

GENERAL NOTES

- A) THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AUGUST 29, 2019.
- B) THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND A VERTICAL ACCURACY CLASS

C) BOUNDARY DETERMINATION OF THE EXISTING PROPERTY LINES IS BASED UPON A RESURVEY.
BOUNDARY DETERMINATION OF THE NEW UNITED ILLUMINATING COMPANY EASEMENT IS BASED ON AN

D) THE TYPE OF SURVEY PERFORMED IS AN EASEMENT MAP AND IS INTENDED TO DEPICT THE NEW UTILITY EASEMENT GRANTED TO THE UNITED ILLUMINATING COMPANY AS PART OF THE MILVON TO WEST RIVER T-LINE REBUILD PROJECT.

2. NORTH ARROW AND BEARINGS REFER TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (CT NAD 83 - 2011 EPOCH) AND ARE BASED ON GPS OBSERVATIONS PERFORMED BY BL COMPANIES DURING JANUARY 2018 REFERENCED TO THE C.O.R.S. NETWORK BASE STATION "CTGU" LOCATED IN GUILFORD, CT HOLDING THE FOLLOWING PUBLISHED VALUES: SURVEY UNITS: U.S. SURVEY FEET

STATION: CTGU (DH5833)
COORDINATES (FT): N: 666173.44, E: 1022562.44
ELLIPSOIDAL HEIGHT (FT): -59.406
ORTHOMETRIC HEIGHT (FT): 39.269

