

**Surveyor's Notes:**

- 1A. This survey has been prepared in accordance with sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
- B. This is an Improvement Location Survey, intended to depict the horizontal and vertical location of the new improvements in order to apply to the Town of North Haven for a Certificate of Occupancy.
- C. Boundary Determination Category: Dependent Resurvey
- D. Horizontal Accuracy Class: A-2  
Vertical Accuracy Class: T-2

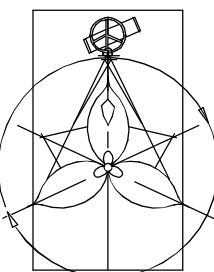
**2. Map References:**

- A. "Property/Boundary Survey, Land n/f TFJA, LLC located at 323 Washington Avenue and 323 Washington Avenue (Rear), North Haven, Connecticut, Scale 1"=30', June 25, 2004." Prepared by Rosalind C. Page PLS.
- B. "South Central Connecticut Regional Water Authority Approximate Water Location Mapping, Scale 1"=100'.
- C. "Town of North Haven Sanitary Sewer Main As Builts, on file in the Town Engineer's Office.
- D. Water and sewer lateral field sketches supplied by contractor.

**3. Parcels are together with the following easements of record:**

- A. Right of Way for all purposes whatsoever, in common with others, over land n/f Bozzi, Hawkio, Hotchkiss & Maskin, see Vol.126 Pg.450, Vol.104 Pg.162 & Vol.27 Pg.186.
4. Location of underground utilities depicted hereon are based upon field survey of visible surface structures such as catch basins and manholes, together with record mapping obtained from utility companies and governmental agencies as noted in map references in note 2. These locations must be considered approximate in nature. In addition, other utilities may also exist, unknown to the Surveyor. The size, location and existence of all such features must be field verified by the Contractor prior to Construction. CALL BEFORE YOU DIG 1-800-922-4455.
5. Parcel currently zoned IL-30
6. Buildings and Improvements survey located in June 2006.

Winterbourne  
Land Services



Rosalind C. Page  
Professional Land Surveyor  
350 Center Street  
Wallingford, CT 06492  
203-284-0392  
FAX 203-284-9938

PIPE SCHEDULE:	
①	118' L.F. 15" @ S=0.35%
②	81 L.F. 15" @ S=0.38%
③	21 L.F. 15" @ S=1.46%
④	56 L.F. 15" @ S=0.51%
⑤	205 L.F. 12" @ S=0.56%
⑥	38 L.F. 12" @ S=0.21%
⑦	16 L.F. 12" @ S=1.26%
⑧	67' L.F. 15" @ S=0.55%

\*Slopes are calculated from center to center of structures.

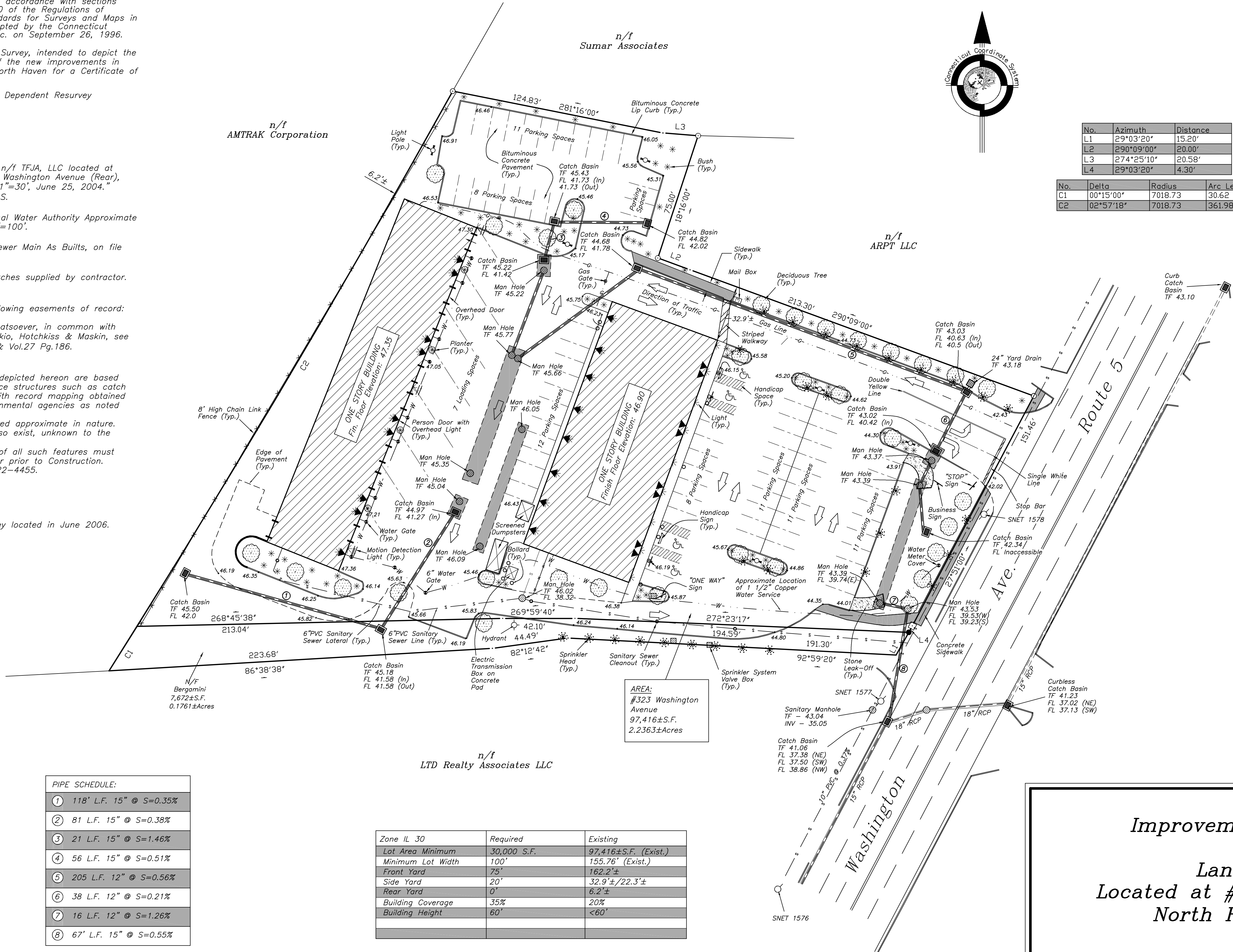
Zone IL 30	Required	Existing
Lot Area Minimum	30,000 S.F.	97,416±S.F. (Exist.)
Minimum Lot Width	100'	155.76' (Exist.)
Front Yard	75'	162.2'±
Side Yard	20'	32.9'±/22.3'±
Rear Yard	0'	6.2'±
Building Coverage	35%	20%
Building Height	60'	<60'

To my Knowledge and Belief this map is substantially correct as noted hereon.

Rosalind C. Page, LLS No. 17947 Date

Embossed Seal

Map not valid without a live signature and embossed seal.



No.	Azimuth	Distance
L1	29°03'20"	15.20'
L2	290°09'00"	20.00'
L3	274°25'10"	20.58'
L4	29°03'20"	4.30'

No.	Delta	Radius	Arc Length
C1	00°15'00"	7018.73	30.62
C2	02°57'18"	7018.73	361.98

LEGEND	
I.Pin/Pipe Set	○
I.Pin/Pipe to be Set	●
Monument Set	□
Mon. to be Set	■
Man Hole	⊙
Catch Basin	⊠
Spot Height	55.02 •
Chain Link Fence	—•••••—
Tree	⊙
Bush	*
Fire Hydrant	⊕
Utility Pole	⊙
Sprinkler Valve Box	⊠
Bituminous Lip Curb	—
Edge of Pavement	- - - - -
Bollard	○
Light	⊙
Motion Detecting Light	⊙
Yard Drain	⊠
Sprinkler Head	⊙
Person Door with Light	⊙
Person Door	⊙
Overhead Door	⊠
Planter	⊙
Light Pole	⊙
Mail Box	⊠
Water Gate	⊙
Gas Gate	⊙
Sprinkler Control Valve	⊙
Sign	⊙
RCP	—
Sanitary Line	—

Improvement Location Survey  
"As-Built"  
Land of TFJA, LLC  
Located at #323 Washington Avenue  
North Haven, Connecticut



1 Inch = 30 Feet

Date: June 30, 2006

Revisions: