

- NOTES:**
1. THIS SURVEY HAS BEEN 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 BASED ON A RESURVEY AND CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
 2. FOR SUBJECT PROPERTY REFERENCE IS MADE TO THE TOWN OF MONTVILLE LAND RECORDS VOLUME 711 - PAGE 683.
 3. THE PROPERTY IS SUBJECT TO A SEWER LINE EASEMENT AS RECORDED IN THE MONTVILLE LAND RECORDS VOLUME 121 - PAGE 79.
 4. THE PROPERTIES ARE LOCATED IN ZONING DISTRICT - INDUSTRIAL.
 5. THE LIMITS OF THE INLAND WETLANDS WERE DELINEATED BY JOSEPH R. THEROUX ON 11/27/23.

MAP REFERENCES:

1. MAP SHOWING LAND DIVISION FOR ALBERT & JUNE POST, MAPLE AVENUE, MONTVILLE, CONNECTICUT, SCALE: 1"=20', DATE: OCT. 15, 1975, PREPARED BY RAMON S. MAGSOMBOL, L.S.



LEGEND:

VOL.	VOLUME
PG.	PAGE
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET
IP	IRON PIPE
MON	MONUMENT
IPIN	IRON PIN
REC.	RECOVERED
DH	SET
SMH	SANITARY MANHOLE
CB	CATCH BASIN
CL&P	CONNECTICUT LIGHT & POWER
CONC.	CONCRETE

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND THE EMBOSSED SEAL OF THE SURVEYOR HEREON.

RICHARD A. DESCHAMPS L.S. #70019 DATE 6/18/25

PROJECT NO.	25-065
DRAWN BY:	R.A.D.
DATE:	6/17/25
SCALE:	1"=30'
SHEET	1 OF 1
REVISIONS	
GRAPHIC SCALE IN FEET	

PROPERTY SURVEY
PREPARED FOR

RAND WHITNEY REALTY

#375 MAPLE AVENUE
MONTVILLE, CONNECTICUT

ADVANCED SURVEYS, LLC.
60 Terry Road, Griswold, CT 06351
Phone (860)639-8928

