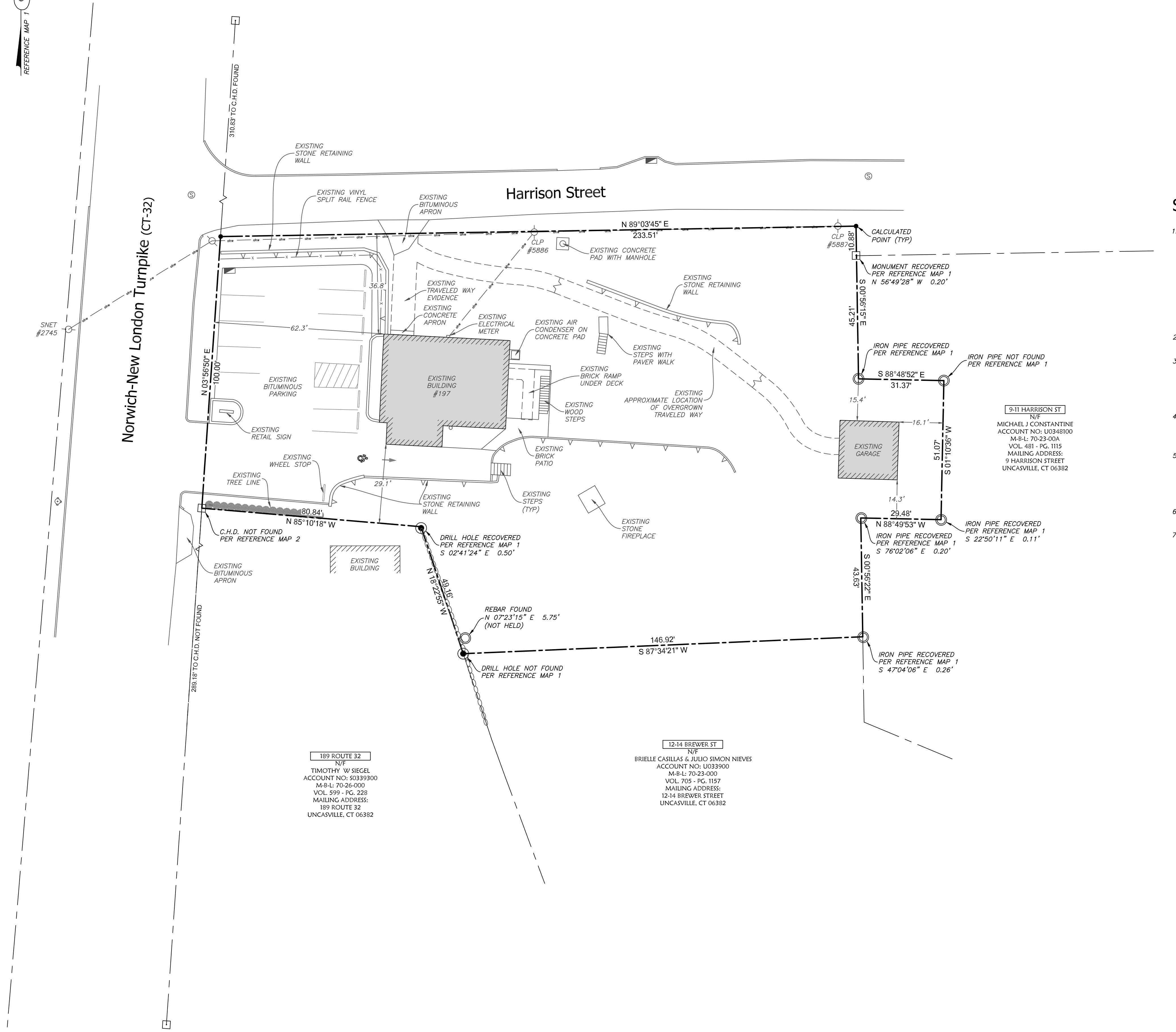
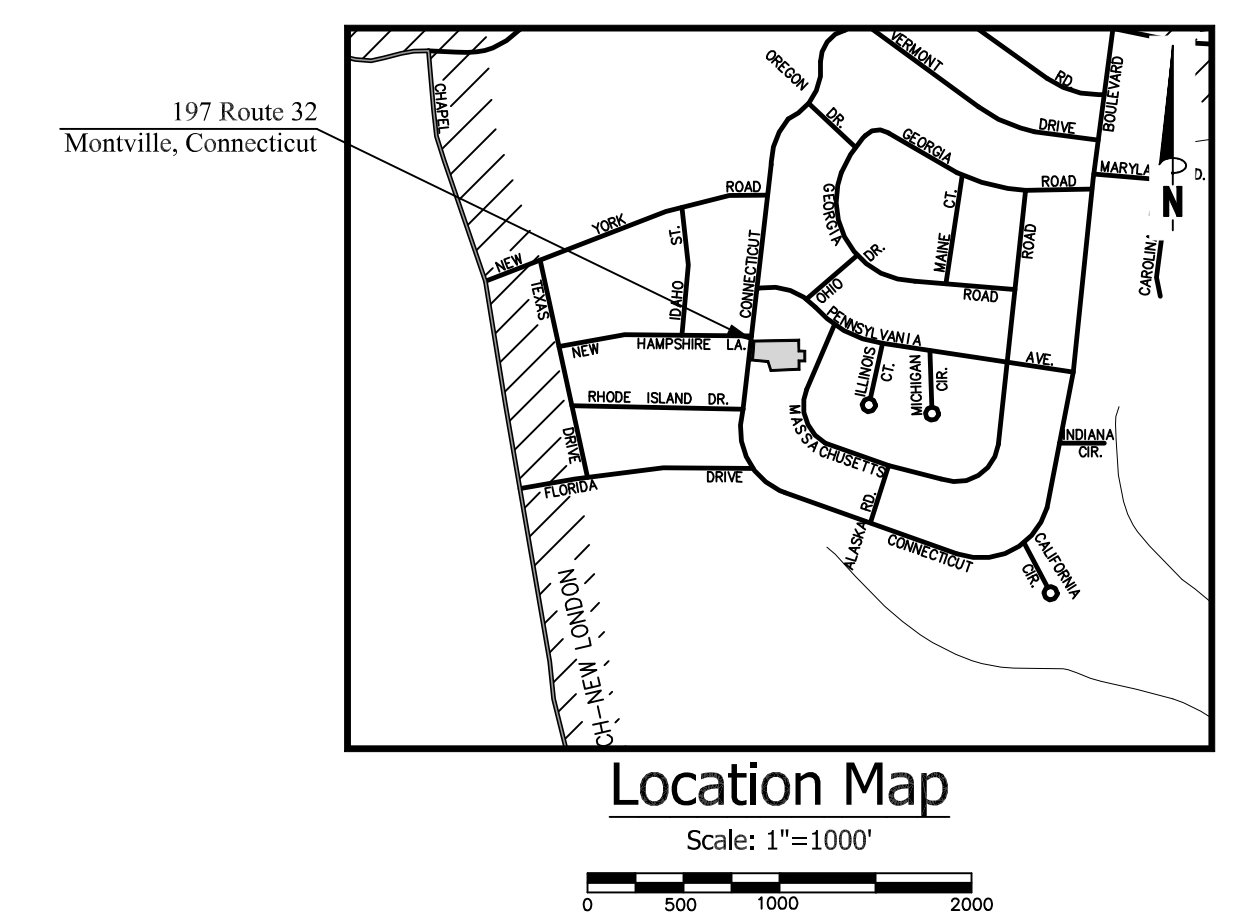


