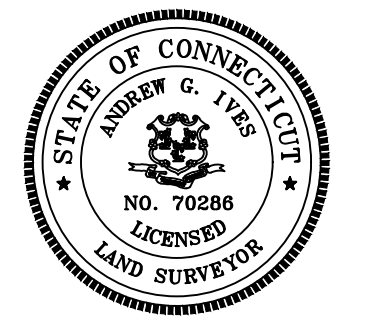
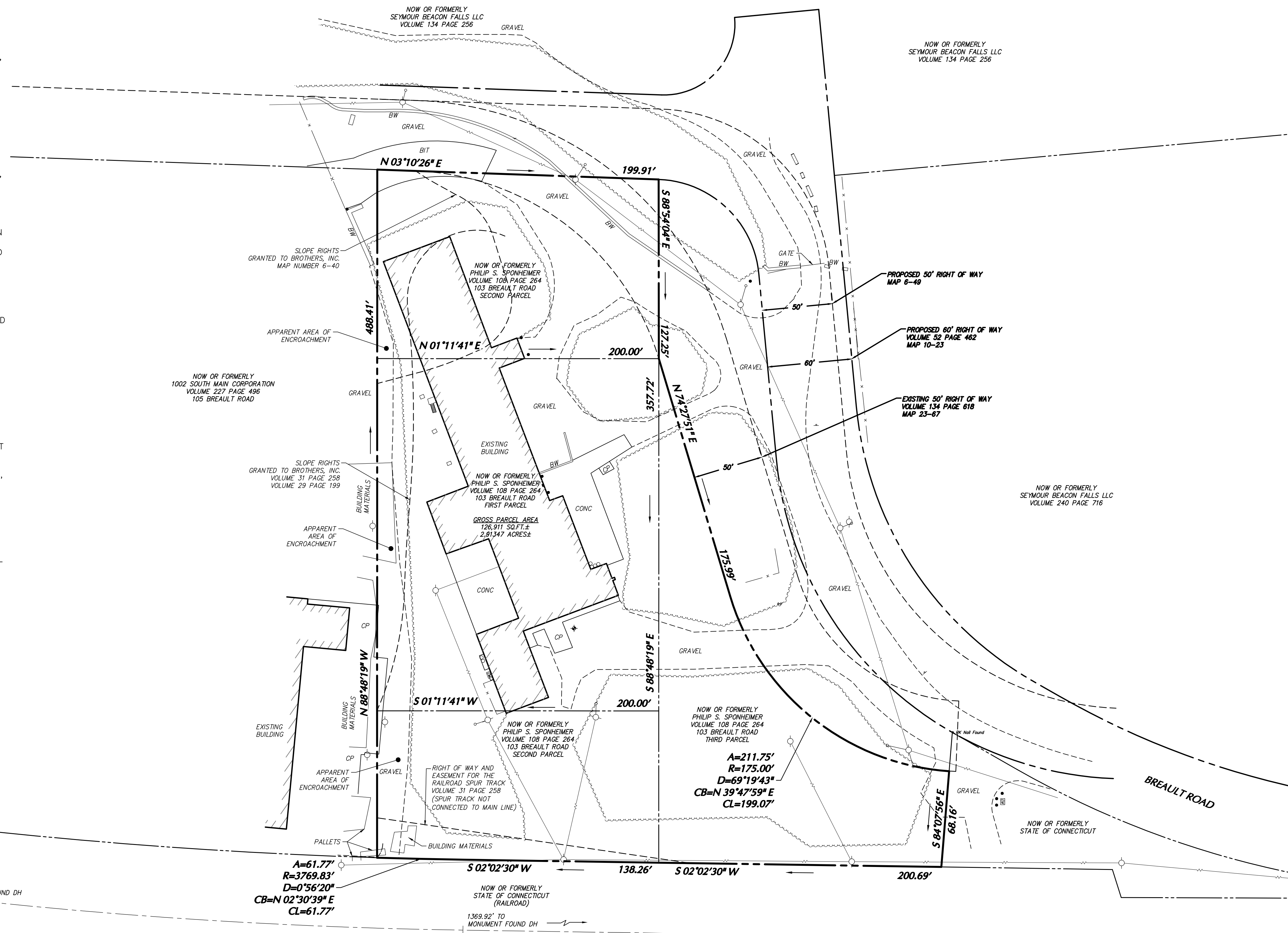
