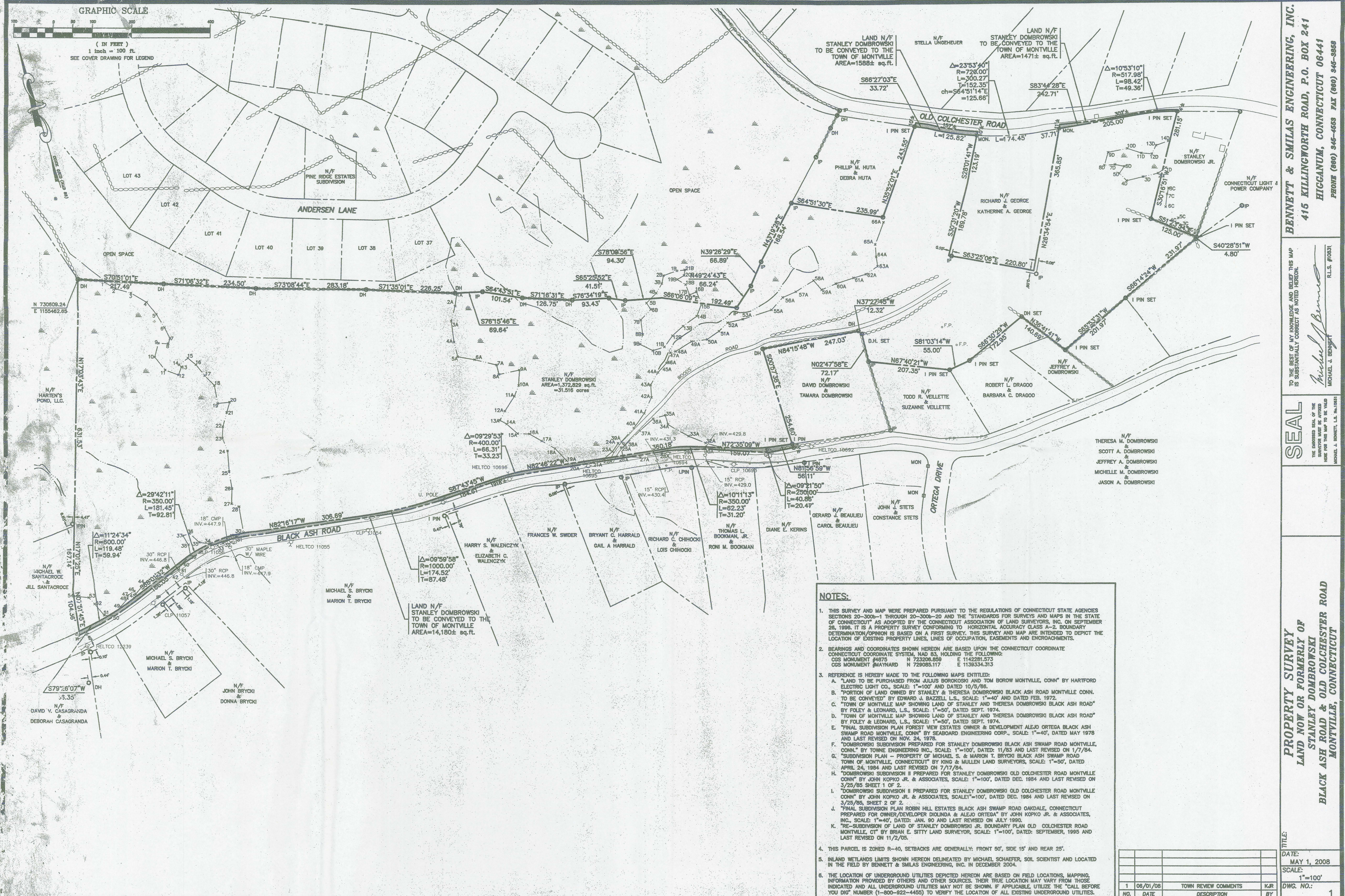




BENNETT & SMILAS ENGINEERING, INC.
415 KILLINGWORTH ROAD, P.O. BOX 241
HIGGANUM, CONNECTICUT 06441
PHONE (860) 346-4553 FAX (860) 346-3858

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
Michael J. Bennett
MICHAEL J. BENNETT
L.S. #1031