- 3. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) DATUM AS DETERMINED BY USING (GEOID 12B) AND ARE BASED ON GPS OBSERVATIONS PERFORMED BY BL COMPANIES IN JANUARY 2018 AND REFERENCED TO THE C.O.R.S. NETWORK BASE STATION "CTGU" LOCATED IN GUILFORD, CT HAVING THE PUBLISHED COORDINATE AND ELEVATION VALUES AS DESCRIBED IN NOTE 2 ABOVE.
- 4. LINE LIST PARCEL #1314 (M272/B17/L1) IS SUBJECT TO THE FOLLOWING:
- 4.1. RIGHTS OF OTHERS IN AND TO ANY LAND LYING BELOW THE PRESENT OR ANY FORMER HIGH WATER LINE OF WEST RIVER AND ANY RIPARIAN AND LITTORAL RIGHTS OF OTHERS IN AND TO ANY WATERCOURSE CROSSING OR ABUTTING THE SUBJECT PREMISES.
- 4.2. RIGHT OF THE UNITED STATES GOVERNMENT TO CHANGE AND ALTER THE HARBOR, BULKHEAD OR PIERHEAD LINES ADJACENT TO SAID PREMISES, TO ESTABLISH HARBOR BULKHEAD OR PIERHEAD LINES DIFFERENT FROM THE PRESENT LINES.
- 4.3. EFFECT, IF ANY, OF RIGHTS IN FAVOR OF THE STOCKMO REALTY CORPORATION AS SET FORTH IN TWO DEEDS FROM THE HOWARD COMPANY RECORDED IN VOLUME 1541, PAGE 335 AND VOLUME 1558, PAGE 329 OF THE NEW HAVEN LAND RECORDS. [NOTE: THE 4' RIGHT OF WAY IS LOCATED ALONG THE NORTHERLY PROPERTY LINE OF 194 ELLA GRASSO BOULEVARD AS IT MEETS THE SOUTHERLY LINE OF THE CITY OF NEW HAVEN'S PARCEL AND THE RIGHTS RELATING TO USE OF AN EXISTING SPUR TRACK MAY HAVE BEEN ABANDONED AS NO TRACKS APPEAR ON LAND OF CITY OF NEW HAVEN.]
- 4.4. CERTAIN RIGHTS SET FORTH IN A CERTIFICATE OF TAKING BY THE STATE OF CONNECTICUT AGAINST THE HOWARD COMPANY DATED APRIL 3, 1974 AND RECORDED IN VOLUME 2475, PAGE 55 OF THE NEW HAVEN LAND RECORDS AND SHOWN ON A MAP ENTITLED "TOWN OF NEW HAVEN, MAP SHOWING LAND ACQUIRED FROM THE HOWARD CO. BY THE STATE OF CONNECTICUT, ROUTE 40, SCALE 1"=40' JULY 1971, GEORGE S. KOCH, DEPUTY TRANSPORTATION COMMISSIONER-BUREAU OF HIGHWAYS (92-162-5)" FILED AS MAP 28-19, AS FOLLOWS:
- 4.4.1. DRAINAGE RIGHT OF WAY, 135 LONG BY 25' WIDE APPROXIMATELY OPPOSITE AND BETWEEN STATIONS 21+02 AND 21+27 LEFT:
- 4.4.2. FULL AND PERPETUAL EASEMENT TO SLOPE APPROXIMATELY OPPOSITE AND BETWEEN STATIONS
- 4.5. EFFECT, IF ANY, OF A LEASE BY AND BETWEEN THE CITY F NEW HAVEN AND THE CONNECTICUT STATE FIREMEN'S ASSOCIATION DATED APRIL 16, 1958, RECORDED IN VOLUME 1976, PAGE 289 OF THE NEW HAVEN LAND RECORDS, AMENDED BY AGREEMENT BETWEEN THE PARTIES DATED JANUARY 20, 1975, RECORDED IN VOLUME 2521, PAGE 283 OF SAID LAND RECORDS.
- 4.6. AGREEMENT TO PROVIDE TEMPORARY USE OF THE FACILITIES FOR FIRE PREVENTION AND CONTROL TRAINING PURPOSES SET FORTH IN AN ASSISTANCE AGREEMENT BY AND BETWEEN THE CITY OF NEW HAVEN AND THE STATE OF CONNECTICUT DATED MAY, 1980, RECORDED JULY 15, 1980 IN VOLUME 2859, PAGE 159 OF THE NEW HAVEN LAND RECORDS. THE REPAYMENT TERM EXPIRED AFTER 30 YEARS (2010).
- 4.7. EFFECT, IF ANY, OF AN EASEMENT FOR TEMPORARY WORK SPACE SET FORTH IN A CERTIFICATE OF TAKING BY THE STATE OF CONNECTICUT AGAINST THE CITY OF NEW HAVEN DATED MARCH 14, 1995, RECORDED IN VOLUME 4846, PAGE 288 AND SHOWN ON A MAP ENTITLED "CITY OF NEW HAVEN MAP SHOWING EASEMENT ACQUIRED FROM CITY OF NEW HAVEN BY STATE OF CONNECTICUT FOR NEW NEW HAVEN LINE WEST RIVER BRIDGE SCALE 1"=40' SEPTEMBER 23, 1993...REV. 2/3/95 (301-003-2)" FILED AS MAP 54-56.
- 4.8. POSSIBLE RIGHTS OF TENANTS IN POSSESSION, INCLUDING BUT NOT LIMITED TO THE CONNECTICUT STATE FIREMEN'S ASSOCIATION, INC.
- 5. LINE LIST PARCEL #1315 (M272/B17/L4) IS SUBJECT TO THE FOLLOWING:
- 5.1. SEE NOTES 4.3. & 4.4.
- 5.2. RIGHTS RESERVED IN THE QUIT CLAIM DEED FROM THE STATE OF CONNECTICUT TO THE CITY OF NEW HAVEN DATED MARCH 1, 1988. RECORDED IN VOLUME 4151, PAGE 16 OF THE NEW HAVEN LAND RECORDS AND SHOWN ON A MAP ENTITLED "TOWN OF NEW HAVEN, MAP SHOWING LAND RELEASED TO CITY OF NEW HAVEN BY THE STATE OF CONN. ROUTE 40 SCALE 1'=40' DECEMBER 1987 PROJECT NO. 92–162–5C SHEET 1 OF 1" FILED AS MAP NO. 49–91.
- 6. PARCEL IS LOCATED WITHIN FLOOD HAZARD AREA "ZONE—AE", (BASE FLOOD ELEVATIONS DETERMINED, SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD), "ZONE—X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND "ZONE—X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON F.I.R.M. COMMUNITY PANEL NO 000084 0437 | DEVISED: | III | X 8 2013
- THE UNDERGROUND UTILITIES DEPICTED HAVE BEEN PLOTTED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE PLOTTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY EXPOSED THE UNDERGROUND UTILITIES. PER CONNECTICUT STATE LAW THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION. CALL BEFORE YOU DIG 1-800-922-4455.

