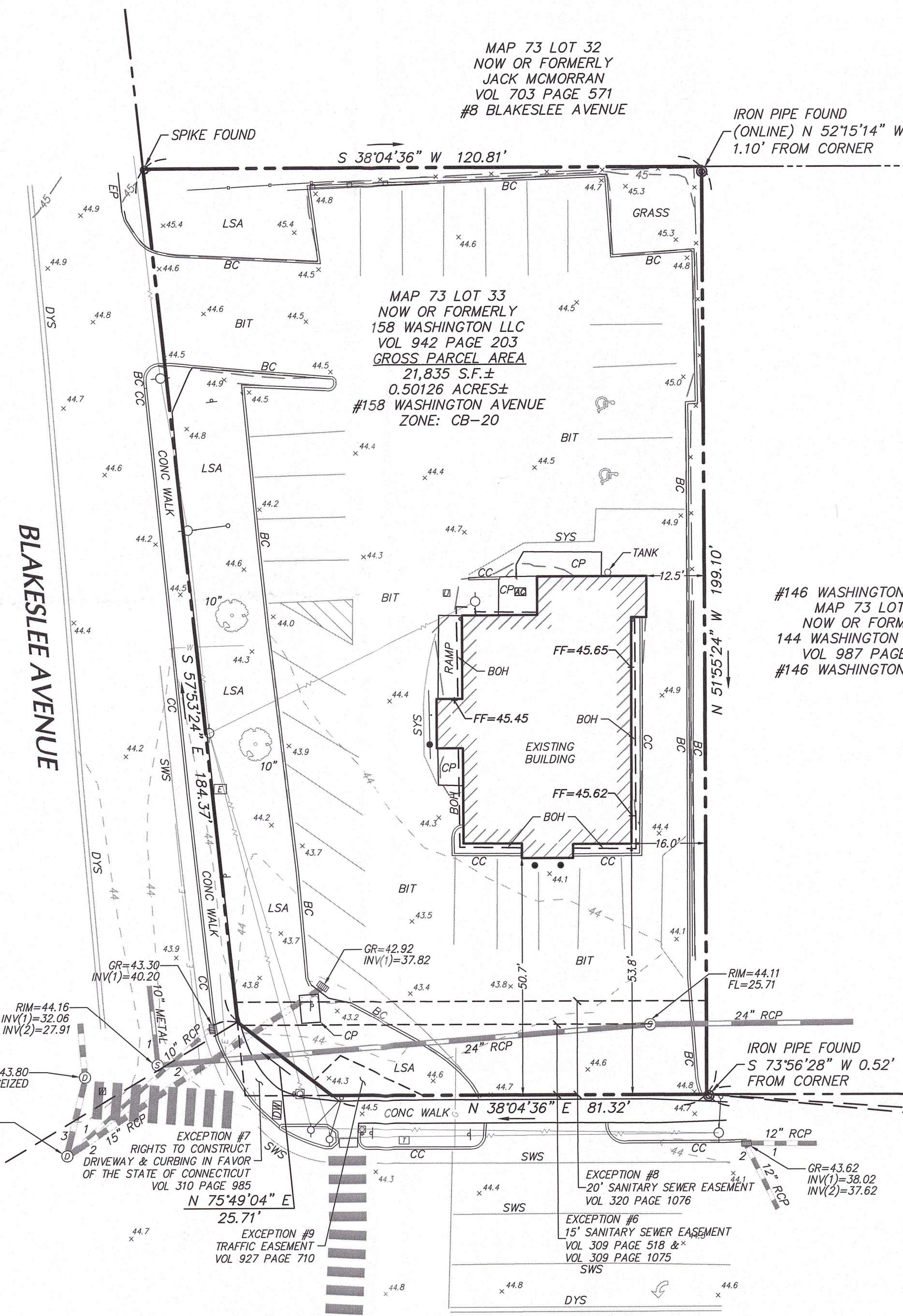


**NOTES**

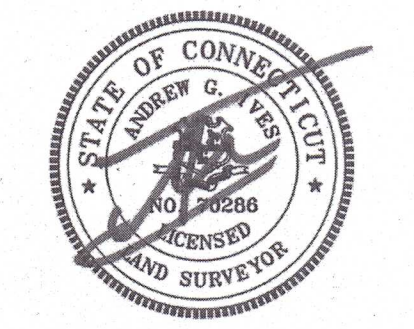
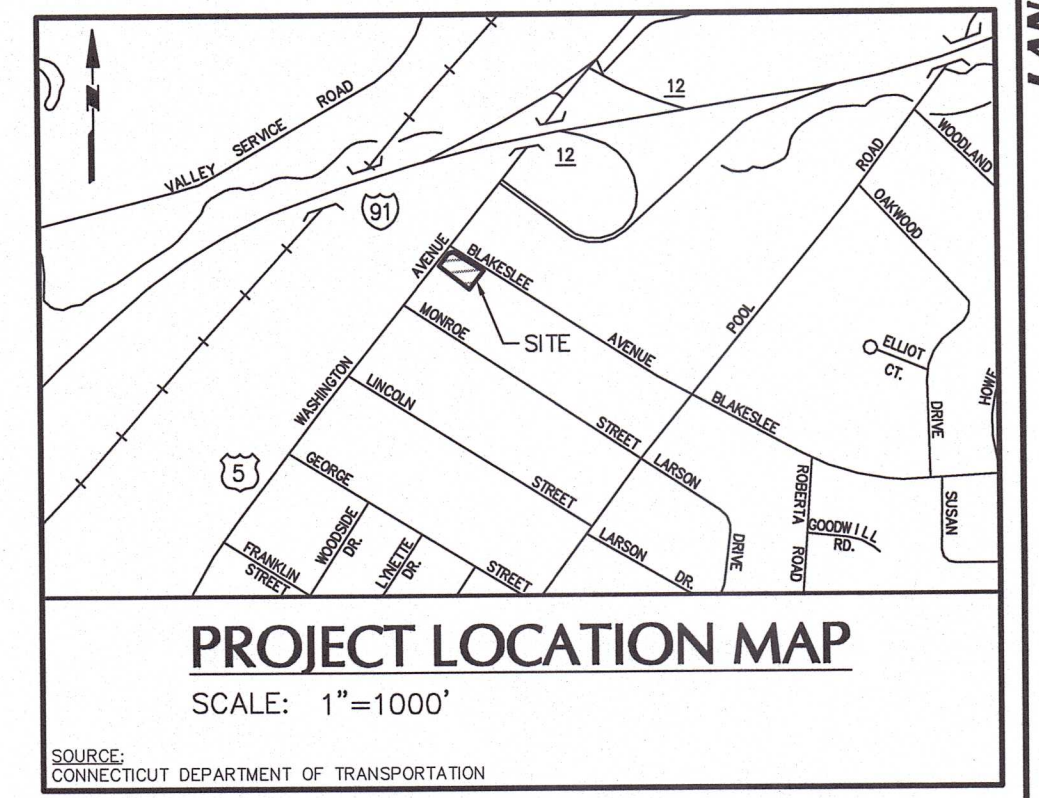
- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. THIS SURVEY IS A PROPERTY SURVEY CONFORMING TO A HORIZONTAL ACCURACY OF A-2 AND A TOPOGRAPHIC SURVEY CONFORMING TO A T-2 ACCURACY. THE BOUNDARY DETERMINATION IS A RESURVEY. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BOUNDARY OPINION AND DEPICT SITE FEATURES FOR FUTURE SITE DEVELOPMENT.
- THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, DEED INFORMATION AND THE FOLLOWING REFERENCES:
  - COMMITMENT FOR TITLE INSURANCE ISSUED BY CONNECTICUT ATTORNEYS TITLE INSURANCE COMPANY. POLICY NUMBER: OP 03728588 CT, EFFECTIVE DATE: AUGUST 23, 2016. SCHEDULE B:
    - SURVEY PROVIDED.
    - NOT SURVEY RELATED.
  - RESTRICTIONS AS DEFINED IN VOL 50 PAGE 506. PERTAINS TO THE WESTERLY HALF OF PARCEL, STATES PREMISE SHALL BE USED FOR RESIDENTIAL PURPOSE ONLY.
  - SANITARY SEWER EASEMENT AS DEFINED IN VOL 309 PAGE 518 AND VOL 209 PAGE 1075. DEPICTED ON SURVEY.
  - RIGHTS TO CONSTRUCT A DRIVEWAY & CURING AS DEFINED IN VOL 310 PAGE 985. DEPICTED ON SURVEY.
  - SANITARY SEWER EASEMENT AS DEFINED IN VOL 320 PAGE 1076. DEPICTED ON SURVEY.
  - TRAFFIC EASEMENT AS DEFINED IN VOL 927 PAGE 710. DEPICTED ON SURVEY.
