



88 OLD BROADWAY WEST  
ASSESSOR'S MAP #66 LOT #12  
N / F  
MARIO GAMBARDELLA  
VOL. #922 PAGE #328

70 OLD BROADWAY WEST  
ASSESSOR'S MAP #66 LOT #15  
N / F  
B. A. M. PROPERTIES, LLC  
VOL. #774 PAGE #878

**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 IL - 30 ZONING DISTRICT.

**REFERENCE MAPS**

- 1) "CONNECTICUT HIGHWAY DEPARTMENT - RIGHT OF WAY MAP - TOWN OF NORTH HAVEN - BROADWAY - GRADE CROSSING ELIMINATION FROM STATE STREET EASTERLY TO ELM STREET - ROUTE U. S. 5 - A. - NUMBER 100 - 02 - SHEET 1 OF 2" SCALE: 1" = 40'; OCT. 28, 1938; ON FILE IN THE CONNECTICUT DEPARTMENT OF TRANSPORTATION - NEWINGTON.
- 2) "TOWN OF NORTH HAVEN - PLAN SHOWING LAND TO BE RELEASED TO JOHN W. PLATT - VINCENT LABONIA BY THE STATE OF CONNECTICUT - BROADWAY" SCALE: 1" = 40'; JULY 14, 1947; ON FILE IN THE NORTH HAVEN LAND RECORDS (N. H. L. R.) MAP #H - 10.
- 3) "TOWN OF NORTH HAVEN - PLAN SHOWING LAND TO BE RELEASED TO ERNEST MACCARIO BY THE STATE OF CONNECTICUT - BROADWAY" SCALE: 1" = 40'; JULY 14, 1947; N. H. L. R. MAP #H - 11, SHEET #84.
- 4) "MAP SHOWING PROPERTY OF ERNEST MACCARIO - TOWN OF NORTH HAVEN" SCALE: 1" = 20'; NOV. 9, 1954 BY C. E. DAVIS; N. H. L. R. MAP #H - 233, SHEET #87.
- 5) "CONNECTICUT HIGHWAY DEPARTMENT - RIGHT OF WAY MAP - TOWN OF NORTH HAVEN - BROADWAY - GRADE CROSSING ELIMINATION FROM STATE STREET EASTERLY TO ELM STREET - ROUTE U. S. 5 - A. - NUMBER 100 - 02 - SHEET 1 OF 2" SCALE: 1" = 40'; OCT. 28, 1938, REVISED THROUGH JULY 25, 1985; ON FILE IN THE CONNECTICUT DEPARTMENT OF TRANSPORTATION - NEWINGTON.
- 6) "PROPOSED EASEMENT TO HERITAGE CABLEVISION - OLD BROADWAY - NORTH HAVEN, CONNECTICUT" SCALE: 1" = 20'; JULY 16, 1992 BY CLARENCE BLAIR ASSOCIATES INC. - LAND SURVEYORS & CIVIL ENGINEERS - 341 QUINNIPIAC AVENUE - NEW HAVEN, CT.
- 7) "AS - BUILT PLOT PLAN - LAND OF B. A. M. PROPERTIES, LLC - 70 OLD BROADWAY WEST - NORTH HAVEN, CONNECTICUT" SCALE: 1" = 20'; DECEMBER 15, 2010, REVISED: MARCH 16, 2011 BY STONE WALL BOUNDARIES, LLC; 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*  
PAUL C. BUCKLEY REYNOLDS, P. L. S. #70099  
MAP NOT VALID WITHOUT A LIVE SIGNATURE & EMBOSSED SEAL



**BOUNDARY MAP**

LAND  
N / F OF  
**NEW HAVEN LODGE NO 25 BENEVOLENT AND  
PROTECTIVE ORDER OF THE ELKS OF  
THE UNITED STATES OF AMERICA  
A / K / A  
THE BENEVOLENT AND PROTECTIVE ORDER  
OF THE ELKS, NEW HAVEN, LODGE NO. 25 INC.**

**80 OLD BROADWAY WEST  
NORTH HAVEN, CONNECTICUT  
SCALE: 1" = 20'  
FEBRUARY 6, 2021**

**STONE WALL BOUNDARIES, LLC**  
SURVEYING & MAPPING  
PAUL BUCKLEY REYNOLDS - PROFESSIONAL LAND SURVEYOR  
8 OSAGE DRIVE  
WALLINGFORD, CT 06492  
(203) 889-8564  
BUCKLEYREYNOLDS@YAHOO.COM