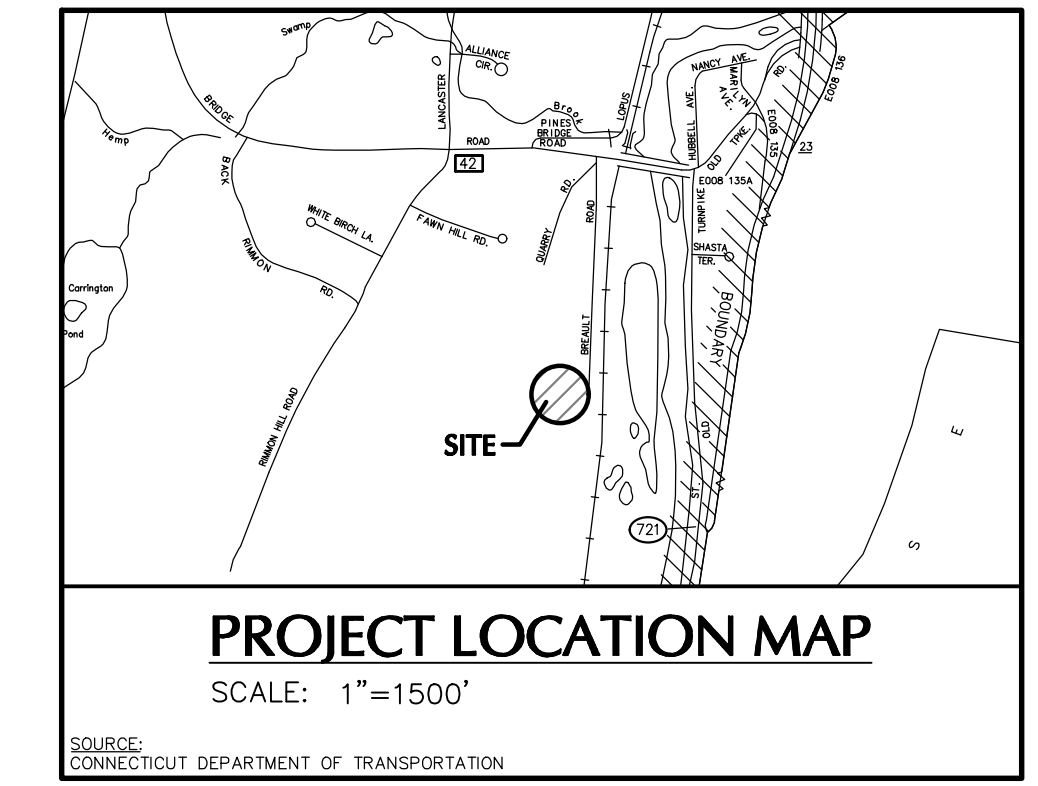


