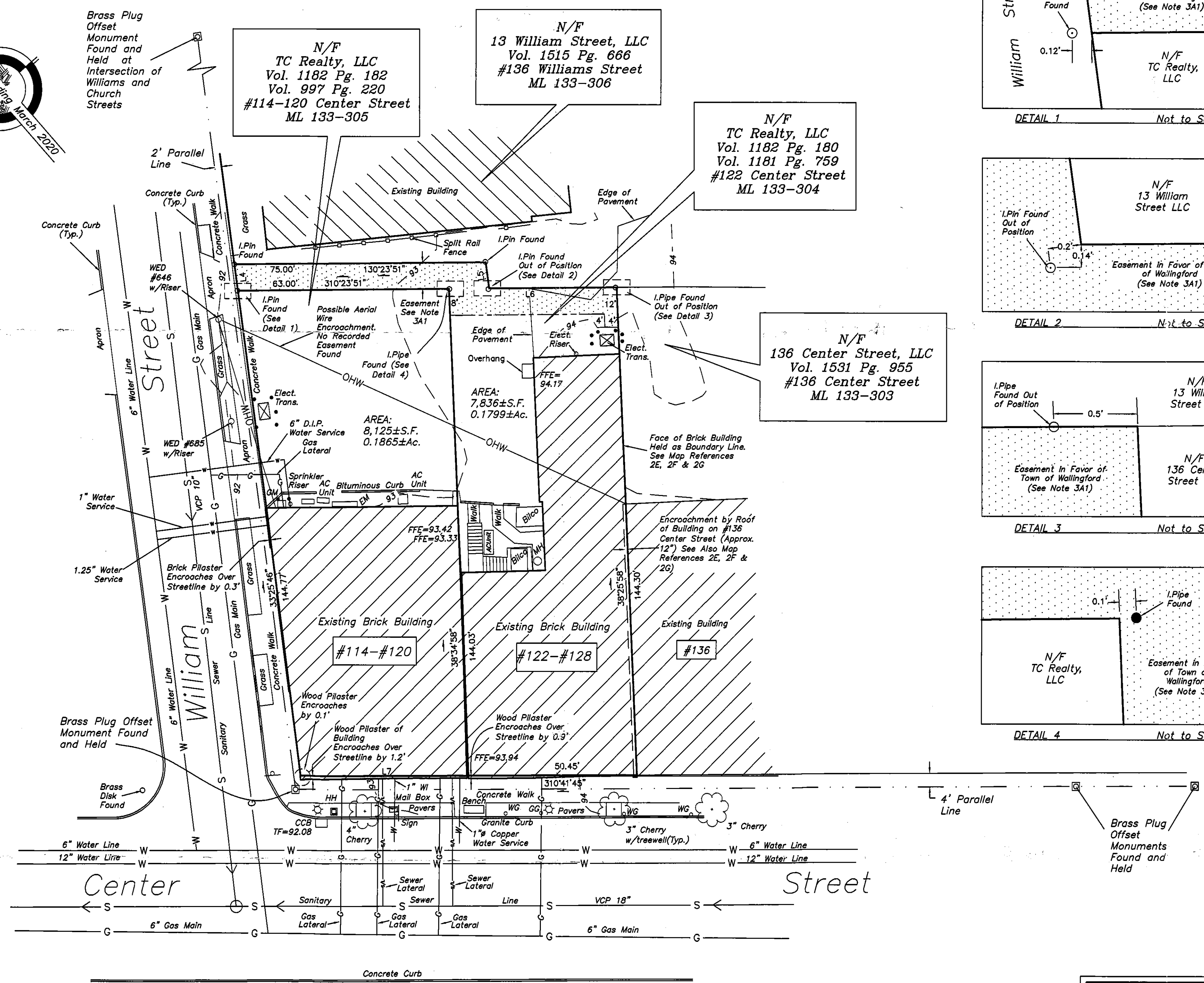


**Surveyor's Notes:**

- 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 Sept. 26, 1996, amended October 26, 2018.
  - B. This is a Property/Boundary Survey, intended to depict the location of the boundaries with respect to: monumentation found or set, structural improvements, record easements and visible evidence of use thereof, record and visible means of ingress and egress, lines of occupation, unresolved conflicts with existing deeds and maps, and apparent boundary encroachments. It also conforms to the requirements of a Topographic Survey.
  - C. Boundary Determination Category: Resurvey
  - D. Horizontal Accuracy Class: A-2  
Topographic Accuracy Class: T-2
- 2. Map References:**
- A. "Town of Wallingford Borough Block Map, Section 18, Scale 1"=40'." Map on file in Town Engineer's Office.
  - B. "Map of 136 Building Lots in the Borough of Wallingford, Conn., Owned and for Sale by William Y. Beach". Surveyed October 1868 by William Hartley CE. Map #79 W.L.R.
  - C. "Property of David W. Lanouette Jr., Center Street & William Street, Wallingford, Conn., June 4, 1956, Scale 1"=20', Map No. 375-S". Prepared by Russell I. Boyce PLS. Map obtained from the files of Godfrey Hoffman Associates.
  - D. "Map Showing Public Utilities Comm. Easement Thru Land of Solomon & Mollie Nager, Center Street & William Street, Scale 1"=40.0', May 11, 1972, Dwg. Number AA-228". Prepared by Department of Engineering, Wallingford. Map #2314 W.L.R.
  - E. "Map of Property of The #38 Trumbull Street Corporation to be Conveyed to The Marcold Corporation, 136-140 Center Street, Wallingford, Conn., September 10, 1962, Scale 1"=20'." Map P-44 Prepared by Russell I. Boyce PLS. Map #1016 W.L.R.
  - F. "Property of Kormac Incorporated, Center & North Orchard Streets, Wallingford, Conn., January 19, 1965, Scale 1"=30', Map P-44A". Prepared by Russell I. Boyce PLS. Map obtained from files of Godfrey Hoffman Associates.
  - G. "Property of Kormac Incorporated, Center & North Orchard Streets, Wallingford, Conn., July 8, 1965, Scale 1"=30', Map P-44B". Prepared by Russell I. Boyce PLS. Map #1516 W.L.R.
  - H. "Property Survey, Property of William C. Miller, 142-158 Center Street, Wallingford, Connecticut, Scale 1"=20', July 15, 2003". Prepared by Godfrey-Hoffman Associates. Map #4820 W.L.R.

- 3A. Map 133 Lot 304 is subject to the following easements:
  1. Easement in Favor of The Town of Wallingford Vol. 388 Pg. 151 W.L.R.
  2. Right of Way Vol. 303 Pg. 213 W.L.R.
- 3B. Map 133 Lot 303 is subject to the following:
  1. ZBA Variance Vol. 465 Pg. 198
  2. Restrictions in Vol. 58 Pg. 201



No.	Azimuths	Distance
L4	33°25'46"	8.00'
L5	213°25'47"	8.00'
L6	130°23'51"	38.06'
L7	310°41'45"	50.00'

