SURVEY NOTES:

1. THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE JUNE 21, 1996; AMENDED OCTOBER 26, 2018.
2. THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2 AND THE TOPOGRAPHIC ACCURACY CONFORMS TO CLASS T-2. THE TYPES OF SURVEY ARE A PROPERTY SURVEY AND A TOPOGRAPHIC SURVEY. THE BOUNDARY DETERMINATION CATEGORY IS A RESURVEY.
3. NORTH ARROW AND BEARINGS ARE BASED ON REFERENCE MAP "B".
4. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTOUR INTERVAL IS ONE FOOT.
5. PROPERTY IS LOCATED WITHIN FEMA ZONES X AND X(0.2 %) AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 09009C0432K, EFFECTIVE MAY 17, 2017.
6. UTILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED FROM UTILITY COMPANY MAPPING AND/OR FIELD LOCATIONS OF ABOVE GROUND FACILITIES AND UTILITY COMPANY MARKOUTS. ALL LOCATIONS DEPICTED HEREON ARE TO BE CONSIDERED APPROXIMATE ONLY AND ALL UTILITIES MAY NOT BE DEPICTED. CONTACT "CALL BEFORE YOU DIG" (811) PRIOR TO THE START OF WORK.
7. PROPERTY IS SUBJECT TO AN EASEMENT TO THE UNITED ILLUMINATION COMPANY AND THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY AS RECORDED JULY 27, 1977 IN VOLUME 295, PAGE 766 OF THE NORTH HAVEN LAND RECORDS.
8. DISTANCES DEPICTED HEREON FROM STRUCTURE TO PROPERTY LINE MEASURED TO SIDING.
9. PROPERTY AREA = 80,365 SQUARE FEET OR 1.845 ACRES.

MAP REFERENCES:

REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:

A. "PHASE 1, SUBDIVISION FOR JOSEPH PIROVANE ET AL, NORTH HAVEN, CONN."; SCALE: 1"=30'; DATED: NOVEMBER 2, 1984; REVISED: FEBRUARY 4, 1985 AND PREPARED BY BERNARD E. GODFREY.

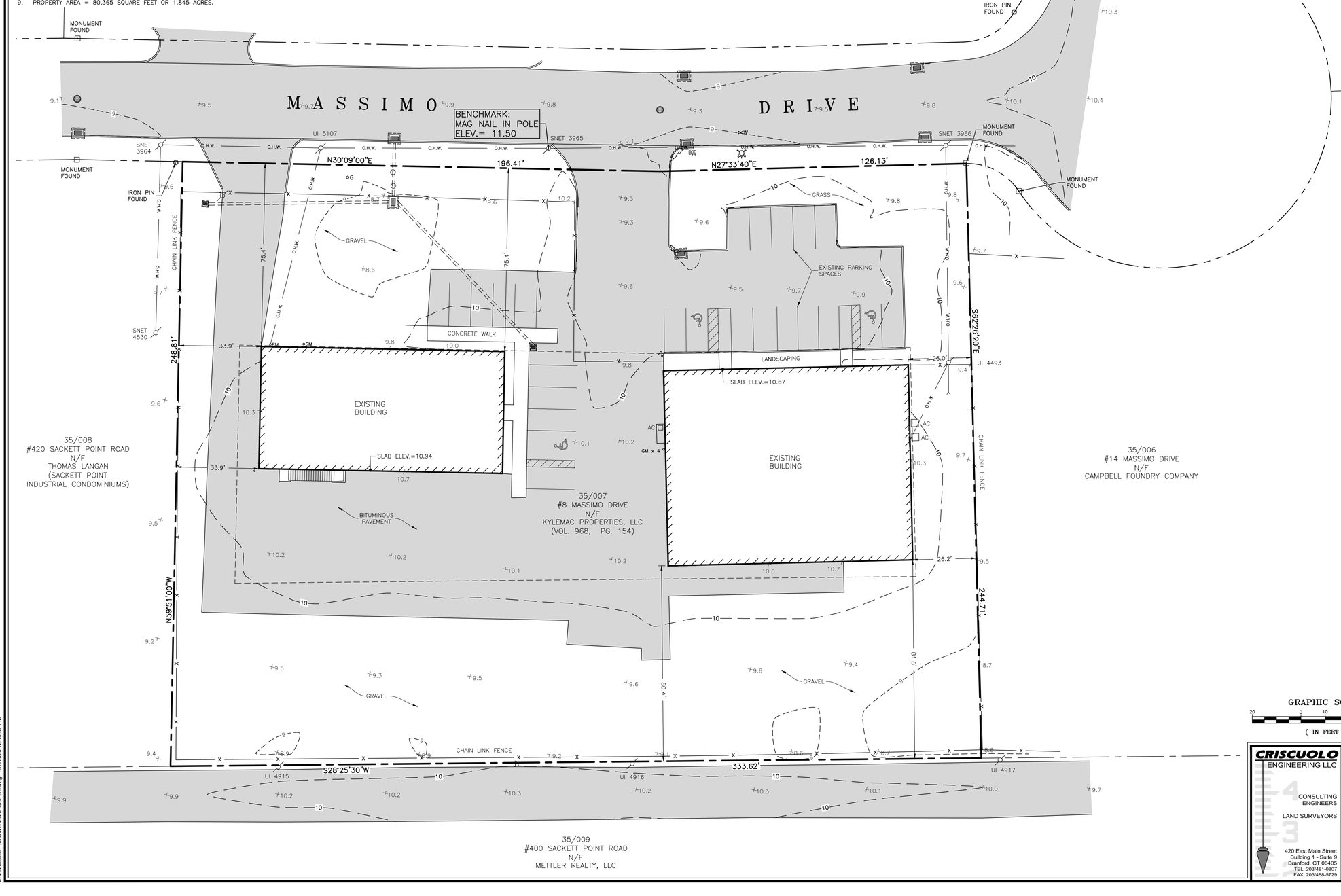
B. "PHASE 3, SUBDIVISION FOR JOSEPH PIROVANE ET AL, NORTH HAVEN, CONN."; SCALE: 1"=30'; DATED: NOVEMBER 2, 1984; REVISED: FEBRUARY 4, 1985 & JULY 10, 1985 AND PREPARED BY BERNARD E. GODFREY.

