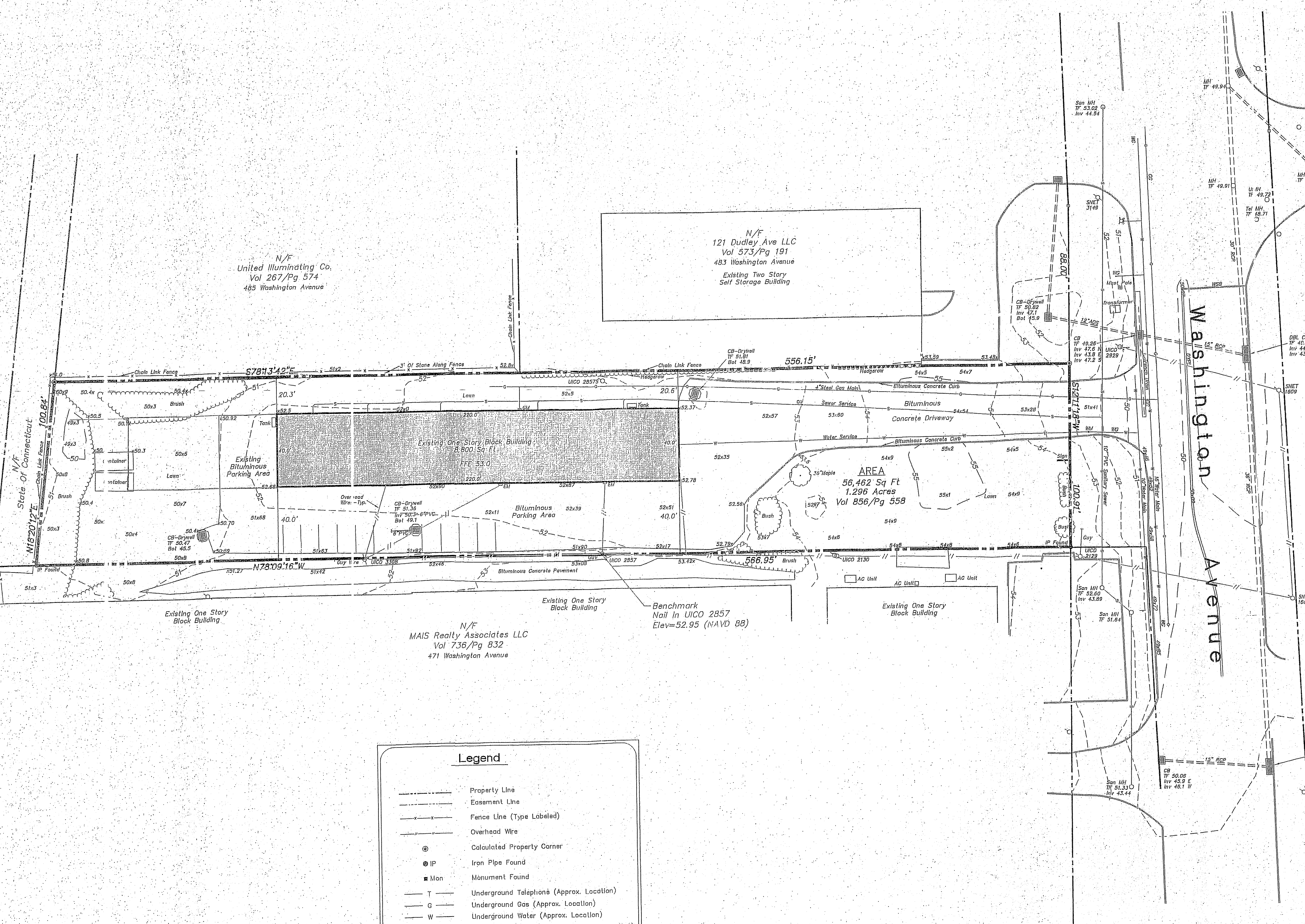


N/F  
United Illuminating Co.  
Vol 267/Pg 574  
483 Washington Avenue

N/F  
121 Dudley Ave LLC  
Vol 573/Pg 191  
483 Washington Avenue  
Existing Two Story  
Self Storage Building