REFERENCE MAP 1

Reference Maps:

- "HARRISON STREET SUBDIVISION, PROPERTY OF JOHN N. UTZ, HARRISON STREET, UNCASVILLE, CONNECTICUT" SCALE: 1"=20', DATED: JANUARY 22, 1990, REVISED TO: FEBRUARY 20, 1990, PREPARED BY: KING & MULLEN LAND SURVEYORS MONTVILLE TOWN RECORDS - MAP #1151
- "SITE PLAN, PROPERTY BELONGING TO JOHN UTZ LIVING TRUST, 9 HARRISON STREET & WEST STREET, MONTVILLE, CONNECTICUT" SCALE: 1"=20', DATED: FEBRUARY 7, 2004, REVISED TO: MAY 26, 2004, PREPARED BY: WILLIAM F. KENT MONTVILLE TOWN RECORDS - MAP #1966
- "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF MONTVILLE, NORWICH-NEW LONDON ROAD FROM THE WATERFORD TOWN LINE NORTHERLY ABOUT 6,000 FEET, ROUTE NO.12." SCALE: 1"=40', DATED: FEBRUARY 27, 1931, REVISED TO: MARCH 13, 1978, SHEET 1 OF 2, PREPARED BY: L. F. BENTON JR.



Survey Notes:

- 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. BEARINGS AS DEPICTED ARE BASED UPON REFERENCE MAP #1. (CERTIFIED CLASS A-2 THEREON)
- BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.
- 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 HEREON. 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.
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- THE STONEWALLS, LEDGE, TIDAL DITCHES AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.
- TREES SHOWN ON THIS MAP WERE FIELD LOCATED BUT ARE NOT SHOWN TO SCALE.

Legend

EXISTING	
SYMBOL	DESCRIPTION
□	MONUMENT
○	IRON PIPE / REBAR
○	DRILL HOLE
●	CALCULATED POINT
▲	WOODEN STAKE
○	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
—	ORIGINAL LOT NUMBER
—	UTILITY POLE
—	DRAINAGE MANHOLE
—	SEWER MANHOLE
—	HYDRANT
—	WATER SHUTOFF
PROPOSED	
○	IRON PIN TO BE SET

Subject Parcel Information

OWNER: GBJ LLC
 PARCEL ADDRESS: 197 ROUTE 32 MONTVILLE, CT 06382
 MAILING ADDRESS: 7 FIELDING DRIVE UNCASVILLE, CT 06382
 UNIQUE ID: U0339200
 M-B-L: 070-025-000
 DEED: VOLUME: 0722 PAGE: 0873
 AREA: 33,837 SF = 0.78 AC
 FLOOD ZONE: ZONE X PER FIRM MAP # 09011C0361J
 EFFECTIVE DATE: 8/5/2013

NO.	DATE	REVISIONS
1	06/23/2026	GENERAL REVISION

Property Survey
 Map Depicting Existing Conditions of
 197 Route 32
 Montville, Connecticut
 Prepared For:
 GBJ LLC
 June 17, 2026

DRAWING SCALE: 1"=20' 0 10 20 40

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

Anthony Hendriks
 ANTHONY HENDRIKS LS CT. LICENSE NUMBER 10834

FEDUS ENGINEERING, LLC
 CIVIL ENGINEERS
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 Office: (860) 536-7390