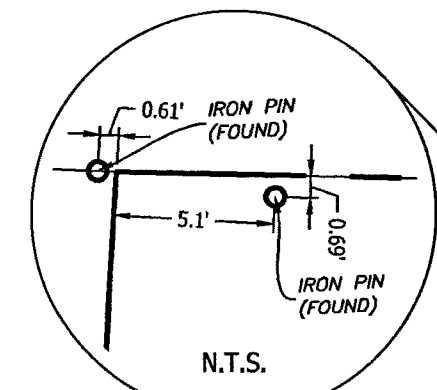
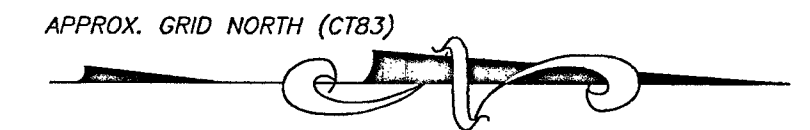


1. "BOUNDARY SURVEY PROPERTY OF NDKIP MONTVILLE ASSOCIATES, LLC 2040 ROUTE 32, UNCAVILLE, CONNECTICUT", DATE: SEPTEMBER 28, 2011, SCALE: 1"= 30', BY: JAMES BERNARDO LAND SURVEYING, LLC, LS #70121.
2. "RIGHT OF WAY SURVEY TOWN MONTVILLE MAP SHOWING EASEMENT ACQUIRED FROM TOWN OF MONTVILLE BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION NORWICH-NEW LONDON TURNPIKE (CT ROUTE 32)", DATE: 4-19-05 REVISED TO 7-13-05 SCALE: 1"= 30', BY: LAWRENCE R. GEISSLER JR, LS # 12327.
3. "ALTA/ACSM LAND TITLE SURVEY HOME DEPOT U.S.A., INC. STORE NO. :MTVL CT ROUTE 32, MONTVILLE CONNECTICUT", DATED: 02-02-05, BY FUSS & O'NEIL.
4. "RIGHT OF WAY SURVEY TOWN OF MONTVILLE MAP SHOWING LAND ACQUIRED FROM TOWN OF MONTVILLE BY HORIZON SUN & REALTY INVESTMENTS, LLC NORWICH-NEW LONDON TURNPIKE (CT ROUTE 32)", DATE: 01/13/05, SCALE 1"=30", BY FUSS & O'NEIL.

1. THIS SURVEY PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS," AS AMENDED OCTOBER 26, 2018 AND ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
- A. TYPE OF SURVEY: PROPERTY SURVEY/EXISTING CONDITIONS SURVEY
- B. BOUNDARY DETERMINATION: RE-SURVEY.
- C. THIS SURVEY CONFORMS TO THE STANDARDS AND THE ACCURACY OF CLASS: A-2 HORIZONTAL.
- D. THIS SURVEY CONFORMS TO THE STANDARDS AND THE ACCURACY OF CLASS: T-2 VERTICAL.
- E. BEARINGS AS DEPICTED ARE BASED UPON REFERENCE MAP #1 (CERTIFIED CLASS A-2 THEREON)
2. BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.
3. THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR. IT IS A DECLARATORY STATEMENT, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF; AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREIN. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS MAP UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.
4. THIS MAP IS THE PROPERTY OF FEDUS ENGINEERING, LLC AND HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. IT IS NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION, OR OWNER WITHOUT THE EXPRESS WRITTEN CONSENT OF FEDUS ENGINEERING, LLC.
5. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND LIMITED FIELD MEASUREMENTS. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO FEDUS ENGINEERING, 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.
6. THE STONEWALLS, TIDAL DITCHES AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.



SYMBOL	DESCRIPTION
	MONUMENT
	EX. IP. / REBAR
	DRILL HOLE
	UTILITY POLE W/ LIGHT
	STONEWALL
	FENCE LINE
	WATER VALVE
	OVERHEAD WIRES
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	INDEX CONTOUR
	CONTOUR
	WETLANDS BOUNDARY/FLAG
	MEAN LOW WATER LINE
	MEAN HIGH WATER LINE
	HIGH TIDE LINE
	COASTAL JURISDICTIONAL LINE
	ZONE LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	NOW OR FORMERLY CATCH BASIN
	TYPICAL
	SPOT ELEVATION
	DRILL HOLE
	POINT OF BEGINNING
	TEST PIT
	PERCOLATION TEST
	UTILITY POLE
	DRAINAGE MANHOLE
	SEWER MANHOLE
	HYDRANT
	WATER SHUTOFF

OWNER: HASSAN HUSSAIN, LLC
PARCEL ADDRESS: 2040 NEW ROUTE 32, MONTVILLE, CT
MAILING ADDRESS: 4 BOSTON POST RD, WATERFORD, CT 06385
MBL 103/1/1A
DEED: VOLUME 663 PAGE 612
AREA: 116,639 SF = 2.68 ACRES
FLOOD ZONE: ZONE X PER FIRM MAP # 09011C0351G
EFFECTIVE DATE: JULY 18, 2011

PR 21 2023


By: _____
Property Survey
 Map Depicting Existing Conditions of
2040 New London Turnpike
(AKA CT RT 32)
Uncasville, Connecticut
 Prepared For:
AMER CHOUDREY
 April 18, 2023

F **FEDUS ENGINEERING, LLC**
CIVIL ENGINEERS
Mailing Address: 70 Essex Street Mystic, Connecticut 06355
Office: (860) 536-7390 Fax: (860) 536-1644

SHEET NO. 1 OF 1	JOB NO. 21-001048	DRAWN BY: NCF
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WETLANDS DELINEATED BY
DAVID LORD, SOIL SCIENTIST *David Lord*
DATE: 12/05/2022

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



ANTHONY HENDRIKS IS

CT. LICENSE NUMBER

10834