HAVEN, CONNECTICUT"; SCALE: 1"=20'; DATED: APRIL 16, 2019 AND PREPARED BY CRISCUOLO ENGINEERING, LLC.

SURVEY NOTES:

- THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE JUNE 21, 2018; AMENDED OCTOBER 26, 2018.
- THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2 AND THE TOPOGRAPHIC ACCURACY CONFORMS TO CLASS T-2. THE TYPES OF SURVEY ARE A PROPERTY SURVEY AND A TOPOGRAPHIC SURVEY. THE BOUNDARY DETERMINATION CATEGORY IS A RESURVEY.
- NORTH ARROW AND BEARINGS ARE BASED ON REFERENCE MAP "K".
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTOUR INTERVAL IS ONE FOOT.
- PROPERTY IS LOCATED WITHIN FEMA ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 09009C0451K, EFFECTIVE MAY 16, 2017.
- UTILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED FROM UTILITY COMPANY MAPPING AND/OR FIELD LOCATIONS OF ABOVE GROUND FACILITIES AND UTILITY COMPANY MARKOUTS. ALL LOCATIONS DEPICTED HEREON ARE TO BE CONSIDERED APPROXIMATE ONLY AND ALL UTILITIES ARE TO BE DEPICTED. CONTACT "CALL BEFORE YOU DIG" (811) PRIOR TO THE START OF WORK.
- PROPERTY IS SUBJECT TO AND/OR TOGETHER WITH THE FOLLOWING:
 - AN EASEMENT AGREEMENT WITH THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY AS RECORDED JULY 1, 1994 IN VOLUME 469, PAGE 574 OF THE NORTH HAVEN LAND RECORDS. SAID EASEMENT IS DEPICTED ON REFERENCE MAP "I" AND HEREON.
 - A PERPETUAL EASEMENT FOR INGRESS AND EGRESS AS RECORDED SEPTEMBER 1, 1976 IN VOLUME 290, PAGE 1695 OF THE NORTH HAVEN LAND RECORDS. SAID EASEMENT DEPICTED HEREON.
- DISTANCES DEPICTED HEREON FROM STRUCTURE TO PROPERTY LINE MEASURED TO SIDING.
- PROPERTY AREA = 120,180 SQUARE FEET OR 2.759 ACRES.



CRISCUOLO ENGINEERING LLC CONSULTING ENGINEERS LAND SURVEYORS 420 East Main Street Building 1 - Suite 9 Branford, CT 06405 TEL: 203481-0807 FAX: 203488-5729	JOB TITLE: EXISTING CONDITIONS PROPERTY LOCATED AT #2 GRASSO AVENUE NORTH HAVEN, CONNECTICUT	L.S. #70419 L.S. #22897
	PREPARED FOR: EDC PROPERTIES, LLC	DRAWING NO.: 1 OF 1
	REV. DATE: DESCRIPTION: DATE: 9/22/2020 SCALE: 1"=30' DRAWN: T.T.H. CHECKED: M.D.B. JOB: 2020.069	PROPERTY & TOPOGRAPHIC SURVEY ASSessor's MAP 36, LOT 37 CADD FILE: 2020-069P08
	MARK D. BALLOU JAMES M. PRETTI, JR. THIS MAP NOT VALID WITHOUT LIVE SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR NOTED ABOVE.	

RECEIVED
OCT - 6 2020
TOWN OF NORTH HAVEN
LAND USE AND DEVELOPMENT
#20-16

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

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