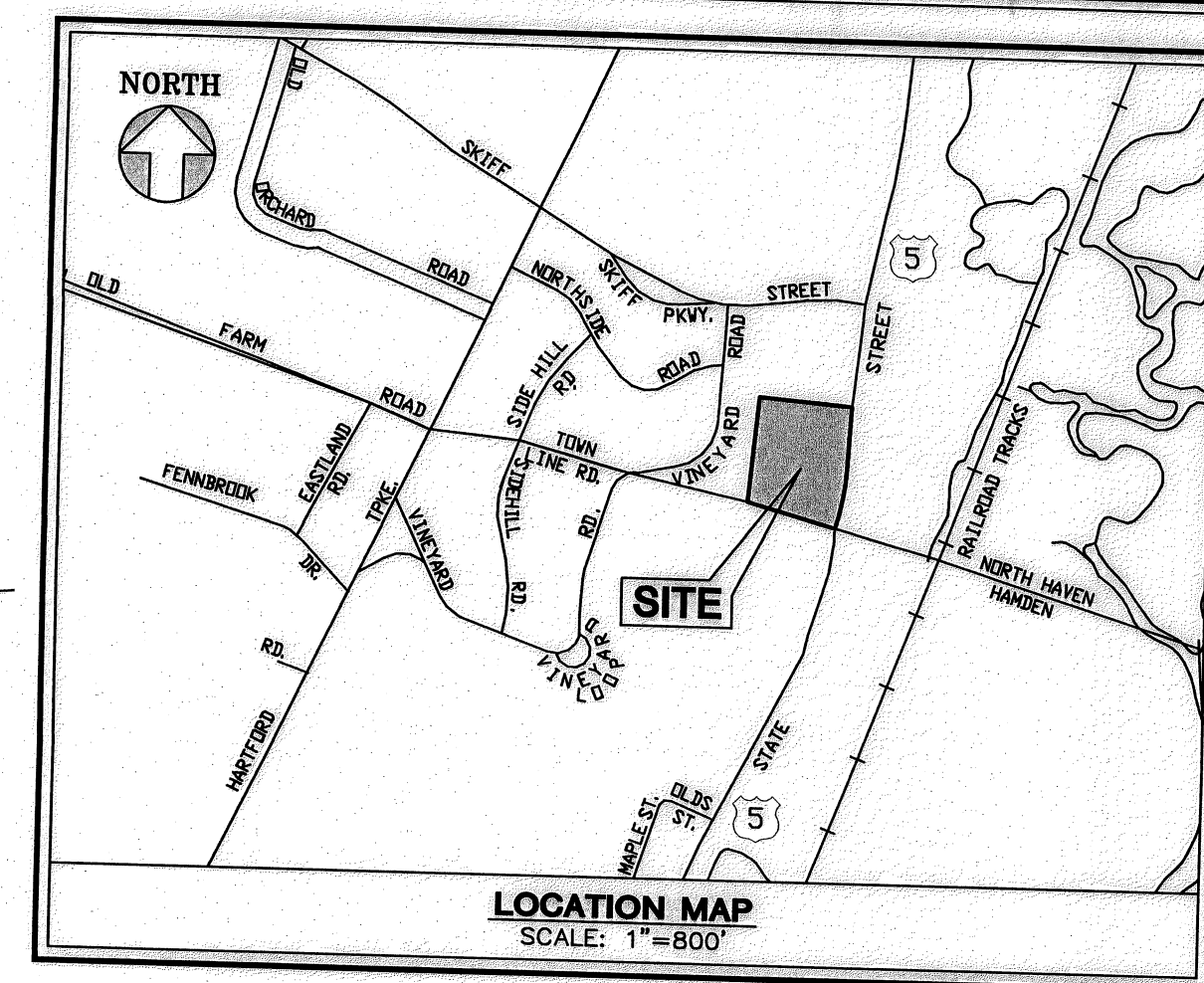
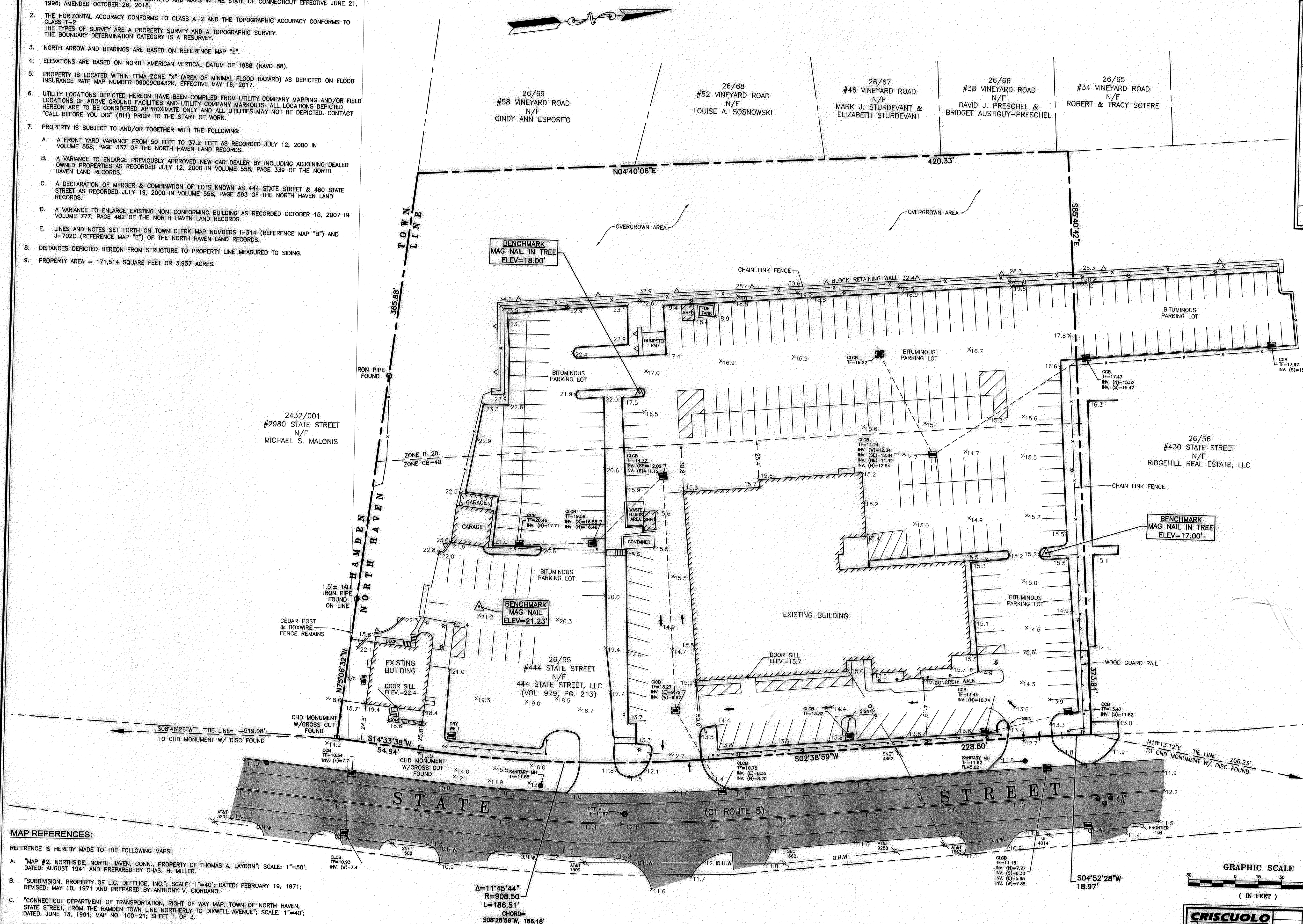


1. THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE JUNE 21, 1998; AMENDED OCTOBER 26, 2018.
2. 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.
3. NORTH ARROW AND BEARINGS ARE BASED ON REFERENCE MAP "E".
4. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
5. PROPERTY IS LOCATED WITHIN FEMA ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 09008C0432K, EFFECTIVE MAY 16, 2017.
6. 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 MAY NOT BE DEPICTED. CONTACT "CALL BEFORE YOU DIG" (811) PRIOR TO THE START OF WORK.
7. PROPERTY IS SUBJECT TO AND/OR TOGETHER WITH THE FOLLOWING:
 - A. A FRONT YARD VARIANCE FROM 50 FEET TO 37.2 FEET AS RECORDED JULY 12, 2000 IN VOLUME 558, PAGE 337 OF THE NORTH HAVEN LAND RECORDS.
 - B. A VARIANCE TO ENLARGE PREVIOUSLY APPROVED NEW CAR DEALER BY INCLUDING ADJOINING DEALER OWNED PROPERTIES AS RECORDED JULY 12, 2000 IN VOLUME 558, PAGE 339 OF THE NORTH HAVEN LAND RECORDS.
 - C. A DECLARATION OF MERGER & COMBINATION OF LOTS KNOWN AS 444 STATE STREET & 460 STATE STREET AS RECORDED JULY 19, 2000 IN VOLUME 558, PAGE 593 OF THE NORTH HAVEN LAND RECORDS.
 - D. A VARIANCE TO ENLARGE EXISTING NON-CONFORMING BUILDING AS RECORDED OCTOBER 15, 2007 IN VOLUME 777, PAGE 462 OF THE NORTH HAVEN LAND RECORDS.
 - E. LINES AND NOTES SET FORTH ON TOWN CLERK MAP NUMBERS 1-314 (REFERENCE MAP "B") AND J-702C (REFERENCE MAP "E") OF THE NORTH HAVEN LAND RECORDS.
8. DISTANCES DEPICTED HEREON FROM STRUCTURE TO PROPERTY LINE MEASURED TO SIDING.
9. PROPERTY AREA = 171,514 SQUARE FEET OR 3.937 ACRES.



