

**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 Sept. 26, 1996. The type of survey prepared is a PROPERTY/BOUNDARY SURVEY. Boundary determination is based on a DEPENDENT RESURVEY. Interior lot lines represent an ORIGINAL SURVEY. This survey conforms to a "CLASS A-2" SURVEY.

**REFERENCE MAPS:**

- A.) "RECORD SUBDIVISION MAP -DEPICTING- LOTS 4 & 5 CEDAR RIDGE SUBDIVISION MAPLE SHADE ROAD -AND - COLEMAN ROAD MIDDLETOWN, CONNECTICUT SEPTEMBER 29, 2011 SCALE 1"=100' BY JACOWIAK LAND SURVEYING."
- B.) "MAP OF CHARLES T. DAVIS PROPERTY COLEMAN AND MAPLE SHADE ROADS MIDDLETOWN, CONNECTICUT DEC. 1931." BY L.F. QUIRK L.S. MAP #849 MIDDLETOWN LAND RECORDS.
- C.) "PORTION OF THE PROPERTY OF LEE REYNOLDS HALL AND PHILIP A. REYNOLDS MIDDLETOWN, CT. SCALE 1"=40' FEB. 3, 1998." BY T.F. JACKOWIAK L.S. MAP #23-98 MIDDLETOWN LAND RECORDS.
- D.) "Distribution Pole Line R/W MIDDLETOWN PAUL REYNOLDS The Conn. Power Co. Middletown Div. Nov. 5, 1941 Scale: 1"=40' 4136M" MAP #912 MIDDLETOWN LAND RECORDS.
- E.) "PROPERTY OF ROSE BRAZOS ANTHONY P. PARROTTA & WILLIAM A. MCQUERNEY LOCATED ON SOUTH MAIN STREET MIDDLETOWN, CONN. SCALE 1"=30' APRIL 10, 1965 REVISED JUNE 1968, JULY 1968 BY O. PAQUETTE MAP #3098 MIDDLETOWN LAND RECORDS.
- F.) "PLAN OF SUBDIVISION LAND OF WILLIAM K. WASCH COLEMAN ROAD, MIDDLETOWN, CONN. DATE: JULY 87 SCALE: 1"=40' REVISED THROUGH 8-30-97." BY DAVID MYLCHREEST MAP #68-97 MIDDLETOWN LAND RECORDS.
- G.) "MAP OF SURVEY SHOWING PROPERTIES TO BE ACQUIRED BY SUNSET TERRACE, LLC AND BONE HILL FARM WEST SIDE OF MAPLE SHADE ROAD MIDDLETOWN, CONNECTICUT SCALE: 1"=50' 27-NOV.-2003" BY ROBERT A. BASCOM L.S. MAP #10-04 MIDDLETOWN LAND RECORDS.
- H.) "PERMANENT DRAINAGE EASEMENT MAP OVER LAND NOW OR FORMERLY REYNOLDS IN FAVOR OF CITY OF MIDDLETOWN MAPLE SHADE ROAD MIDDLETOWN, CONNECTICUT SCALE 1:250 DATE: JUNE 18, 1996." BY DECARLO & DOLL, INC. MAP #37-32 PUBLIC WORKS OFFICE.
- I.) "SUBDIVISION MAP PROPERTY TO BE ACQUIRED BY ANTHONY FAZZINO LOCATED ON THE EAST SIDE OF MAPLE SHADE ROAD MIDDLETOWN, CONNECTICUT SCALE: 1"=40' DATE: MARCH 16, 1998." BY PHILIP J. O'BRIEN L.S. MAP #21-99 MIDDLETOWN LAND RECORDS.

