

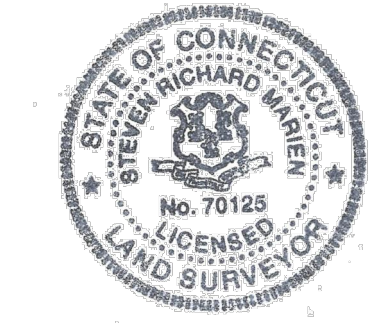
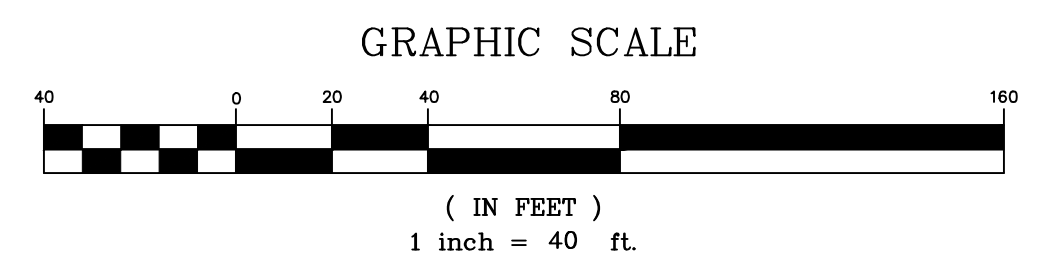
AREA = 42.81± ACRES  
 (1,864,720± SQUARE FEET)

**SURVEY NOTES**

- 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 AUGUST 29, 2019. IT IS AN IMPROVEMENT LOCATION SURVEY CONFORMING TO HORIZONTAL CLASS A-2 STANDARDS OF ACCURACY AS DEFINED IN THE ABOVE REGULATIONS. IT IS A "DEPENDANT RESURVEY" BASED ON MAPS REFERENCED HEREON.
- THE SOLE PURPOSE OF THIS SURVEY IS TO NOTE THE LOCATION OF THE EXISTING AND PROPOSED IMPROVEMENTS NOTED HEREON WITH RESPECT TO THE PROPERTY LINES AND LIMITS OF INLAND WETLANDS.
- NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS THE PRINT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR HEREON.
- BEARINGS NOTED HEREON ARE BASED THE MAPS REFERENCED HEREON.
- MAP REFERENCES:  
 A. "HUNTERS RUN, MONTVILLE, CT, PROPERTY OF THOMAS HOLMES & STACEY REED EXISTING CONDITIONS, ZONING & GENERAL NOTES" Project No. CLA-4842 Date: JULY 2011" SHEET No. 1" by CLA Engineers, Inc.  
 B. "BOUNDARY PLAN DOLBEARE MEADOWS PHASE II PROPERTY OF MARIANNE SPECTOR OLD COLCHESTER MONTVILLE, CONNECTICUT SCALE 1" = 100' DSGN/DWN MB/PB DATE JANUARY 2001" SHEET 2 OF 12 PREPARED BY TOTAL TECHNOLOGY, INC. REVISED TO 4/26/02.
- FOR RECORD TITLE TO THE SUBJECT PARCEL, REFERENCE IS MADE TO A WARRANTY DEED FROM THOMAS A. HOLMES TO ERIC TRISCHITTA AND KATHLEEN TERESA TRISCHITTA RECORDED MAY 23, 2024 IN VOLUME 703 PAGE 395 OF THE TOWN OF MONTVILLE LAND RECORDS.
- LIMITS OF INLAND WETLANDS AND THE LOCATION OF DRAINAGE AND WATER LINE EASEMENTS NOTED HEREON WERE TAKEN FROM THE MAP REFERENCED HEREON IN SURVEY NOTE #3.A.
- PROPERTY LINES ARE BASED, IN PART, ON MAP REFERENCES 3.A. AND 3.B. AND, IN PART, ON A PROPERTY LINE STAKE OUT SURVEY PREPARED BY STAR SURVEYING, LLC ON MAY 14, 2014.
- THE LOCATION OF THE ONSITE SANITARY DISPOSAL SYSTEM WAS TAKEN FROM THE INSTALLER'S AS-BUILT SKETCH PROVIDED BY UNCAS HEALTH DISTRICT.
- THE SUBJECT PARCEL IS AN "INTERIOR LOT" LOCATED IN A TOWN OF MONTVILLE "R-20" ZONING DISTRICT.

**LEGEND AND ABBREVIATIONS**

- AC AIR CONDITIONING UNIT
- BRG. BEARING
- CHD. CHORD
- CONC. CONCRETE
- Δ INTERIOR ANGLE
- L LENGTH
- ± MORE OR LESS
- N/F NOW OR FORMERLY
- R RADIUS
- REC. RECOVERED
- T TANGENT
- WF WETLAND FLAG
- W/ WITH
- LIMIT OF INLAND WETLANDS



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

STEVEN R. MARIEN, L.S., C.Fed.S. LICENSE NO. 70126 DATE 6/14/2025

| REVISION | DESCRIPTION | DATE |
|----------|-------------|------|
|          |             |      |
|          |             |      |
|          |             |      |
|          |             |      |

DATE: JUNE 14, 2025  
 SCALE: 1 inch = 40 feet  
 DRAWN BY: SRM  
 FILE NAME: TRISCHITTA-SP.DWG

**IMPROVEMENT LOCATION SURVEY**  
 PROPERTY OF  
**ERIC TRISCHITTA & KATHLEEN TERESA TRISCHITTA**  
 LOCATED AT  
 61 HUNTERS RUN  
 MONTVILLE, CONNECTICUT

SHEET NUMBER 1  
 1