

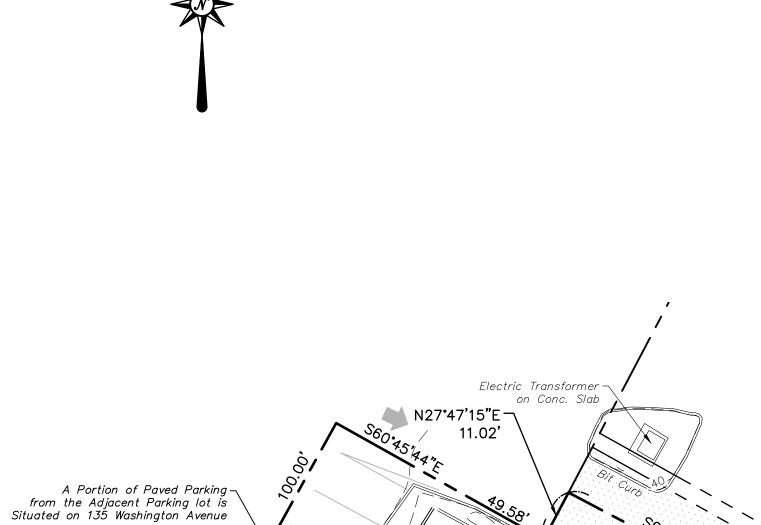
Candid Group, LLC Vol. 500 Pg. 398 127 Washington Avenue

LOCATION MAP NOT TO SCALE

LEGEND	
	Property Line
	Easement Line
50	Major Contour
	Minor Contour
xx	Fence
EE	Underground Electric Line
	Gas Line
ss	Sanitary Sewer
	Storm Sewer
	Water Line
	Handhole
Ω	Electric Meter
•	Utility Pole
♦ ¤	Utility Pole w/ Light
*	Light Pole
\otimes^{GM}	Gas Meter
□ CB	Catch Basin
○ MH	Manhole
0 0 0	Sign
•	Bollard
Ġ.	Handicap Symbol
\circ	Shrub
	Deciduous Tree

Coniferous Tree

Q 2020 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.



"C−L"CB TF=38.93 Drywell Btm=34.1 Right of Way in Common with Others Vol. 409 Pg. 943 & Vol. 427 Pg. 754

\lnv=38.3 6"PVC

GRAPHIC SCALE

SCALE IN FEET

Franchise Realty Interstate Corp. Vol. 277 Pg. 1032 129 Washington Avenue

Right of Way in Common with Others Vol. 409 Pg. 943 & Vol. 427 Pg. 754

139 Washington Avenue, LLC Vol. 556 Pg. 25

1 Story Building 139 Washington Avenue

135 Washington HH, LLC Vol. 958 Pg. 362 Total Area: 35,555 S.F.

Or 0.816 Acres

1 Story Building 135 Washington Avenue FF Elev=41.7

GENERAL NOTES

- 1. A) THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20 AS AMENDED OCTOBER 26, 2018.
 - B) THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2.
 - C) THERE IS NO BOUNDARY DETERMINATION MADE OR IMPLIED. BOUNDARY LINES DEPICTED ARE AS DEPICTED ON MAP REFERENCE "A".
 - D) THE TYPE OF SURVEY PERFORMED IS A TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE EXISTING CONDITIONS WITH RESPECT TO MONUMENTATION FOUND, STRUCTURES, EASEMENTS, ENCROACHMENTS, VISIBLE UTILITIES, ROADWAYS AND CONTOURS.
- 2. NORTH ARROW AND BEARINGS AS DEPICTED ON MAP REFERENCE "A"
- 3. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) DATUM AS DETERMINED BY USING (GEOID 12B) AND ARE BASED ON GPS OBSERVATIONS PERFORMED BY BL COMPANIES IN JULY,2019 AND REFERENCED TO THE C.O.R.S. NETWORK BASE STATION "CTGU" LOCATED IN GUILFORD, CT. HOLDING THE FOLLOWING PUBLISHED VALUES: SURVEY UNITS: U.S. SURVEY FEET STATION: CTGU (DH5833)

COORDINATES (FT): N: 666173.445, E: 1022562.436 ELLIPSOIDAL HEIGHT (FT): -59.4081 ORTHOMETRIC HEIGHT (FT): 39.269

4. PARCEL IS LOCATED IN A OTHER AREA "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON F.I.R.M. COMMUNITY PANEL NO. 090086 0313 K PANEL 313 OF 635, REVISED: MAY 16,

5. THE UNDERGROUND UTILITIES DEPICTED HAVE BEEN PLOTTED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE PLOTTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY EXPOSED THE UNDERGROUND UTILITIES. PER CONNECTICUT STATE LAW THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION. CALL BEFORE YOU DIG 1-800-922-4455.

MAP REFERENCE

A. "ALTA/NSPS LAND TITLE SURVEY, OF PROPERTY LOCATED AT 135 WASHINGTON AVENUE, NORTH HAVEN, CONNECTICUT PREPARED FOR 135 WASHINGTON NH, LLC" SCALE 1"=20' DATE 4/16/2019, PREPARED BY ROSE, TISO & CO., LLC, FAIRFIELD, CONNECTICUT.

-Property is Subject to a Right of Way and Requirements in Favor of Vincent Longobardi

–20' Easement in Favor of The United

Illuminating Company and The Southern
New England Telephone Company
Per \Vol. 298 Pg. 159

and Aniello Longobardi, Vol. 311 Pg. 58

– Electric Transformer

Drywell Btm=36.4

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

PATRICK J. CORLESS, JR. L.S. #70015

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.

355 Research Parkway Meriden, CT 06450 (203) 630-1406 (203) 630-2615 Fax

N H N WASHINGTON |
HINGTON AVENUE
VEN, CONNECTICUT 35 **OF 1** 135 W ORTH

ROPERT

Surveyed Reviewed

Drawn Project No Field Book

8/2/2019 CAD File: EX190098001

1"=20'

1900980

TOPOGRAPHIC SURVEY

Sheet No.