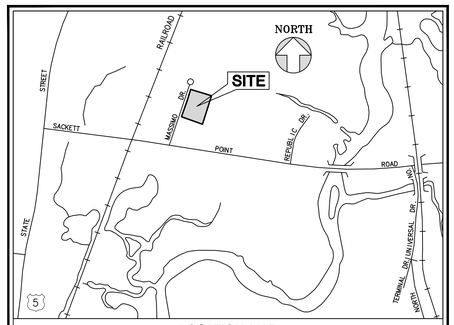
C. "AS-BUILT MAP PREPARED FOR CONSTRUCTION MATERIALS, INC., 8 MASSIMO DRIVE, NORTH HAVEN, CONNECTICUT"; SCALE: 1"=20'; DATED: APRIL 15, 1994; REVISED: MARCH 21, 1985 AND PREPARED BY BRAUTIGAM LAND SURVERORS, PC.

D. "BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR MUNGER CONSTRUCTION, EXISTING CONDITIONS PROPERTY LOCATED AT #8 MASSIMO DRIVE, NORTH HAVEN, CONNECTICUT"; SCALE: 1"=20'; DATED: DECEMBER 10, 2003 AND PREPARED BY CRISCUOLO ENGINEERING, LLC.

E. "PROPERTY SURVEY, PROPERTY OF 440 SACKETT POINT, LLC, #440 SACKETT POINT ROAD, NORTH HAVEN, CONNECTICUT"; SCALE: 1"=20'; DATED: MARCH 17, 2006; REVISED: APRIL 10, 2006 AND PREPARED BY GODFREY – HOFFMAN ASSOCIATES, LLC.

F. "PROPERTY SURVEY PREPARED FOR 450 SACKETT ASSOCIATES, 15 MASSIMO DRIVE, M35//L5, NORTH HAVEN, CONNECTICUT"; SCALE: 1"=30'; DATED: NOVEMBER 27, 2018 AND PREPARED BY NAFIS & YOUNG ENGINEERS, INC.





LOCATION MAP
SCALE: 1"=800'

SURVEY LEGEND

- Street Line
- Property Line
- Easement Line
- Curb
- Wood/Vinyl Fence
- Wire Fence
- Stone Wall
- Elevation Contour
- x XXX — Spot Elevation
- Watercourse Line
- Inland Wetland Boundary
- WF XX — Wetland Flag (Number)
- Vegetation/Tree Line
- Deciduous Tree
- Coniferous Tree
- Catch Basin
- Manhole
- Utility Pole (With Guy)
- Water Valve/Meter Pit
- O.H.W. — Over Head Wire
- W — Water Main/Service
- S — Sanitary Sewer
- G — Gas Line
- Stormwater Pipe <12" Diameter
- Stormwater Pipe ≥12" Diameter
- Ironpin Or Pipe Found
- Monument Found
- Drill Hole Found
- Nail Or Spike Found
- XX/XX/XX — Assessor's Map/Block/Lot Number
- Lamp Post
- Mailbox

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

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)

MARK D. BALLOU L.S. #70419
JAMES M. PRETTI, JR. L.S. #22897
THIS MAP NOT VALID WITHOUT LIVE SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR NOTED ABOVE.

CRISCUOLO ENGINEERING LLC
CONSULTING ENGINEERS
LAND SURVEYORS
420 East Main Street
Building 1 - Suite 9
Branford, CT 06405
TEL: 203/481-0807
FAX: 203/488-5729

REV.	DATE:	DESCRIPTION:

JOB TITLE: **PROPERTY LOCATED AT #8 MASSIMO DRIVE NORTH HAVEN, CONNECTICUT**

PREPARED FOR: **CT CUSTOM AQUATICS, LLC**

DRAWING TITLE: **EXISTING CONDITIONS PLAN**

DRAWING NO.: **2 OF 3**

DATE: 11/24/2020
SCALE: 1"=20'
DRAWN: T.T.H.
CHECKED: M.D.B.
JOB: 2020.108

CADD FILE: 2020-108POB

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