

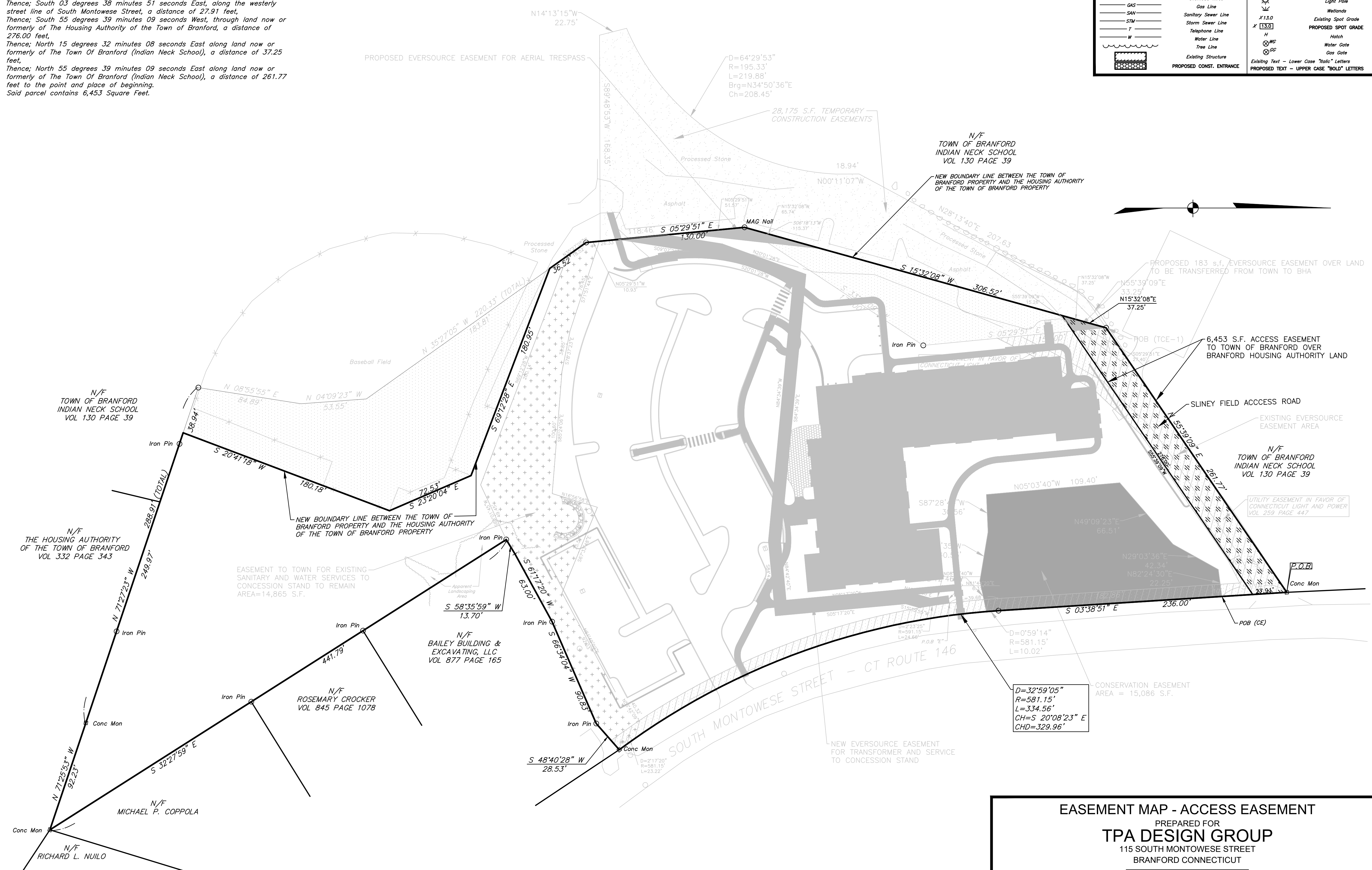
**Metes & Bounds Descriptions for Access Easement**

All that certain piece or parcel of land as shown and or depicted as Access Easement, situated in the Town of Branford, State of Connecticut depicted on map entitled "Easement Map - Access Easement, Prepared For TPA Design Group, 115 South Montowese Street, Branford, Connecticut, dated August 6, 2021, Connecticut, prepared by Godfrey Hoffman Hodge, LLC, bounded and described as follows:

Beginning at the northeast corner of herein described parcel, said point being marked POB,

Thence; South 03 degrees 38 minutes 51 seconds East, along the westerly street line of South Montowese Street, a distance of 27.91 feet,  
 Thence; South 55 degrees 39 minutes 09 seconds West, through land now or formerly of The Housing Authority of the Town of Branford, a distance of 276.00 feet,  
 Thence; North 15 degrees 32 minutes 08 seconds East along land now or formerly of The Town Of Branford (Indian Neck School), a distance of 37.25 feet,  
 Thence; North 55 degrees 39 minutes 09 seconds East along land now or formerly of The Town of Branford (Indian Neck School), a distance of 261.77 feet to the point and place of beginning.  
 Said parcel contains 6,453 Square Feet.

