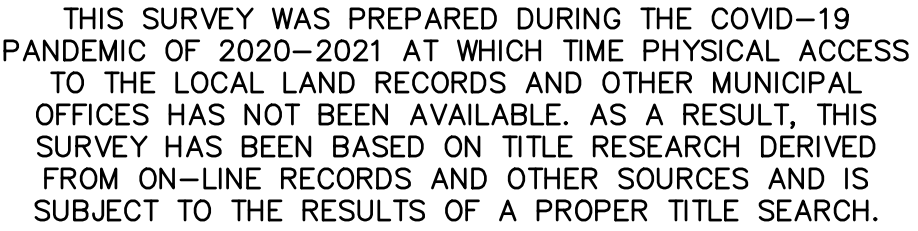




	Property Line		Water Meter
	Easement Line		Water Well
	Proposed UI Easement Line		Valve- Utility Type Unknown
	Setback Line		Sign
	Railroad		Bollard
	Edge of Water		Handicap Symbol
	Limit of Wetlands		Mail Box
	Treeline		Monitoring Well
	Brushline		Boring
	Retaining Wall		Irrigation Control Box
	Guide Rail		Sprinkler Head
	Fence		Shrub
	Overhead Wires		Deciduous Tree
	Stone Wall		Coniferous Tree
	Handhole		Proposed Structure
	Electric Meter		Area of No Excavation Radius=15'
	Utility Pole		Easement Area
	Utility Pole w/ Light		Drainage Right of Way Vol. 2475 Pg. 55
	Guy Wire		4' Right of Way Vol. 1541 Pg. 335
	Guy Pole		Temporary Workspace Area
	Light Pole		
	Gas Valve		
	Gas Meter		
	Catch Basin		
	Double Type I Catch Basin		
	Double Type II Catch Basin		
	Manhole		
	Fire Hydrant		
	Water Valve		



A) THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300-1 THROUGH 20-300-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYING 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 V-2.

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 ORIGINAL SURVEY.

D) THE TYPE OF SURVEY PERFORMED IS AN EASEMENT MAP AND IS INTENDED TO PECT THE NEW UTILITY EASEMENT GRANTED TO THE UNITED ILLUMINATING COMPANY AS PART OF THE MILPOT TO WEST RIVER CROSSING REBUILT 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: METRIC  
STATION: CTGU (DH5833)  
COORDINATES (FT): N: 8666173.44; E: 1022562.44  
ELLIPSOIDAL HEIGHT (FT): -59.40  
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 HOLDING THE PUBLISHED COORDINATE AND ELEVATION VALUES AS DESCRIBED IN NOTE 2 ABOVE.

4. LINE LIST PARCEL #1314 (M272/817/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 190 ELLA GROSS BOYDARD AS IT MEETS THE SOUTHERLY PROPERTY LINE OF THE SUBJECT PARCEL. THE RIGHTS OF THE PARTIES TO THE 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 RECORDED IN VOLUME 1541, PAGE 335 AND VOLUME 1558 PAGE 329 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' DATED 1971, GECORDED IN VOLUME 1552, PAGE 285 OF SAID LAND RECORDS.

4.5. CERTAIN RIGHTS SET FORTH IN A CERTIFICATE OF TAKING BY THE STATE OF CONNECTICUT AGAINST THE HOWARD COMPANY RECORDED IN VOLUME 1541, PAGE 335 AND VOLUME 1558 PAGE 329 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' DATED 1971, GECORDED IN VOLUME 1552, PAGE 285 OF SAID LAND RECORDS.

4.6. CERTAIN RIGHTS SET FORTH IN A CERTIFICATE OF TAKING BY THE STATE OF CONNECTICUT AGAINST THE HOWARD COMPANY RECORDED IN VOLUME 1541, PAGE 335 AND VOLUME 1558 PAGE 329 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' DATED 1971, GECORDED IN VOLUME 1552, PAGE 285 OF SAID LAND RECORDS.

4.7. CERTAIN RIGHTS SET FORTH IN A CERTIFICATE OF TAKING BY THE STATE OF CONNECTICUT AGAINST THE HOWARD COMPANY RECORDED IN VOLUME 1541, PAGE 335 AND VOLUME 1558 PAGE 329 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' DATED 1971, GECORDED IN VOLUME 1552, PAGE 285 OF SAID LAND RECORDS.

4.8. CERTAIN RIGHTS SET FORTH IN A CERTIFICATE OF TAKING BY THE STATE OF CONNECTICUT AGAINST THE HOWARD COMPANY RECORDED IN VOLUME 1541, PAGE 335 AND VOLUME 1558 PAGE 329 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' DATED 1971, GECORDED IN VOLUME 1552, PAGE 285 OF SAID LAND RECORDS.

