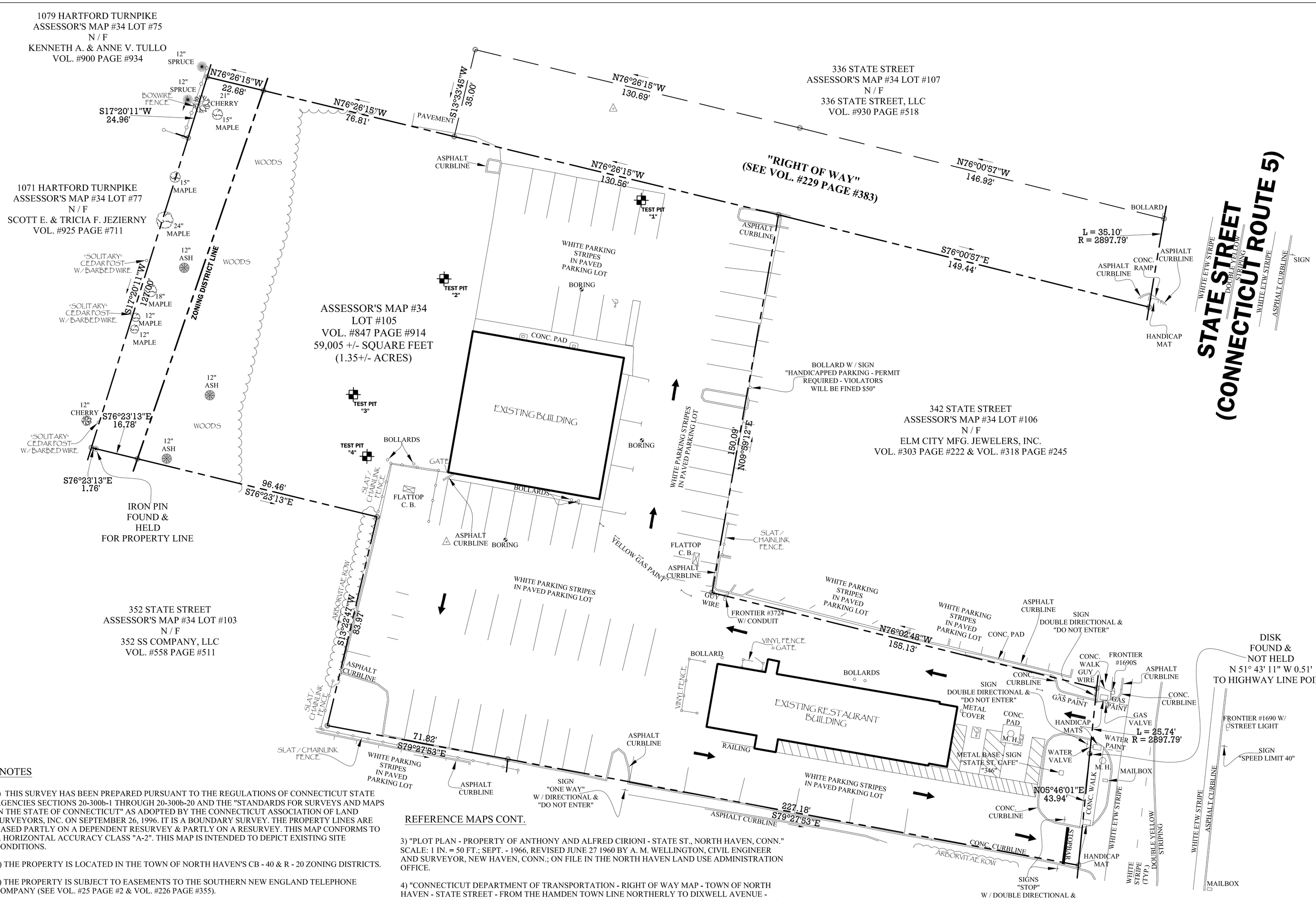

NOTES

1) THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 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 LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A BOUNDARY SURVEY. THE PROPERTY LINES ARE BASED PARTLY ON A DEPENDENT RESURVEY & PARTLY ON A RESURVEY. THIS MAP CONFORMS TO A HORIZONTAL ACCURACY CLASS "A-2". THIS MAP IS INTENDED TO DEPICT EXISTING SITE CONDITIONS.

2) THE PROPERTY IS LOCATED IN THE TOWN OF NORTH HAVEN'S CB - 40 & R - 20 ZONING DISTRICTS.

3) THE PROPERTY IS SUBJECT TO EASEMENTS TO THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY (SEE VOL. #25 PAGE #2 & VOL. #226 PAGE #355).