**PROPOSED EVERSOURCE EASEMENT FOR AERIAL TRESPASS**



LEGEND	
	Property / Street Line
	Easement / Right of Way Line
	Stone Wall
	Wire / Chain Link Fence
	Water Course
	Existing Contour
	PROPOSED CONTOUR
	PROPOSED SILTENCE
	LGE
	OHW
	GAS
	SWH
	STM
	T
	W
	Water Line
	Telephone Line
	Existing Structure
	PROPOSED CONST. ENTRANCE
	Concrete Monument / TO BE SET
	Iron Pin / TO BE SET
	LOT NUMBER (TYPICAL)
	N/F
	Type 'C-L' Catch Basin / PROPOSED
	Type 'U-L' Catch Basin / PROPOSED
	Fire Hydrant
	Light Pole
	Wellhead
	Existing Spot Grade
	PROPOSED SPOT GRADE
	Hatch
	Water Gate
	Gas Gate
	Existing Text - Lower Case 'Italic' Letters
	PROPOSED TEXT - UPPER CASE 'BOLD' LETTERS

- NOTES:**
- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE JUNE 21, 1986, AMENDED OCTOBER 26, 2018.
    - THE HORIZONTAL ACCURACY CONFORMS TO CLASS "A-2".
    - THE BOUNDARY DETERMINATION CATEGORY IS A "RESURVEY".
    - THE TYPE OF SURVEY IS A "EASEMENT SURVEY".
  - ALL MONUMENTATION FOUND OR SET IS DEPICTED ON THIS MAP.
  - THE NORTH ARROW AND BEARINGS REFER TO REFERENCE MAP 4A.
  - REFERENCE MAP(S):
    - LIMITED PROPERTY SURVEY, LOT LINE ADJUSTMENT, PARKSIDE VILLAGE 1. BY: CLARENCE BLAIR ASSOCIATES, INC. DATED: JUNE 28, 2017.
  - PROPERTY IS LOCATED IN ZONING DISTRICT R3.
  - PROPERTY IS LOCATED IN FLOOD ZONE(S): "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAN) AND AE (12) AS DEPICTED ON F.I.R.M. COMMUNITY NO. 090900468L DATED, JULY 8, 2013.
  - THIS SURVEY WAS PREPARED WITH THE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER NCS-1062065-BOS-1. PROPERTY IS SUBJECT TO AND TOGETHER WITH THE FOLLOWING:
    - RIGHTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS, EASEMENTS, ETC. AS PER THE RECORD MAY APPEAR.
    - EASEMENT FROM THE HOUSING AUTHORITY OF THE TOWN OF BRANFORD TO THE CONNECTICUT LIGHT AND POWER COMPANY DATED FEBRUARY 1, 1974 AND RECORDED ON FEBRUARY 25, 1974 IN VOLUME 259, PAGE 446 OF THE BRANFORD LAND RECORDS. (EXCEPTION #13, as depicted on survey).
    - EASEMENT AGREEMENT BETWEEN BRANFORD HOUSING AUTHORITY AND BRANFORD JUNIOR BASEBALL, INC. DATED SEPTEMBER 21, 1993 AND RECORDED ON MARCH 16, 2001 IN VOLUME 719, PAGE 458 OF THE BRANFORD LAND RECORDS. (EXCEPTION #14, not plottable).
    - COMMITMENT TO AFFORDABLE HOUSING DATED APRIL 15, 2019 AND RECORDED APRIL 25, 2019 IN VOLUME 1259, PAGE 602 OF THE BRANFORD LAND RECORDS. (EXCEPTION #15, not plottable).
    - AGREEMENTS, RESERVATIONS, AND RIGHTS OF WAY AS MORE FULLY SET FORTH IN AN ADMINISTRATOR'S DEED FROM THE ESTATE OF WILLIAM R. FODTE TO THE TOWN OF BRANFORD DATED OCTOBER 27, 1949 AND RECORDED OCTOBER 31, 1949 IN VOLUME 130 AT PAGE 39 OF THE BRANFORD LAND RECORDS. (EXCEPTION #17, not plottable).
    - RIGHT OF WAY RESERVED IN A DEED FROM CARRIE D. FODTE TO THE TOWN OF BRANFORD DATED MARCH 8, 2015 AND RECORDED MARCH 23, 2015 IN VOLUME 66 AT PAGE 71 OF THE BRANFORD LAND RECORDS. (EXCEPTION #18, not plottable).
    - MATTERS SHOWN ON MAP NO. 465 (EXCEPTION #19, see map #465).
  - THE SUBJECT PROPERTY IS DESIGNATED AS MAP E09, BLOCK 000, LOT 015 ON THE BRANFORD ASSESSOR'S RECORDS.
  - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON MAY HAVE BEEN COMPLETED, IN PART, FROM RECORD, MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE LOCATIONS OF WHICH ARE UNKNOWN TO GODFREY-HOFFMAN HODGE, LLC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
  - ALL EXISTING IMPROVEMENTS NOT SHOWN AND/OR DEPICTED. PROPOSED IMPROVEMENTS DEPICTED.

**EASEMENT MAP - ACCESS EASEMENT**  
 PREPARED FOR  
**TPA DESIGN GROUP**  
 115 SOUTH MONTOWESE STREET  
 BRANFORD CONNECTICUT

TO: TPA DESIGN GROUP  
 TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ADAM HOFFMAN, L.S. #15168  
 NOT VALID WITHOUT LIVE SIGNATURE AND SEAL.

ALL WORK, LABOR, AND MATERIALS TO BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND LAWS WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS IN THE EVENT OF ERRORS AND/OR OMISSIONS HEREIN.

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NO.	DATE	DESCRIPTION

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DRAWN BY: PJC  
 CHECKED BY: AH  
 DATE: 8-6-2021  
 SCALE: 1"=40'  
 PROJECT: 21-062  
 DRAWING:  
**1 of 1**