

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. THE TYPE OF SURVEY IS AN IMPROVEMENT LOCATION SURVEY. THE BOUNDARY DETERMINATION CATEGORY IS A RESURVEY. THE PROPOSED PROPERTY LINE IS AN ORIGINAL SURVEY.
3. NORTH ARROW AND BEARINGS ARE BASED ON REFERENCE MAP "C". ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
4. DISTANCES DEPICTED HEREON FROM STRUCTURE TO PROPERTY LINE MEASURED TO SIDING.
5. PROPERTY AREA = 71,707 SQUARE FEET OR 1.646 ACRES.
6. IMPROVEMENTS WERE AS-BUILT IN THE FIELD ON JUNE 27, 2019 AND SEPTEMBER 24, 2025.

MAP REFERENCES:

REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:

- "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF NORTH BRANFORD, NEW HAVEN, DURHAM - MIDDLETON AVENUE, NORTH BRANFORD, CONNECTICUT PREPARED FOR GEORGE GALLAGER"; SCALE: 1"=40'; DATED: MARCH 31, 1933; REVISED: MAY 17, 1968 (SHEETS 2 & 3 OF 3).
- "SITE DEVELOPMENT PLAN, 'WOODSIDE' 1815 MIDDLETON AVENUE, NORTHBRAND, CONNECTICUT"; SCALE: 1"=40'; DATED: OCTOBER 1986; REVISED TO: NOVEMBER 18, 1986 AND PREPARED BY LWF LAND SURVEYING.
- "PROPERTY & TOPOGRAPHIC SURVEY - EXISTING CONDITIONS - PROPERTY LOCATED AT #1821 MIDDLETON AVENUE - NORTH BRANFORD, CONNECTICUT PREPARED FOR GEORGE GALLAGER"; SCALE: 1"=20'; DATED: 4/11/2018 AND PREPARED BY CRISCUOLO ENGINEERING, LLC.
- "PLOT PLAN, MIDDLETON AVENUE, ROUTE 17, NORTH BRANFORD, CONNECTICUT, PREPARED FOR GEORGE GALLAGER"; SCALE: 1"=40'; DATED: JUNE 22, 1987 AND PREPARED BY CRISCUOLO ENGINEERING, GEORGE A. FIRTH, SR.