N/F  
MAIS Realty Associates LLC  
Vol 736/Pg 832  
471 Washington Avenue



- SURVEY NOTES**
- This survey and map have 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.
  - The type of survey performed and the mapped features depicted herein are in accordance with the requirements of a Property and a Topographic Survey.
  - Boundary determination/opinion is based upon a survey.
  - This survey conforms to a Horizontal Accuracy Class A-2. This survey conforms to a Topographic Accuracy Class T-2.
  - Bearings as depicted herein are based upon Connecticut Grid North per the maps referenced in note 6A.
  - Reference is made to the following maps:
    - Connecticut State Highway Department, Right of Way Map, Town of North Haven, Washington Avenue From Interstate 91 Northernly To The Wallingford Town Line, Project Number 100-15 Sheets 5 & 6 of 9, Dated August 23, 1985, Scale 1"=40', On file at CTDOT.
    - The United Illuminating Company "Property To Be Acquired From Andrew Hedges and John Hedges North Haven, Connecticut", Scale 1"=100', Dated August 10, 1971 By Gordon Blides On File Map No. 1-360 NHLR.
    - Improvement Location Survey "Asbuilt" Land of 121 Dudley Avenue LLC Located at #483 Washington Avenue North Haven, Connecticut, Scale 1"=20', Dated December 1, 2002, revised to September 2, 2003 By Winterbourne Land Services.
    - Proposed Site Plan IL-30 Zone Building Addition Property Of Dister and Sharon Kuhn, Washington Avenue North Haven, CT, Scale 1"=40', Dated July 2, 1979 revised to August 2, 1984, by Joseph B. Burns.
  - Zoning Information - Per Bulk Regulations The Property is located in a IL-30 Zone.
 

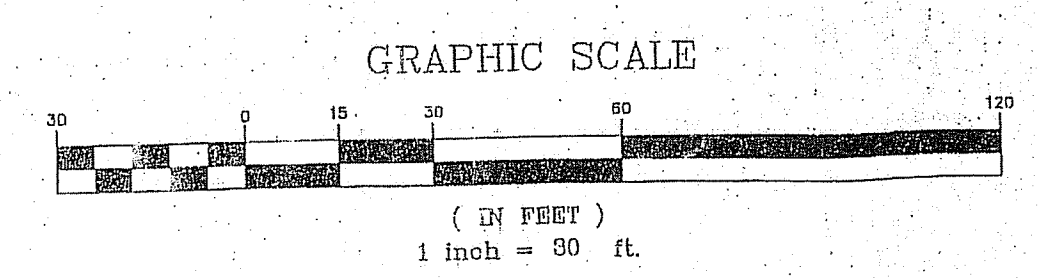
Minimum Lot Area 30,000 SF  
Minimum Lot Width 100 Feet  
Maximum Building Coverage 35%  
Maximum Building Height 60 Feet

Building Setbacks: Front Yard 75 Feet, Side Yard 20 Feet, Rear Yard 40 Feet.

Per Section 5-1.3.8 Lots Adjacent To A Railroad:  
No Side Or Rear Yard Shall Be Required In That Portion Of A Lot In An Industrial Zone Where Such Lot Is Contiguous To A Railroad Right Of Way.
  - The Subject Property is Located in a Zone-C described as "Areas of minimal flooding" as depicted on the FIRM Flood Insurance Rate Map, Town of East Hartford, Connecticut Hartford County, Panel 3 of 4, Community Panel Number 090026 0003D - Map Rev October 23, 1981, By Federal Emergency Management Agency.
  - Existing contours and elevations depicted herein based upon field survey by Bolduc Land Consultants, LLC utilizing the following benchmark: Connecticut Geodetic Survey Benchmark "BM 1551" with a published elevation of 52.858' (NAVD 88).

**Legend**

---	Property Line
---	Easement Line
---	Fence Line (Type Labeled)
---	Overhead Wire
⊙	Calculated Property Corner
⊙ IP	Iron Pipe Found
■ Mon	Monument Found
---	Underground Telephones (Approx. Location)
---	Underground Gas (Approx. Location)
---	Underground Water (Approx. Location)
---	Underground Sanitary Sewer (Approx. Location)
---	Underground Storm Sewer (Approx. Location)
☆ LP	Light Pole
⊠ CB	Catch Basin
○ MH	Manhole
• GG	Gas Gate
• WG	Water Gate
• Bol	Bollard
⊙	Utility Pole
○	Tree
---	Existing Contour
---	Existing Spot Grade



Location of all underground utilities shown hereon are approximate and are based upon field location of visible structures such as catch basins, manholes, water gates, etc., and compiling information from plans supplied by the respective utility companies and government agencies. All contractors will contact Call-Before-You-Dig at 1-800-922-4455 for location and markout of utilities prior to any excavation.

NO.	DATE	DESCRIPTION	BY
1	09/06/13	Rear Yard Along Railroad Note	NDB
		DESCRPTION	

Assessor's Map 90 / Lot 15

**Property & Topographic Survey**  
Land of  
**Classic Depot LLC**  
475 Washington Avenue - Route 5 North Haven, Connecticut

DATE 05/28/13	COMPS NDB	DRAWN NDB	FB. NO. 73	DISK. NO.	PROJECT NO. 13-021
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**Bolduc Land Consultants, LLC**  
LAND SURVEYS & LAND PLANNERS  
1237 East Main Street  
Meriden, Connecticut 06450  
Ph 203-440-1746 - Fax 203-440-2051