SEAL
THE ENCLOSED SEAL OF THE SURVEYOR MUST BE AFFIXED HERE FOR THIS MAP TO BE VALID
MICHAEL J. BENNETT, L.S. No. 1031

PROPERTY SURVEY
LAND NOW OR FORMERLY OF
STANLEY DOMBROWSKI
BLACK ASH ROAD & OLD COLCHESTER ROAD
MONTVILLE, CONNECTICUT

TITLE:
DATE: MAY 1, 2008
SCALE:
1"=100'
DWG. NO.: 1

- NOTES:**
- THIS SURVEY AND MAP WERE PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A PROPERTY SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. BOUNDARY DETERMINATION/OPINION IS BASED ON A FIRST SURVEY. THIS SURVEY AND MAP ARE INTENDED TO DEPICT THE LOCATION OF EXISTING PROPERTY LINES, LINES OF OCCUPATION, EASEMENTS AND ENCROACHMENTS.
 - BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM, NAD 83, HOLDING THE FOLLOWING:
CDS MONUMENT #4075 N 723206.859 E 1142281.573
CDS MONUMENT #MAYNARD N 728085.317 E 1139534.313
 - REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS ENTITLED:
A. "LAND TO BE PURCHASED FROM JULIUS BOKOSKI AND TOM BOROW MONTVILLE, CONN" BY HARTFORD ELECTRIC LIGHT CO., SCALE: 1"=100' AND DATED 10/5/66.
B. "PORTION OF LAND OWNED BY STANLEY & THERESA DOMBROWSKI BLACK ASH ROAD MONTVILLE CONN. TO BE CONVEYED" BY EDWARD J. BAZZELL L.S., SCALE: 1"=40' AND DATED FEB. 1972.
C. "TOWN OF MONTVILLE MAP SHOWING LAND OF STANLEY AND THERESA DOMBROWSKI BLACK ASH ROAD" BY FOLEY & LEONARD, L.S., SCALE: 1"=50', DATED SEPT. 1974.
D. "TOWN OF MONTVILLE MAP SHOWING LAND OF STANLEY AND THERESA DOMBROWSKI BLACK ASH ROAD" BY FOLEY & LEONARD, L.S., SCALE: 1"=50', DATED SEPT. 1974.
E. "FINAL SUBDIVISION PLAN FOREST VIEW ESTATES OWNER & DEVELOPMENT ALEJO ORTEGA BLACK ASH SWAMP ROAD MONTVILLE, CONN" BY SEABOARD ENGINEERING CORP., SCALE: 1"=40', DATED MAY 1978 AND LAST REVISED ON NOV. 24, 1978.
F. "DOMBROWSKI SUBDIVISION PREPARED FOR STANLEY DOMBROWSKI BLACK ASH SWAMP ROAD MONTVILLE, CONN." BY TOWNE ENGINEERING INC., SCALE: 1"=100', DATED: 11/83 AND LAST REVISED ON 1/7/84.
G. "SUBDIVISION PLAN - PROPERTY OF MICHAEL S. & MARION T. BRYCKI BLACK ASH SWAMP ROAD TOWN OF MONTVILLE, CONNECTICUT" BY KING & MULLEN LAND SURVEYORS, SCALE: 1"=50', DATED APRIL 24, 1984 AND LAST REVISED ON 7/17/84.
H. "DOMBROWSKI SUBDIVISION II PREPARED FOR STANLEY DOMBROWSKI OLD COLCHESTER ROAD MONTVILLE CONN" BY JOHN KOPKO JR. & ASSOCIATES, SCALE: 1"=100', DATED DEC. 1984 AND LAST REVISED ON 3/25/85 SHEET 1 OF 2.
I. "DOMBROWSKI SUBDIVISION II PREPARED FOR STANLEY DOMBROWSKI OLD COLCHESTER ROAD MONTVILLE CONN" BY JOHN KOPKO JR. & ASSOCIATES, SCALE: 1"=100', DATED DEC. 1984 AND LAST REVISED ON 3/25/85, SHEET 2 OF 2.
J. "FINAL SUBDIVISION PLAN ROBIN HILL ESTATES BLACK ASH SWAMP ROAD OAKDALE, CONNECTICUT PREPARED FOR OWNER/DEVELOPER DIOLINDA & ALEJO ORTEGA" BY JOHN KOPKO JR. & ASSOCIATES, INC., SCALE: 1"=40', DATED: JAN. 90 AND LAST REVISED ON JULY 1990.
K. "RE-SUBDIVISION OF LAND OF STANLEY DOMBROWSKI JR. BOUNDARY PLAN OLD COLCHESTER ROAD MONTVILLE, CT" BY BRIAN E. SITTLY LAND SURVEYOR, SCALE: 1"=100', DATED: SEPTEMBER, 1995 AND LAST REVISED ON 11/2/05.
 - THIS PARCEL IS ZONED R-40, SETBACKS ARE GENERALLY: FRONT 50', SIDE 15' AND REAR 25'.
 - INLAND WETLANDS LIMITS SHOWN HEREON DELINEATED BY MICHAEL SCHAEFER, SOIL SCIENTIST AND LOCATED IN THE FIELD BY BENNETT & SMILAS ENGINEERING, INC. IN DECEMBER 2004.
 - THE LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATIONS, MAPPING, INFORMATION PROVIDED BY OTHERS AND OTHER SOURCES. THEIR TRUE LOCATION MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. IF APPLICABLE, UTILIZE THE "CALL BEFORE YOU DIG" NUMBER (1-800-922-4455) TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.

NO.	DATE	DESCRIPTION	BY
1	08/01/08	TOWN REVIEW COMMENTS	KJR