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

*Rosalind C. Page*

Rosalind C. Page, LLS No. 17947 Date

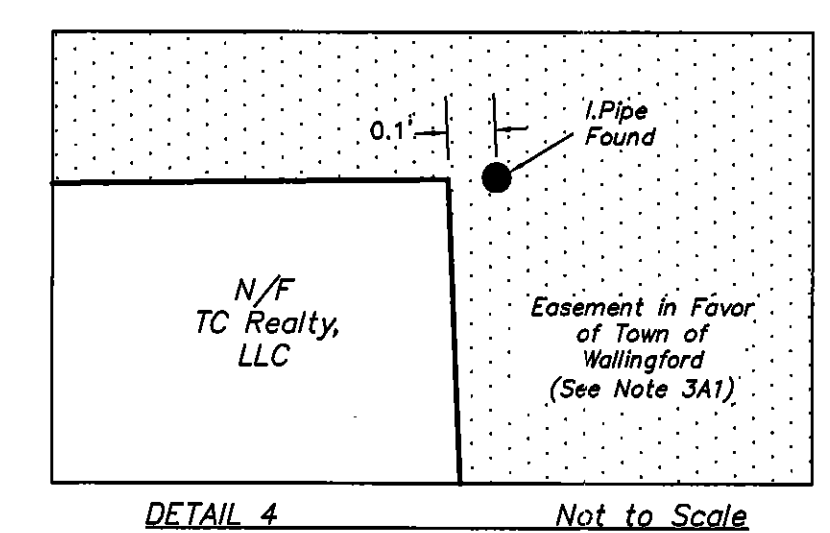
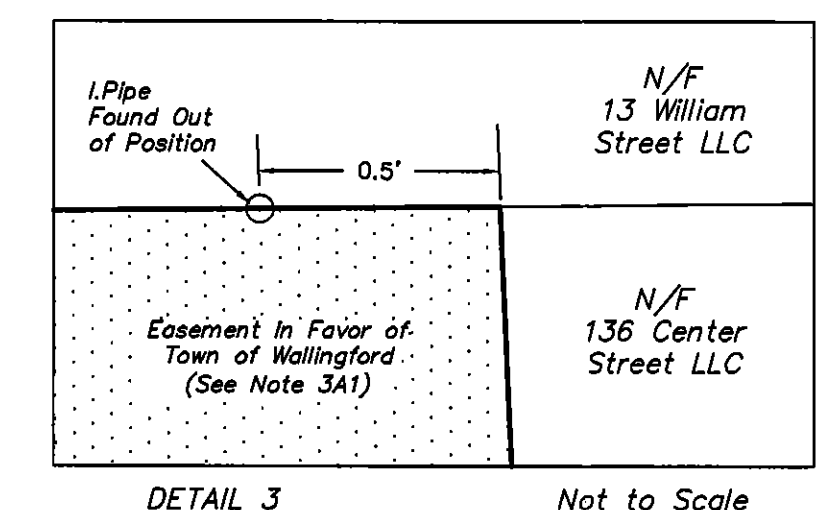
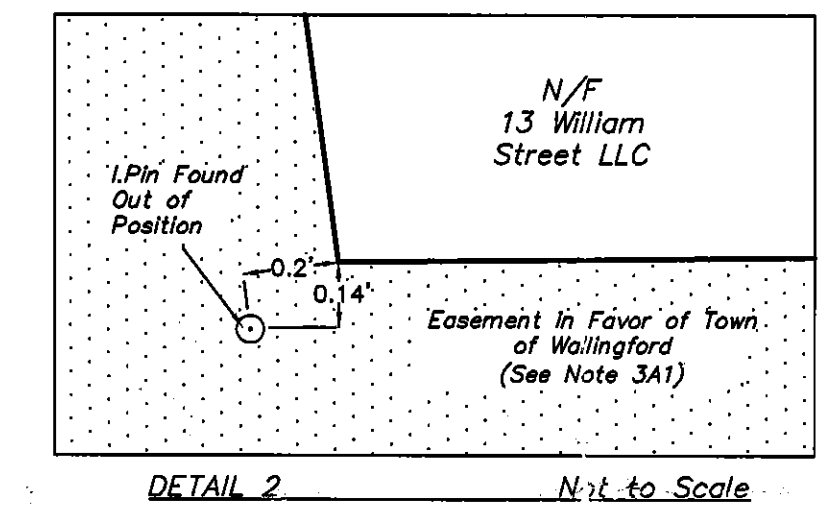
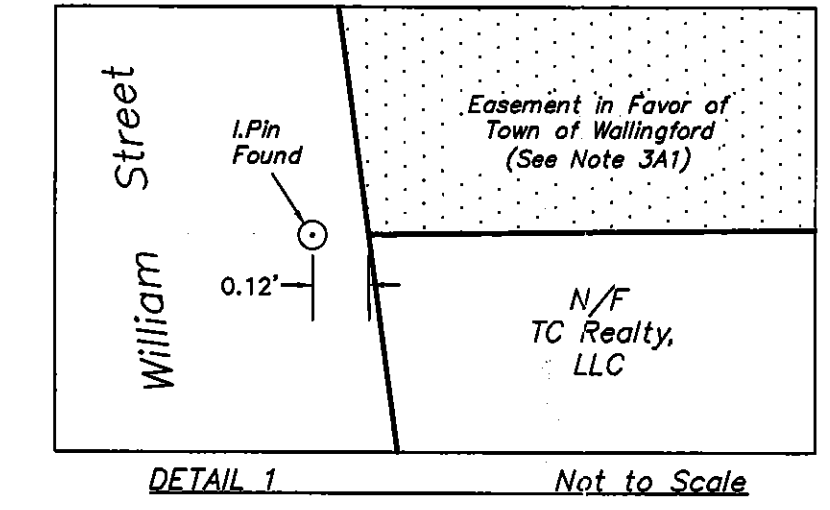
Map not valid without a live signature and embossed seal.

Winterbourne  
Land Services

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

**Surveyor's Notes: (cont.)**

4. Location of underground features depicted hereon are based upon field survey of visible surface structures such as catch basins and manholes. These locations must be considered approximate in nature. In addition, other utilities and subterranean features 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. Parcels currently Zoned CA6.
6. Encroachments across boundary lines are limited to those physically visible to the Surveyor. Subterranean features are not researched or depicted hereon.



**LEGEND**

- Proposed Monument: [Symbol]
- Proposed I.Pipe\I.Pin: [Symbol]
- Monument Found: [Symbol]
- I.Pipe\I.Pin Found: [Symbol]
- Man Hole: [Symbol]
- Catch Basin: [Symbol]
- Water Gate (WG): [Symbol]
- Utility Pole: [Symbol]
- Trees: [Symbol]
- Light Pole: [Symbol]
- Edge of Pavement: [Symbol]
- Property Line: [Symbol]
- Stockade Fence: [Symbol]
- Post & Rail Fence: [Symbol]
- Chain Link Fence: [Symbol]
- Hydrant: [Symbol]
- Shutoff Valve: [Symbol]
- Bituminous Concrete Lip Curb: [Symbol]
- Easement: [Symbol]
- Contour Line: [Symbol]

**Property/Boundary Survey  
& Topographic Survey  
Land N/F TC Realty, LLC  
114-122 Center Street  
Also Fronting On  
William Street  
Wallingford, Connecticut**

RECEIVED  
MAY 18 2020  
PLANNING & ZONING  
Date: April 1, 2020

Revisions: