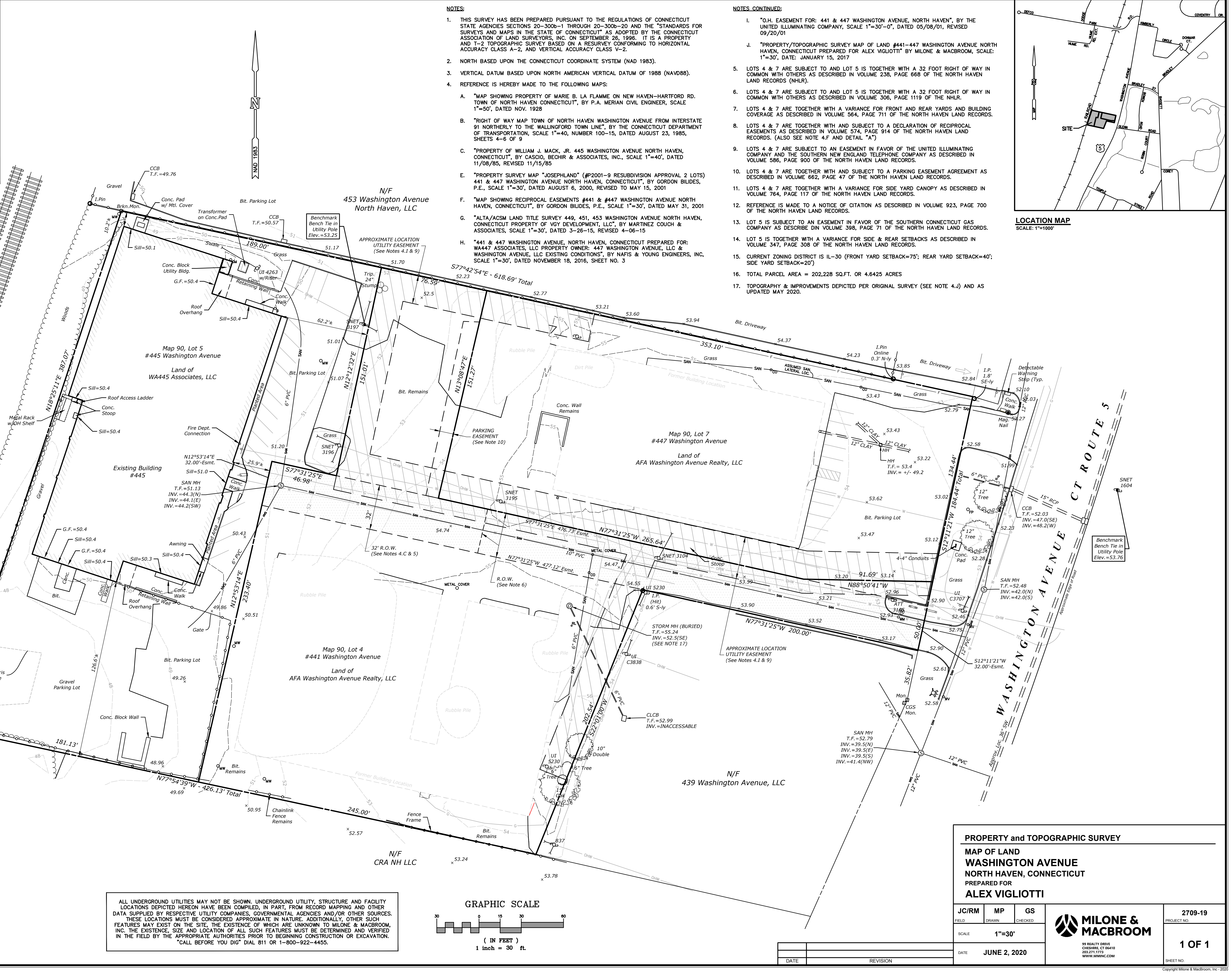


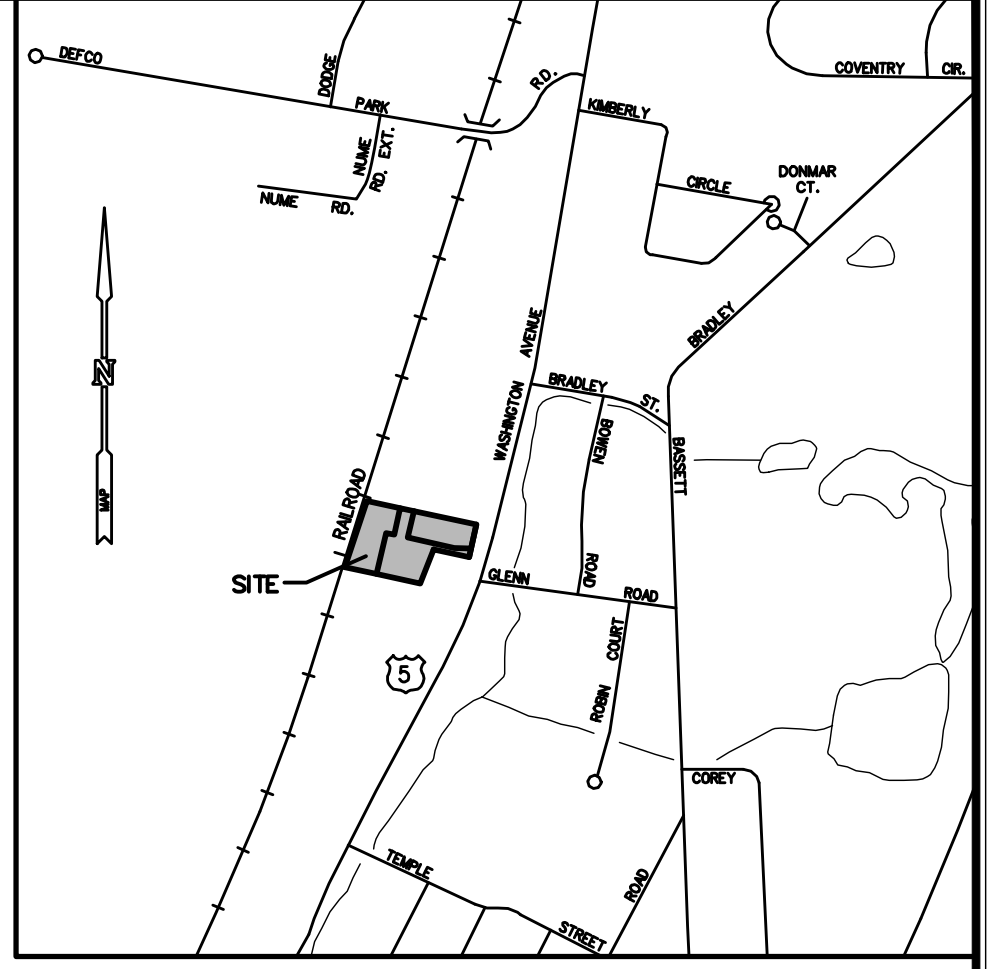
LEGEND

---	STREET LINE
- - -	PROPERTY LINE
- - - -	EASEMENT
○ ○ ○	CHAIN LINK FENCE
—○—	OVERHEAD WIRES
—○—	TELEPHONE LINE
—○—	SANITARY LINE
—○—	WATER LINE
⊙	WATER MANHOLE
⊙	DRAINAGE MANHOLE
⊙	SANITARY MANHOLE
⊙	CATCH BASIN
○	WATER VALVE
○	CLEAN OUT
○	BOLLARD
○	FLAG POLE
□	POST
○	HAND HOLE
○	MONITOR WELL
○	UTILITY POLE
○	GUY WIRE
○	HYDRANT
○	SIGN
○	IRON PIPE FOUND
○	IRON PIN FOUND
○	MONUMENT FOUND
○	MAG. NAIL



- 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. IT IS A PROPERTY AND T-2 TOPOGRAPHIC SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2, AND VERTICAL ACCURACY CLASS V-2.
 - NORTH BASED UPON THE CONNECTICUT COORDINATE SYSTEM (NAD 1983).
 - VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
 - "MAP SHOWING PROPERTY OF MARIE B. LA FLAMME ON NEW HAVEN-HARTFORD RD. TOWN OF NORTH HAVEN, CONNECTICUT", BY P.A. MERIAN CIVIL ENGINEER, SCALE 1"=50', DATED NOV. 1928
 - "RIGHT OF WAY MAP TOWN OF NORTH HAVEN WASHINGTON AVENUE FROM INTERSTATE 91 NORTHERLY TO THE WALLINGFORD TOWN LINE", BY THE CONNECTICUT DEPARTMENT OF TRANSPORTATION, SCALE 1"=40, NUMBER 100-15, DATED AUGUST 23, 1985, SHEETS 4-6 OF 9
 - "PROPERTY OF WILLIAM J. MACK, JR. 445 WASHINGTON AVENUE, NORTH HAVEN, CONNECTICUT", BY GASIO, BECHIR & ASSOCIATES, INC., SCALE 1"=40', DATED 11/08/85, REVISED 11/15/85
 - "PROPERTY SURVEY MAP 'JOSEPHLAND' (#P2001-9 RESUBDIVISION APPROVAL 2 LOTS) 441 & 447 WASHINGTON AVENUE, NORTH HAVEN, CONNECTICUT", BY GORDON BILDES, P.E., SCALE 1"=30', DATED AUGUST 6, 2000, REVISED TO MAY 15, 2001
 - "MAP SHOWING RECIPROCAL EASEMENTS #441 & #447 WASHINGTON AVENUE NORTH HAVEN, CONNECTICUT", BY GORDON BILDES, P.E., SCALE 1"=30', DATED MAY 31, 2001
 - "ALTA/ACSM LAND TITLE SURVEY 449, 451, 453 WASHINGTON AVENUE NORTH HAVEN, CONNECTICUT PROPERTY OF VGY DEVELOPMENT, LLC", BY MARTINEZ COUCH & ASSOCIATES, SCALE 1"=30', DATED 3-26-15, REVISED 4-06-15
 - "441 & 447 WASHINGTON AVENUE, NORTH HAVEN, CONNECTICUT PREPARED FOR: WA447 ASSOCIATES, LLC PROPERTY OWNER: 447 WASHINGTON AVENUE, LLC & WASHINGTON AVENUE, LLC EXISTING CONDITIONS", BY NAFIS & YOUNG ENGINEERS, INC. SCALE 1"=30', DATED NOVEMBER 18, 2016, SHEET NO. 3

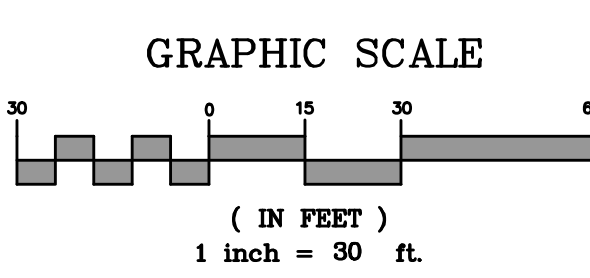
- NOTES CONTINUED:**
- "O.H. EASEMENT FOR: 441 & 447 WASHINGTON AVENUE, NORTH HAVEN", BY THE UNITED ILLUMINATING COMPANY, SCALE 1"=30'-0", DATED 05/08/01, REVISED 09/20/01
 - "PROPERTY/TOPOGRAPHIC SURVEY MAP OF LAND #441-447 WASHINGTON AVENUE NORTH HAVEN, CONNECTICUT PREPARED FOR ALEX VIGLIOTTI" BY MILONE & MACBROOM, SCALE: 1"=30', DATE: JANUARY 15, 2017
 - LOTS 4 & 7 ARE SUBJECT TO AND LOT 5 IS TOGETHER WITH A 32 FOOT RIGHT OF WAY IN COMMON WITH OTHERS AS DESCRIBED IN VOLUME 238, PAGE 668 OF THE NORTH HAVEN LAND RECORDS (NHLR).
 - LOTS 4 & 7 ARE SUBJECT TO AND LOT 5 IS TOGETHER WITH A 32 FOOT RIGHT OF WAY IN COMMON WITH OTHERS AS DESCRIBED IN VOLUME 306, PAGE 1119 OF THE NHLR.
 - LOTS 4 & 7 ARE TOGETHER WITH A VARIANCE FOR FRONT AND REAR YARDS AND BUILDING COVERAGE AS DESCRIBED IN VOLUME 564, PAGE 711 OF THE NORTH HAVEN LAND RECORDS.
 - LOTS 4 & 7 ARE TOGETHER WITH AND SUBJECT TO A DECLARATION OF RECIPROCAL EASEMENTS AS DESCRIBED IN VOLUME 574, PAGE 914 OF THE NORTH HAVEN LAND RECORDS. (ALSO SEE NOTE 4.F AND DETAIL "A")
 - LOTS 4 & 7 ARE SUBJECT TO AN EASEMENT IN FAVOR OF THE UNITED ILLUMINATING COMPANY AND THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY AS DESCRIBED IN VOLUME 586, PAGE 900 OF THE NORTH HAVEN LAND RECORDS.
 - LOTS 4 & 7 ARE TOGETHER WITH AND SUBJECT TO A PARKING EASEMENT AGREEMENT AS DESCRIBED IN VOLUME 662, PAGE 47 OF THE NORTH HAVEN LAND RECORDS.
 - LOTS 4 & 7 ARE TOGETHER WITH A VARIANCE FOR SIDE YARD CANOPY AS DESCRIBED IN VOLUME 764, PAGE 117 OF THE NORTH HAVEN LAND RECORDS.
 - LOT 5 IS SUBJECT TO AN EASEMENT IN FAVOR OF THE SOUTHERN CONNECTICUT GAS COMPANY AS DESCRIBED IN VOLUME 398, PAGE 71 OF THE NORTH HAVEN LAND RECORDS.
 - LOT 5 IS TOGETHER WITH A VARIANCE FOR SIDE & REAR SETBACKS AS DESCRIBED IN VOLUME 347, PAGE 308 OF THE NORTH HAVEN LAND RECORDS.
 - CURRENT ZONING DISTRICT IS IL-30 (FRONT YARD SETBACK=75'; REAR YARD SETBACK=40'; SIDE YARD SETBACK=20')
 - TOTAL PARCEL AREA = 202,228 SQ.FT. OR 4.6425 ACRES
 - TOPOGRAPHY & IMPROVEMENTS DEPICTED PER ORIGINAL SURVEY (SEE NOTE 4.J) AND AS UPDATED MAY 2020.



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

GREGORY A. SZYSZKOWSKI L.S. #70095
 MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH ARE UNKNOWN TO MILONE & MACBROOM, INC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION. "CALL BEFORE YOU DIG" DIAL 811 OR 1-800-922-4455.



DATE	REVISION

PROPERTY and TOPOGRAPHIC SURVEY

MAP OF LAND WASHINGTON AVENUE NORTH HAVEN, CONNECTICUT

PREPARED FOR **ALEX VIGLIOTTI**

JC/RM	MP	GS	2709-19
FIELD	DRAWN	CHECKED	PROJECT NO.
SCALE	1"=30'		<p>99 REALTY DRIVE CHESTER, CT 06410 203.271.1777 WWW.MIMC.COM</p>
DATE	JUNE 2, 2020		
DATE			1 OF 1
DATE			SHEET NO.

Copyright Milone & MacBroom, Inc. - 2020