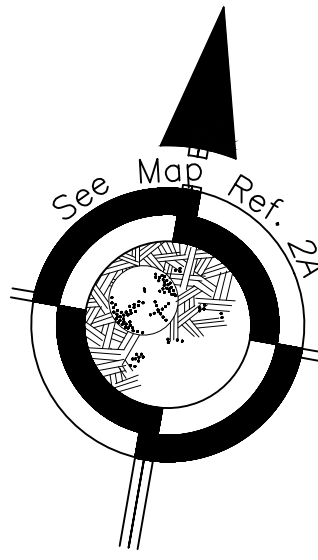


Zone R-40	Required
Lot Area (Min.)	40,000 S.F.
Front Yard	50 ft.
Side Yard	25 ft.
Rear Yard	25 ft.
Coverage (Max.)	15% Max.
Building Height	35 ft. Max.



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 Subdivision Plat Plan, intended to depict the location of the proposed building lots in order to make an application to the Town of North Haven for Subdivision Approval.
 - C. Boundary Determination Category: Resurvey
 - D. Horizontal Accuracy Class: A-2
2. **Map References:**
- A. "Propert/Boundary Survey Depicting Land N/F K.S. Development, LLC, 120 Half Mile Road, North Haven, Connecticut, Scale 1"=50", Date January 26, 2021." Prepared by Rosalind C. Page PLS, Winterbourne Land Services
- 3A. Parcel is together with the following:
1. 15 foot right of way over land n/f Samuel & Helen Docknevich Vol. 135 Pg. 185 No.H.L.R.
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. Inland wetlands were flagged by Richard Snarski, Soil Scientist on Jan. 8, 2021 and survey located by Winterbourne Land Services on Jan. 13, 2021.
 6. Parcel Zoned R-40
 7. Encroachments across boundary lines are limited to those physically visible to the Surveyor. All subterranean features are not researched or depicted hereon.
 8. Parcel is located in Flood Zone X, based upon an examination of FEMA map 09009C0452J effective date 5-16-2017.

N/F
Juan C. Colon
 Vol. 988 Pg. 586
 #80 Half Mile Road
 ML 024-038

N/F
Catherine Durato and Jennifer Lynn Durato
 Vol. 1013 Pg. 617
 #92 Half Mile Road
 ML 024-037

TOTAL AREA:
 425,662±S.F.
 9.7719±Acres

N/F
Catherine Durato and Louis J. Durato Jr.
 Vol. 540 Pg. 124
 #96 Half Mile Road
 ML 024-054

N/F
K.S. Development LLC
 Vol. 1013 Pg. 655
 #120 Half Mile Road
 ML 024-036

N/F
Manuel Tancreti Irrevocable Trust
 Vol. 859 Pg. 902
 #960 Thompson Street
 ML 019-039

N/F
Herman Valdez and Yamile Valdez
 Vol. 2607 Pg. 260
 #270 Half Mile Road
 ML 840-844-4

Owner/Applicant:
K.S. Development, LLC
 237 Grieb Road
 Wallingford, CT 06492

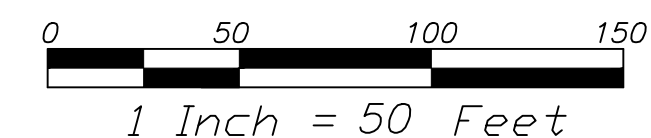
No.	Delta	Radius	Arc Length
C1	31°22'31"	300.00	164.28
C2	17°02'27"	250.00	74.35
C3	11°27'33"	250.00	50.00

No.	Azimuth	Distance
L1	38°57'53"	25.00'
L2	218°57'53"	25.00'
L3	171°06'02"	13.47'
L4	211°50'21"	35.17'
L5	98°28'02"	40.04'
L6	179°38'30"	17.51'

LEGEND

Proposed Monument	■
Proposed I.Pipe/I.Pin	●
Monument Found	□
I.Pipe/I.Pin Found	○
Man Hole	⊗
Catch Basin	⊞
Water Gate (WG)	⊙
Utility Pole	⊕
Bituminous Concrete Lip Curb	—
Edge of Drive/Pavement	- - -
Property Line	—
Hydrant	⊕
Shutoff Valve	⊗
Test Pit	■
Overhead Electric Service	— OHW —
Building Setback	- - -
Flagged Wetland	WLF
50' Wetland Buffer	- - -
Treeline	~ ~ ~

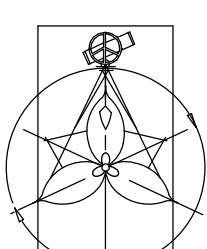
**Subdivision Plat Plan
 Depicting Land N/F
 K.S. Development, LLC
 120 Half Mile Road
 North Haven, Connecticut**



Date: January 26, 2021

Revisions:

Winterbourne
 Land Services



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

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

Rosalind C. Page, LLS No. 17947 Date

Map not valid without a live signature and embossed seal.

Embossed Seal