MAP REFERENCES

- A. "RIGHT OF WAY AND TRACK MAP, THE NEW YORK NEW HAVEN AND HARTFORD R.R. CO. OPERATED BY THE NEW YORK NEW HAVEN AND HARTFORD R.R. CO. FROM WOODLAWN TO NEW HAVEN STATION 3082+40 TO STATION 3135+20 TOWN OF ORANGE, CITY OF NEW HAVEN, STATE OF CONN., SCALE: 1"=100 FT., DATE: JUNE 30, 1915. OFFICE OF VALUATION ENGINEER, BOSTON, MASS"
- B. "CONN. HIGHWAY DEPT., BOULEVARD BRIDGE, C.H.D. PROJECT #92—162, RELATIONSHIP OF CENTERLINES OF IMPROVEMENTS, TO EXISTING MONUMENTATION, FOR, BOULEVARD, PLYMOUTH ST., LAMBERTON ST., SPRING ST., WASHINGTON AVE., & KIMBERLY AVE.", SCALE: 1"=40', DATED NOVEMBER, 1969, PREPARED BY CAHN ENGINEERS, INC.
- C. "TOWN OF NEW HAVEN, MAP SHOWING LAND ACQUIRED FROM, THE HOWARD CO., BY, THE STATE OF CONNECTICUT, ROUTE 40", SCALE: 1"=40', DATED JULY, 1971, LAST REVISED JUNE 7, 1973, PREPARED BY GEORGE S. KOCH, DEPUTY TRANSPORTATION COMMISSIONER BUREAU OF HIGHWAYS. MAP RECORDED IN VOL. 28 PG. 19 OF THE CITY OF NEW HAVEN LAND RECORDS.
- D. "CONNECTICUT, DEPARTMENT OF TRANSPORTATION, PLAN FOR CONSTRUCTION, OF, CONN. RTE. 40—BOULEVARD, IN THE TOWN OF, NEW HAVEN, FROM STA. 7+00.00 TO STA. 33+90.00", SCALE: 1"=40", DATED MARCH 27, 1974, PREPARED BY CAHN ENGINEERS. INC.
- E. "MAP OF LAND TO BE CONVEYED, THE HOWARD COMPANY, TO, CITY OF NEW HAVEN FIRE DEPT., BOULEVARD, NEW HAVEN, CONNECTICUT", SCALE: 1"=40'. DATED OCTOBER 21, 1977, PREPARED BY DONALD L. DISBROW, CIVIL ENGINEER & SURVEYOR. MAP ON FILE IN THE CITY OF NEW HAVEN CLERKS OFFICE AS MAP #32-24.
- F. "TOWN OF NEW HAVEN, MAP SHOWING LAND RELEASED TO, CITY OF NEW HAVEN, BY, THE STATE OF CONNECTICUT, CONN. ROUTE 40", SCALE: 1"=40', DATED DECEMBER, 1987, PREPARED BY ROBERT W. GUBALA, TRANSPORTATION CHIEF ENGINEER, BUREA OF HIGHWAYS. MAP ON FILE IN THE CITY OF NEW HAVEN CLERKS OFFICE AS MAP
- G. "CITY OF NEW HAVEN, MAP SHOWING EASEMENT ACQUIRED FROM, CITY OF NEW HAVEN, BY, THE STATE OF CONNECTICUT, FOR NEW HAVEN LINE WEST RIVER BRIDGE", SCALE: 1"=40', DATED SEPTEMBER 23, 1993, PREPARED BY JAMES F. BYRNES, JR. TRANSPORTATION CHIEF ENGINEER, BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS. MAP ON FILE IN THE CITY OF NEW HAVEN CLERKS OFFICE AS MAP
- H. "STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION, ELLA GRASSO BLVD. (RT10) & KIMBERLY AVE, IN THE TOWN OF NEW HAVEN, PROJECT NO. 92-681", SCALE: 1"=40', DATED OCTOBER, 2016, LAST REVISED NOVEMBER 14, 2017.
- "RIGHT OF WAY SURVEY, PREPARED FOR, THE UNITED ILLUMINATING COMPANY, ELM—WEST SUBSTATION WEST RIVER SUBSTATION, LOCATED IN THE CITIES OF WEST HAVEN AND NEW HAVEN, COUNTY OF NEW HAVEN, STATE OF CONNECTICUT", SCALE: 1"=50', DATE: APRIL 27, 2018, SHEET NO. 9 OF 9, PREPARED BY BL COMPANIES, ARCHITECTURE, ENGINEERING, ENVIRONMENTAL, LAND SURVEYING, MERIDEN, CT.

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

DONALD A. SMITH L.S. #70206

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR. Companies

ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

355 Research Parkway Meriden, CT 06450 (203) 630-1406 (203) 630-2615 Fax

S COMPANY EVARD

HE UNITED ILLUMINATING
230 ELLA T. GRASSO BOULEY
CITY OF NEW HAVEN, COUNTY OF N

Jesc.

Surveyed

Checked

Approved

S.B.,J.C. A.C.,W.A.T. D.A.S. D.A.S. 1"=50' 1901130

Project No. 1901130
Date 06/17/2022
Field Book 566,567
CAD File:

Field Book 566,56

CAD File:
 EA1901130-1314

Title

EASEMENT MAP U.I. LINE LIST PARCELS #1314 & #1315

| |⊑∆_131*/*|

Sheet No. 1 of 1