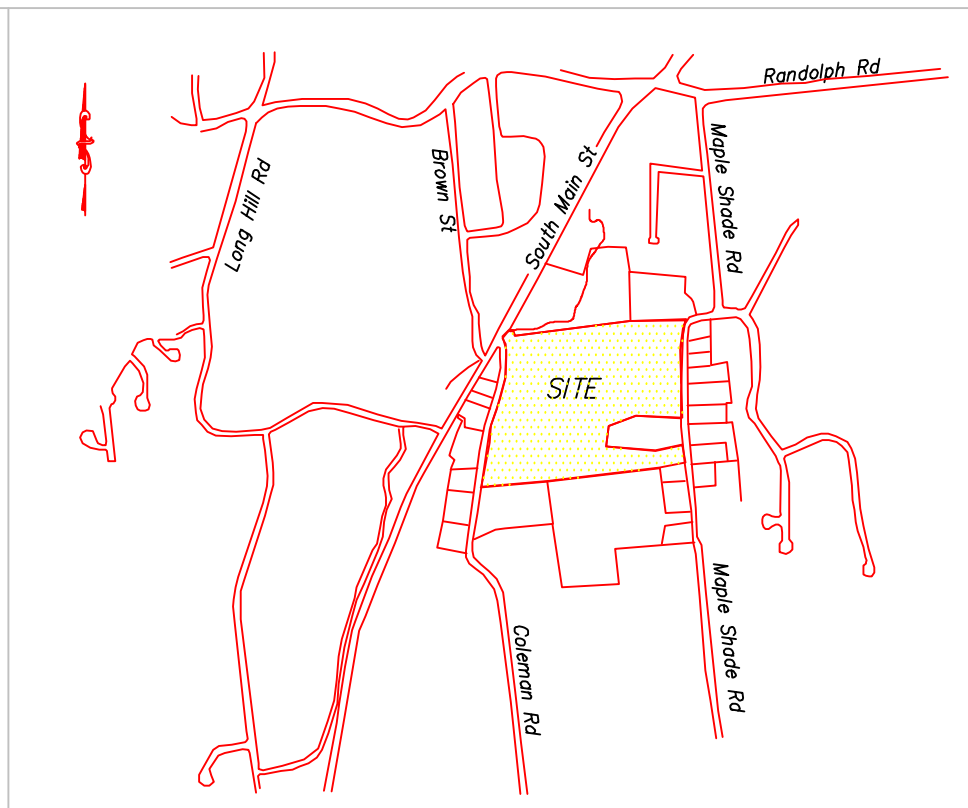
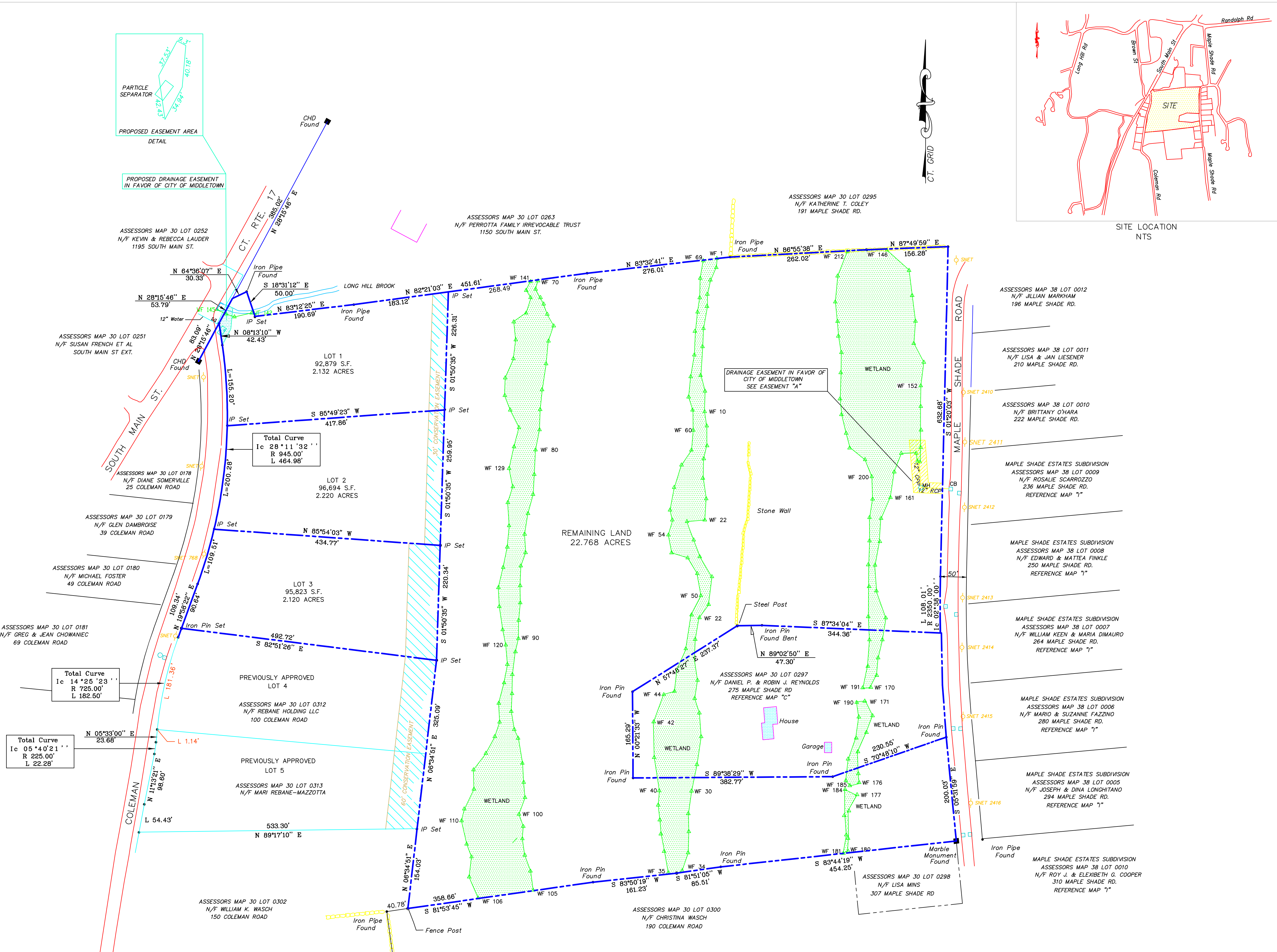
**RECORD OWNER:** PHILIP A. REYNOLDS TRUSTEE OF THE PHILIP A. REYNOLDS LIVING TRUST WARRANTY DEED VOLUME 1233 PAGE 846 MIDDLETOWN LAND RECORDS.

