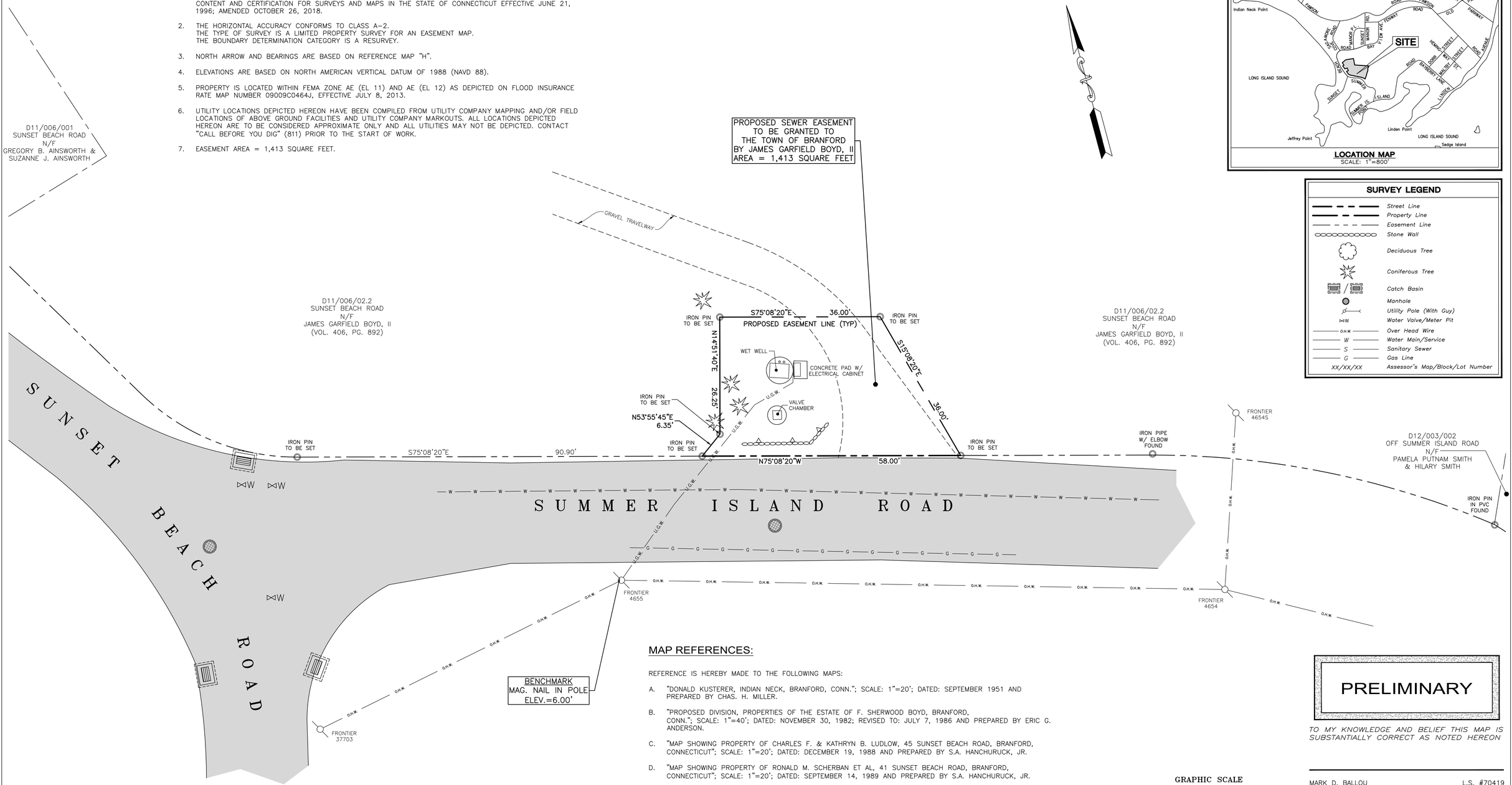
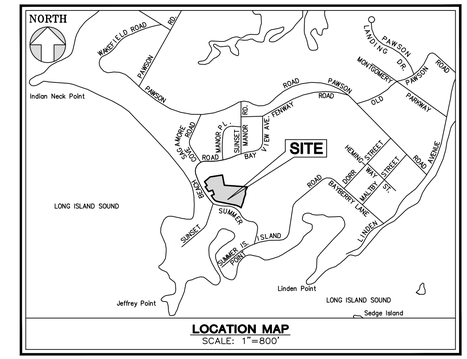
SURVEY NOTES:

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 A LIMITED PROPERTY SURVEY FOR AN EASEMENT MAP. THE BOUNDARY DETERMINATION CATEGORY IS A RESURVEY.
3. NORTH ARROW AND BEARINGS ARE BASED ON REFERENCE MAP "H".
4. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
5. PROPERTY IS LOCATED WITHIN FEMA ZONE AE (EL 11) AND AE (EL 12) AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 09009C0464J, EFFECTIVE JULY 8, 2013.
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. EASEMENT AREA = 1,413 SQUARE FEET.





LOCATION MAP
SCALE: 1"=800'

SURVEY LEGEND

	Street Line
	Property Line
	Easement Line
	Stone Wall
	Deciduous Tree
	Coniferous Tree
	Catch Basin
	Manhole
	Utility Pole (With Guy)
⋈W	Water Valve/Meter Pit
O.H.W.	Over Head Wire
W	Water Main/Service
S	Sanitary Sewer
G	Gas Line
XX/XX/XX	Assessor's Map/Block/Lot Number

MAP REFERENCES:

REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:

A. "DONALD KUSTERER, INDIAN NECK, BRANFORD, CONN."; SCALE: 1"=20'; DATED: SEPTEMBER 1951 AND PREPARED BY CHAS. H. MILLER.

B. "PROPOSED DIVISION, PROPERTIES OF THE ESTATE OF F. SHERWOOD BOYD, BRANFORD, CONN."; SCALE: 1"=40'; DATED: NOVEMBER 30, 1982; REVISED TO: JULY 7, 1986 AND PREPARED BY ERIC G. ANDERSON.

C. "MAP SHOWING PROPERTY OF CHARLES F. & KATHRYN B. LUDLOW, 45 SUNSET BEACH ROAD, BRANFORD, CONNECTICUT"; SCALE: 1"=20'; DATED: DECEMBER 19, 1988 AND PREPARED BY S.A. HANCHURUCK, JR.

D. "MAP SHOWING PROPERTY OF RONALD M. SCHERBAN ET AL, 41 SUNSET BEACH ROAD, BRANFORD, CONNECTICUT"; SCALE: 1"=20'; DATED: SEPTEMBER 14, 1989 AND PREPARED BY S.A. HANCHURUCK, JR.

E. "MAP MAP PREPARED FOR DONALD AND GRACE V. KUSTERER, BRANFORD, CONNECTICUT"; SCALE: 1"=40'; DATED: SEPTEMBER 17, 1991 AND PREPARED BY CLARKE & PEARSON ASSOCIATES, INC.

F. "AS BUILT MAP, 41 SUNSET BEACH ROAD, BRANFORD, CONNECTICUT"; SCALE: 1"=20'; DATED: SEPTEMBER 14, 1989; REVISED TO: FEBRUARY 10, 1998 AND PREPARED BY STEPHEN A. HANCHURUCK, JR.

G. "AS BUILT PLOT PLAN PREPARED FOR BRIAN LONERGAN, 45 SUNSET BEACH ROAD, BRANFORD, CONNECTICUT"; SCALE: 1"=20'; DATED: MARCH 1, 1997; REVISED TO: MAY 21, 1997 AND PREPARED BY STEPHEN A. HANCHURUCK, JR.

H. "EXISTING BUILDING LOCATION SURVEY PREPARED FOR JAMES GARFIELD BOYD, II, SUNSET BEACH & SUMMER ISLAND ROADS, SUNSET BEACH, BRANFORD, CONNECTICUT"; SCALE: 1"=20'; DATED: JANUARY 2003 AND PREPARED BY LWF LAND SURVEYING.

I. "PROPERTY SURVEY PREPARED FOR BRIAN LONERGAN, EXISTING CONDITIONS, PROPERTY LOCATED AT #45 SUNSET BEACH ROAD, BRANFORD, CONNECTICUT"; SCALE: 1"=10'; DATED: JANUARY 19, 2020 AND PREPARED BY CRISCUOLO ENGINEERING, LLC.

PRELIMINARY

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

GRAPHIC SCALE
10 0 5 10 20
(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: 203/481-6607
FAX: 203/488-5729

REV.	DATE:	DESCRIPTION:

DATE:	5/10/2020
SCALE:	1"=10'
DRAWN:	C.A.F.
CHECKED:	M.D.B.
JOB:	2020.030

JOB TITLE: **PROPOSED SEWER EASEMENT OVER PROPERTY LOCATED AT SUNSET BEACH ROAD BRANFORD, CONNECTICUT**

PREPARED FOR: **TOWN OF BRANFORD**

DRAWING TITLE: **EASEMENT MAP**

ASSESSOR'S MAP D11, BLOCK 006, LOT 002.2

DRAWING NO.: 1 OF 1

CADD FILE: 2020–030POB

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