  - UTILITY DEPICTED ON SURVEY AND MAP REFERENCED IN NOTE 2D.
  - NOT SURVEY RELATED.
- MAP TITLED "CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP TOWN OF NORTH HAVEN WASHINGTON AVENUE FROM BROADWAY NORTHERLY TO INTERSTATE 91, NUMBER 100-15, SHEET NO. 3 & 4 OF 4", SCALE "1"=40', DATED: AUGUST 23, 1985.
- MAP TITLED "POPLAR ACRES NORTH HAVEN CONN. OWNED AND DEVELOPED BY SUBURBAN REALTY CO." BY: ALEXANDER CAHN CIVIL ENGINEER & SURVEYOR. SCALE: "1"=60'. NORTH HAVEN CLERK MAP NO. B-45.
- MAP TITLED "PROPERTY OF DINO & VELMA DELL'ORO WASHINGTON AVE, NORTH HAVEN" BY: CASCIO TUTTLE ENGINEERING INC. DATED: JUNE 1975. NORTH HAVEN CLERK MAP NO. I-629.
- MAP TITLED "COMPILATION PLAN TOWN OF NORTH HAVEN MAP SHOWING EASEMENT ACQUIRED FROM GLORIA CARAFA ET AL, TRUSTEES BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION. BY: ROBERT J. BARON. DATED: SEPTEMBER 24, 2015. NORTH HAVEN CLERK MAP NO. J-1013B.
- MAP TITLED "TOWN OF NORTH HAVEN MAP SHOWING LAND ACQUIRED FROM THOMAS A. CARAFA ET AL BY THE STATE OF CONNECTICUT" BY: FRANK G. ROSSI. DATED: MARCH 1979. NORTH HAVEN CLERK MAP NO. I-845A.
- MAP TITLED "TOWN OF NORTH HAVEN, CONNECTICUT SANITARY SEWER EASEMENT THROUGH PROPERTY OF DINO DELL'ORO" BY: C.E. MAGUIRE, DATED: MARCH 1982. NORTH HAVEN CLERK MAP NO. I-952A.

- ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
- UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
- ALL BUILDINGS AND STRUCTURES WERE LOCATED AND MEASURED AT GROUND LEVEL. THE SURVEYOR MAKES NO DETERMINATIONS OR GUARANTEES AS TO THE ABSENCE, EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES, FOUNDATIONS, FOOTINGS, PROJECTIONS, WALLS, TANKS, SEPTIC SYSTEMS, ETC. NO TEST PITS, EXCAVATIONS OR GROUND PENETRATING RADAR WERE PERFORMED AS PART OF THIS SURVEY.
- PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.



**LEGEND** (NOT SHOWN TO SCALE)

	BOLLARD
	SIGN
	TREE
	CATCH BASIN
	ELECTRIC BOX
	ELECTRIC METER
	FIRE HYDRANT
	GUY WIRE
	LIGHT POLE
	MANHOLE (TYPE AS LABELED)
	POWER POLE
	TRAFFIC BOX
	TRAFFIC SIGNAL POLE
	UNDERGROUND VAULT
	VALVE UNKNOWN
	WATER METER
	WATER VALVE
	SPOT ELEVATION
	BIT
	CONCRETE
	CONCRETE PAD
	LANDSCAPED AREA
	BUILDING OVERHANG
	BOTTOM OF WALL
	EDGE OF PAVEMENT
	EDGE OF WALK
	DETECTABLE WARNING
	BITUMINOUS CURB
	CONCRETE CURB
	SINGLE WHITE STRIPE
	SINGLE YELLOW STRIPE
	DOUBLE YELLOW STRIPE
	METAL GUARD RAIL
	WOOD GUARD RAIL
	WOODEN PICKET FENCE
	CHAINLINK FENCE
	TREE LINE
	OVERHEAD WIRE
	EASEMENT LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CONTOUR LINE
	SANITARY FORCE MAIN
	CABLE TV MARK OUT LINE
	DRAINAGE MARK OUT LINE
	ELECTRIC MARK OUT LINE
	COMMUNICATION MARK OUT LINE
	GAS MARK OUT LINE
	SANITARY SEWER MARK OUT LINE
	WATER MARK OUT LINE
	STEAM MARK OUT LINE
	UNKNOWN MARK OUT LINE
	REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING



I HEREBY CERTIFY TO THE GUILFORD SAVINGS BANK, CATIC AND 158 WASHINGTON LLC. THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND AND THE BOUNDS AND MEASUREMENTS SHOWN HEREON ARE CORRECT WITHIN THE STANDARDS OF CLASS A-2 OF THE SURVEYOR'S ASSOCIATION OF CONNECTICUT AND THAT UNLESS OTHERWISE SHOWN, TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME. BUILDINGS ARE LOCATED AS SHOWN AND DO NOT ENCRUCH OVER OR UPON STREET, TITLE OR BUILDING LINES. THERE ARE VIOLATIONS OF ZONING REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS AND THERE ARE EASEMENTS AND NO ENCROACHMENTS AFFECTING THIS PROPERTY APPARENT FROM A CAREFUL INSPECTION OF THE SAME."

7/24/20	SURVEY UPDATE	1
Date	Description	No.

REVISIONS

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

*Andrew G. Ives* 7/24/2020  
 ANDREW G. IVES DATE SIGNED  
 PROFESSIONAL LAND SURVEYOR  
 CT STATE LIC. NO. 70286

RECEIVED  
 DEC 15 2020  
 TOWN OF NORTH HAVEN  
 LAND USE AND DEVELOPMENT

**LANGAN**

Langan CT, Inc.  
 555 Long Wharf Drive  
 New Haven, CT 06511

T: 203.562.5771 F: 203.789.6142 www.langan.com

Project  
**158 WASHINGTON AVENUE**

NORTH HAVEN CONNECTICUT  
 Drawing Title  
**BOUNDARY & TOPOGRAPHIC SURVEY**

**ZONING CHART**

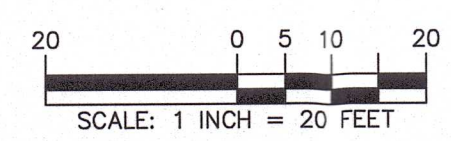
TOWN OF NORTH HAVEN CT ZONING REGULATIONS (AMENDED THROUGH FEB. 2015)

ZONE: COMMERCIAL DISTRICT (CB-20)

PROPOSED USE: FINANCIAL INSTITUTION (PERMITTED)

ITEM	REQUIRED	EXISTING	SECTION
MINIMUM LOT SIZE (SF)	20,000	±21,835	SECTION 4.4.2
MINIMUM LOT WIDTH (FT)	100	±101.6	SECTION 4.4.2
MINIMUM FRONT YARD (FT)	50	±49	SECTION 4.4.2
MINIMUM SIDE YARD (FT)	15	±12	SECTION 4.4.2
MINIMUM REAR YARD (FT)	25	N/A	SECTION 4.4.2
MAXIMUM BUILDING COVERAGE (%)	25	±9.3	SECTION 4.4.2
MAXIMUM BUILDING HEIGHT (FT)	35	±12	SECTION 4.4.2
WASHINGTON AVE LANDSCAPE BUFFER (FT)	15	±15	SECTION 8.7.8.1
BLAKESLEE LANDSCAPE BUFFER (FT)	5	±15.6	SECTION 8.7.8.1
MINIMUM LANDSCAPED AREA (%)	10	±18.5	SECTION 8.7.9

ZONING NOTES:  
 1. VARIANCE GRANTED BY NORTH HAVEN ZBA ON 09-13-1979 IN RESPONSE TO APPEAL #79-50 WHICH PERMITS A MIN. 5 FT LANDSCAPE BUFFER ON BLAKESLEE AVENUE.



PROJECT NO. 140214001