	Street Line
	Property Line
	Easement Line
	Curb
	Wood/Vinyl Fence
	Wire Fence
	Stone Wall
	Elevation Contour
	Spot Elevation
	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
	Ironpin or Pipe Found
	Manumnet Found
	Drill Hole Found
	Nail or Spike Found
	Assessor's Map/Lot Number
	Lamp Post
	Mailbox
	Connecticut Highway Department



REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:

- A. "MAP #2, NORTHSHORE NORTH HAVEN, CONN., PROPERTY OF THOMAS A. LAYDON"; SCALE: 1"=50'; DATED: AUGUST 1941 AND PREPARED BY CHAS. H. MILLER.
- B. "SUBDIVISION, PROPERTY OF L.G. DEFELICE, INC."; SCALE: 1"=40'; DATED: FEBRUARY 19, 1971; REVISED: MAY 10, 1971 AND PREPARED BY ANTHONY V. GIORDANO.
- C. "CONNECTICUT DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAP, TOWN OF NORTH HAVEN, STATE STREET, FROM THE HAMDEN TOWN LINE NORTHERLY TO DIXWELL AVENUE"; SCALE: 1"=40'; DATED: JUNE 13, 1991; MAP NO. 100-21; SHEET 1 OF 3.
- D. "CONNECTICUT DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAP, TOWN OF HAMDEN, STATE STREET, FROM BATTI ROAD NORTHERLY TO THE NORTH HAVEN TOWN LINE"; SCALE: 1"=40'; DATED: JUNE 13, 1991; MAP NO. 61-10; SHEET 4 OF 4.
- E. "PERIMETER SURVEY, PROPERTY OF MONTESI FAMILY, LLC, 444 & 460 STATE STREET, NORTH HAVEN CONNECTICUT"; SCALE: 1"=30'; DATED: JUNE 13, 2003 AND PREPARED BY GODFREY-HOFFMAN ASSOCIATES, LLC.
- F. "SITE AND CAM PLAN, ADDITION TO MONTESI VILKSWAGN, 444 STATE STREET, NORTH HAVEN, CT"; SCALE: 1"=30'; DATED: JUNE 26, 2007 AND PREPARED BY STEINBERG ASSOCIATES.

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

MARK D. BALLOU
JAMES M. PRETTI, JR.
L.S. #70419
L.S. #22897
THIS MAP NOT VALID WITHOUT LIVE SIGNATURE AND EMBOSSED
SEAL OF THE LAND SURVEYOR NOTED ABOVE.

	JOB TITLE:	EXISTING CONDITIONS PROPERTY LOCATED AT #444 STATE STREET NORTH HAVEN, CONNECTICUT
	PREPARED FOR:	MUNGER CONSTRUCTION
5/18/2019	DRAWING TITLE:	DRAWING NO.: 1 OF 1
C.A.F.	PROPERTY & TOPOGRAPHIC SURVEY	
D: M.D.B.		

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