**GENERAL NOTES:**

- 1.) TOTAL AREA = 35,702 ACRES.
- 2.) ZONE - R-30.
- 3.) BEARINGS AND COORDINATE VALUES REFER TO THE CONNECTICUT GEODETIC SURVEY (NAD 27) BASED ON REFERENCE MONUMENTS 1861 AND 1862. VERTICAL DATUM REFERS TO NGVD 29 DATUM BASED ON REFERENCE MONUMENT 1862.
- 4.) IRON PINS SET AT ALL LOT CORNERS SEPTEMBER 2011.
- 5.) WETLAND DELINEATED BY RICHARD SNARSKI CERTIFIED SOIL SCIENTIST AND LOCATED BY JACKOWIAK LAND SURVEYING.
- 6.) STREET LINE FOR COLEMAN ROAD IS BASED ON A PLAN ENTITLED "ROADWAY AND DRAINAGE IMPROVEMENTS COLEMAN ROAD FROM ROUTE 17 TO BRUSH HILL ROAD PROJECT NO. 40642 DRAWING NO. HC-1 SHEET NO. 7 DATE 10/21/02 BY VANASSE HANGEN BRUSTLIN, INC. MAP #36-67 MIDDLETOWN PUBLIC WORKS OFFICE. HELD 25' OFF CENTERLINE BASELINE.
- 7.) STREET LINE FOR MAPLE SHADE ROAD IS BASED ON EXISTING MONUMENTATION AND RECORD RECORD SUBDIVISION MAP "I" ABOVE HOLDING A 50'+ WIDTH.
- 8.) FLOOD PLAIN EXISTS AT THE NORTHWEST CORNER OF PROPERTY (ZONE X) AT LONG HILL BROOK. SEE FIRM PANEL 118G OF 450 MIDDLESEX COUNTY, CONNECTICUT EFFECTIVE DATE AUGUST 28, 2008.

**EASEMENTS: (EXISTING)**

- A.) DRAINAGE EASEMENT IN FAVOR OF CITY OF MIDDLETOWN RECORDED IN VOLUME 1117 PAGE 271 MIDDLETOWN LAND RECORDS. DEPICTED ON REFERENCE MAP "H".



**SUBDIVISION ZONING COMPLIANCE CHART**  
ZONE DISTRICT = R-30

ITEM	REQ'D	PROPOSED MINIMUM			
ZONE R-30	LOT NUMBER	1	2	3	
LOT AREA S.F.	45,000 S.F.	96,879 S.F.	96,694 S.F.	95,823 S.F.	
LOT AREA ACRES	1.033 ACRES	2.132 ACRES	2.220 ACRES	2.120 ACRES	
MINIMUM FRONTAGE	200'	251.42'	200.28'	200.15'	
SIDE YARD	15'+	15'+	15'+	15'+	
FRONT YARD	40'+	40'+	40'+	40'+	
REAR YARD	30'+	30'+	30'+	30'+	

THE SUBDIVISION OF LAND DEPICTED ON THIS SHEET WAS GRANTED FINAL APPROVAL BY THE PLANNING AND ZONING COMMISSION AT ITS MEETING ON \_\_\_\_\_ AND IS THEREFORE ELIGIBLE TO BE FILED IN THE OFFICE OF THE TOWN CLERK.

COMMISSION CHAIRMAN \_\_\_\_\_

CITY PLANNING DIRECTOR \_\_\_\_\_

WORK COMPLETION DATE: \_\_\_\_\_

No.	Description	Date
	REVISIONS	

WATER SUPPLY: PRIVATE - WELL SANITATION: PRIVATE SUB-SURFACE