NOTES

- 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 SEPTEMBER 26, 1996. THIS SURVEY IS A PROPERTY SURVEY CONFORMING TO A HORIZONTAL ACCURACY OF A-2. THE BOUNDARY DETERMINATION IS A RESURVEY. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BOUNDARY OPINION AND DEPICT SITE FEATURES FOR FUTURE SITE DEVELOPMENT.
- THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, DEED INFORMATION AND THE FOLLOWING REFERENCES:
 - MAP TITLED "MAP PREPARED FOR M.I.R. COMPANY INC., BEACON FALLS, CONN.", SCALE: 1"=30', DATED: AUG. 31, 1971, BY: CLAKE & PEARSON ASSOCIATES, INC.
 - MAP TITLED "MAP SHOWING RELOCATION OF 50.0 FT. R.O.W. & PARCEL OF LAND TO BE CONVEYED TO GEORGE O. WILSON & FRANK TRACY & PHILIP J. SPONHEIMER, BREAUULT ROAD, BEACON FALLS, CONN.", SCALE: 1"=40', DATED: APRIL 1, 1976, MAP 6 PAGE 49 BEACON FALLS LAND RECORDS.
 - MAP TITLED "PLAN OF LAND OF COMBUSTION EQUIPMENT ASSOCIATES, INC., BEACON FALLS, CONNECTICUT", SCALE: 1"=100', DATED: APRIL, 1977, BY: GRISWOLD & FUSS. MAP 7 PAGE 43 BEACON FALLS LAND RECORDS.
 - MAP TITLED "TOWN OF BEACON FALLS, MAP SHOWING LAND ACQUIRED FROM D&J QUARRY PRODUCTS, INC. ETAL, BY THE STATE OF CONNECTICUT, PROPOSED MAINTENANCE GARAGE SITE", SCALE: 1"=40', DATED: FEBRUARY, 1983. MAP 10 PAGE 23 BEACON FALLS LAND RECORDS.
 - MAP TITLED "EASEMENT MAP-"EXHIBIT C", DECLARATION OF ENVIRONMENTAL LAND USE RESTRICTION AND GRANT OF EASEMENT, 1002 SOUTH MAIN CORPORATION, 105 BREAUULT ROAD, BEACON FALLS, CONNECTICUT", SCALE: 1"=40', DATED: APRIL 3, 2018, BY: MILONE & MACBROOM. MAP 23 PAGE 67 BEACON FALLS LAND RECORDS.
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO CONNECTICUT STATE PLANE COORDINATE SYSTEM NAD 83 (EPOCH 2011). POSITION WAS DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) AS PROVIDED BY HXGN SMARTNET CONTINUOUSLY OPERATED REFERENCE STATIONS (CORS).
- ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 12B) AS DETERMINED BY GNSS
- PLANIMETRIC AND INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN CT, INC. FIELD WORK COMPLETED DURING THE MONTH OF APRIL 2022.
- AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP ENTITLED "NEW HAVEN COUNTY, CONNECTICUT PANEL 262 OF 635, MAP NUMBER 09009C0262H, EFFECTIVE DATE DECEMBER 17, 2010" THE PROJECT AREA IS IN ZONE X (UNSHADED).
- UTILITY DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
- ALL BUILDINGS AND STRUCTURES WERE LOCATED AND MEASURED AT GROUND LEVEL. THE SURVEYOR MAKES NO DETERMINATIONS OR GUARANTEES AS TO THE ABSENCE, EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES, FOUNDATIONS, FOOTINGS, PROJECTIONS, WALLS, TANKS, SEPTIC SYSTEMS, ETC. NO TEST PITS, EXCAVATIONS OR GROUND PENETRATING RADAR WERE PERFORMED AS PART OF THIS SURVEY.
- PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.

LEGEND (NOT SHOWN TO SCALE)

●	BOLLARD	○	LIGHT POLE	---	EASEMENT LINE
△	DOOR	○	MANHOLE (TYPE AS LABELED)	---	PROPERTY LINE
□	DOUBLE DOOR	○	POWER POLE	---	RIGHT-OF-WAY LINE
⊕	MONITORING WELL	○	WATER METER	---	SANITARY FORCE MAIN
⊙	SIGN	○	WATER VALVE	---	CABLE TV MARK OUT LINE
⊙	TREE	○	BITUMINOUS	---	DRAINAGE MARK OUT LINE
⊙	CATCH BASIN	○	CONCRETE	---	ELECTRIC MARK OUT LINE
⊙	ELECTRIC BOX	○	CONCRETE PAD	---	COMMUNICATION MARK OUT LINE
⊙	ELECTRIC METER	○	BOTTOM OF WALL	---	GAS MARK OUT LINE
⊙	FIRE HYDRANT	○	EDGE OF PAVEMENT	---	SANITARY SEWER MARK OUT LINE
⊙	GAS METER	○	EDGE OF GRAVEL	---	WATER MARK OUT LINE
⊙	GAS VALVE	○	CHAINLINK FENCE	---	STEAM MARK OUT LINE
⊙	GUY POLE	○	TREE LINE	---	UNKNOWN MARK OUT LINE
⊙	GUY WIRE	○	OVERHEAD WIRE	---	REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING



Date	Description	No.
REVISIONS		
"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."		

SIGNATURE: _____ DATE SIGNED: _____
 PROFESSIONAL LAND SURVEYOR
 CT STATE LIC. NO. 70286

LANGAN

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Project: **103 BREAUULT ROAD**

BEACON FALLS CONNECTICUT
 Drawing Title: **BOUNDARY SURVEY**

Project No. 140239701	Drawing No. VB101
Date APRIL 26, 2022	Sheet 1 of 1
Drawn By JRL	
Checked By ACI	