4) THE PROPERTY IS SUBJECT TO A "DRAINAGE EASEMENT" (SEE VOL. #252 PAGE #672).

REFERENCE MAPS

1) "TOWN OF NORTH HAVEN - MAP SHOWING LAND ACQUIRED FROM NEW ENGLAND GENERAL CONTRACTING CO., INC. BY THE STATE OF CONNECTICUT - PAVING & DRAINAGE ON ROUTE U. S. 5" SCALE: 1" = 40'; MARCH 1960; ON FILE IN THE NORTH HAVEN LAND RECORDS (N. H. L. R.) MAP #H-558.

2) "ADDITION TO BUILDING FOR A. C. CONSTRUCTION CO. - 336 STATE - NORTH HAVEN, CONN. - PLOT PLAN" SCALE: 1" = 50'; DEC. 30, 1966; ON FILE IN THE NORTH HAVEN LAND USE ADMINISTRATION OFFICE.

"TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"

PAUL C. BUCKLEY REYNOLDS, P. L. S. #70099
MAP NOT VALID WITHOUT A LIVE SIGNATURE & EMBOSSED SEAL

REFERENCE MAPS CONT.

3) "PLOT PLAN - PROPERTY OF ANTHONY AND ALFRED CIRIONI - STATE ST., NORTH HAVEN, CONN." SCALE: 1 IN. = 50 FT.; SEPT. - 1966, REVISED JUNE 27 1960 BY A. M. WELLINGTON, CIVIL ENGINEER AND SURVEYOR, NEW HAVEN, CONN.; ON FILE IN THE NORTH HAVEN LAND USE ADMINISTRATION OFFICE.

4) "CONNECTICUT DEPARTMENT OF TRANSPORTATION - RIGHT OF WAY MAP - TOWN OF NORTH HAVEN - STATE STREET - FROM THE HAMDEN TOWN LINE NORTHERLY TO DIXWELL AVENUE - NUMBER 100 - 21 - SHEET NO. 2 OF 3" SCALE: 1" = 40'; JUNE 13, 1991; ON FILE IN THE DEPARTMENT OF TRANSPORTATION - NEWINGTON.

5) "MASTROMANOLI'S RESTAURANT SITE PLAN - 346 STATE STREET - NORTH HAVEN, CT 06473" SCALE: 1"= 20' - 0"; 7 / 27 / 2011 BY DENIS R. OUIMETTE - ARCHITECT AIA, NCARB, OAQ - 115 SOUTH ELM STREET, WALLINGFORD, CT 06492; ON FILE IN THE NORTH HAVEN LAND USE ADMINISTRATION OFFICE.

6) "PROPERTY & TOPOGRAPHIC SURVEY - SHEET NO. EX - 1 - LAND OF ELM CITY MFG. JEWELERS, INC. - PREPARED FOR ELM CITY MANAGEMENT - 342 STATE STREET - NORTH HAVEN, CONNECTICUT" SCALE: 1" = 20'; 6 / 27 / 13 BY BL COMPANIES - ARCHITECTURE - ENGINEERING - ENVIRONMENTAL - LAND SURVEYING - 355 RESEARCH PARKWAY - MERIDEN, CT 06450; ON FILE IN THE NORTH HAVEN LAND USE ADMINISTRATION OFFICE.

7) "INFANTRY FITNESS LLC SITE PLAN - 338 STATE STREET - NORTH HAVEN, CT 06473" SCALE: 1"= 20' - 0"; 4 / 1 / 2014 BY DENIS R. OUIMETTE - ARCHITECT AIA, NCARB, OAQ - 115 SOUTH ELM STREET, WALLINGFORD, CT 06492; ON FILE IN THE NORTH HAVEN LAND USE ADMINISTRATION OFFICE.

8) "IMPROVEMENT LOCATION SURVEY - SHEET NO. AB - 1- LAND OF ELM CITY MFG. JEWELERS, INC. - PREPARED FOR ELM CITY MANAGEMENT - 342 STATE STREET - NORTH HAVEN, CONNECTICUT" SCALE: 1" = 20'; 1 / 19 / 15 BY BL COMPANIES - ARCHITECTURE - ENGINEERING - ENVIRONMENTAL - LAND SURVEYING - 355 RESEARCH PARKWAY - MERIDEN, CT 06450; ON FILE IN THE NORTH HAVEN LAND USE ADMINISTRATION OFFICE.

BOUNDARY MAP

LAND OF

346 STATE STREET, LLC

346 STATE STREET
(CONNECTICUT ROUTE 5)
NORTH HAVEN, CONNECTICUT

SCALE: 1" = 20'

MARCH 3, 2020

STONE WALL BOUNDARIES, LLC
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