4.9. CERTAIN RIGHTS SET FORTH IN A CERTIFICATE OF TAKING BY THE STATE OF CONNECTICUT AGAINST THE HOWARD COMPANY RECORDED IN VOLUME 1541, PAGE 335 AND VOLUME 1558 PAGE 329 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' DATED 1971, GECORDED IN VOLUME 1552, PAGE 285 OF SAID LAND RECORDS.

4.10. CERTAIN RIGHTS SET FORTH IN A CERTIFICATE OF TAKING BY THE STATE OF CONNECTICUT AGAINST THE HOWARD COMPANY RECORDED IN VOLUME 1541, PAGE 335 AND VOLUME 1558 PAGE 329 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' DATED 1971, GECORDED IN VOLUME 1552, PAGE 285 OF SAID LAND RECORDS.

4.11. CERTAIN RIGHTS SET FORTH IN A CERTIFICATE OF TAKING BY THE STATE OF CONNECTICUT AGAINST THE HOWARD COMPANY RECORDED IN VOLUME 1541, PAGE 335 AND VOLUME 1558 PAGE 329 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' DATED 1971, GECORDED IN VOLUME 1552, PAGE 285 OF SAID LAND RECORDS.

4.12. CERTAIN RIGHTS SET FORTH IN A CERTIFICATE OF TAKING BY THE STATE OF CONNECTICUT AGAINST THE HOWARD COMPANY RECORDED IN VOLUME 1541, PAGE 335 AND VOLUME 1558 PAGE 329 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' DATED 1971, GECORDED IN VOLUME 1552, PAGE 285 OF SAID LAND RECORDS.

4.13. CERTAIN RIGHTS SET FORTH IN A CERTIFICATE OF TAKING BY THE STATE OF CONNECTICUT AGAINST THE HOWARD COMPANY RECORDED IN VOLUME 1541, PAGE 335 AND VOLUME 1558 PAGE 329 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' DATED 1971, GECORDED IN VOLUME 1552, PAGE 285 OF SAID LAND RECORDS.

4.14. CERTAIN RIGHTS SET FORTH IN A CERTIFICATE OF TAKING BY THE STATE OF CONNECTICUT AGAINST THE HOWARD COMPANY RECORDED IN VOLUME 1541, PAGE 335 AND VOLUME 1558 PAGE 329 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' DATED 1971, GECORDED IN VOLUME 1552, PAGE 285 OF SAID LAND RECORDS.

4.15. CERTAIN RIGHTS SET FORTH IN A CERTIFICATE OF TAKING BY THE STATE OF CONNECTICUT AGAINST THE HOWARD COMPANY RECORDED IN VOLUME 1541, PAGE 335 AND VOLUME 1558 PAGE 329 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' DATED 1971, GECORDED IN VOLUME 1552, PAGE 285 OF SAID LAND RECORDS.

4.16. CERTAIN RIGHTS SET FORTH IN A CERTIFICATE OF TAKING BY THE STATE OF CONNECTICUT AGAINST THE HOWARD COMPANY RECORDED IN VOLUME 1541, PAGE 335 AND VOLUME 1558 PAGE 329 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' DATED 1971, GECORDED IN VOLUME 1552, PAGE 285 OF SAID LAND RECORDS.

4.17. CERTAIN RIGHTS SET FORTH IN A CERTIFICATE OF TAKING BY THE STATE OF CONNECTICUT AGAINST THE HOWARD COMPANY RECORDED IN VOLUME 1541, PAGE 335 AND VOLUME 1558 PAGE 329 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' DATED 1971, GECORDED IN VOLUME 1552, PAGE 285 OF SAID LAND RECORDS.

4.18. CERTAIN RIGHTS SET FORTH IN A CERTIFICATE OF TAKING BY THE STATE OF CONNECTICUT AGAINST THE HOWARD COMPANY RECORDED IN VOLUME 1541, PAGE 335 AND VOLUME 1558 PAGE 329 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' DATED 1971, GECORDED IN VOLUME 1552, PAGE 285 OF SAID LAND RECORDS.

4.19. CERTAIN RIGHTS SET FORTH IN A CERTIFICATE OF TAKING BY THE STATE OF CONNECTICUT AGAINST THE HOWARD COMPANY RECORDED IN VOLUME 1541, PAGE 335 AND VOLUME 1558 PAGE 329 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' DATED 1971, GECORDED IN VOLUME 1552, PAGE 285 OF SAID LAND RECORDS.

4.20. CERTAIN RIGHTS SET FORTH IN A CERTIFICATE OF TAKING BY THE STATE OF CONNECTICUT AGAINST THE HOWARD COMPANY RECORDED IN VOLUME 1541, PAGE 335 AND VOLUME 1558 PAGE 329 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' DATED 1971, GECORDED IN VOLUME 1552, PAGE 285 OF SAID LAND RECORDS.

4.21. CERTAIN RIGHTS SET FORTH IN A CERTIFICATE OF TAKING BY THE STATE OF CONNECTICUT AGAINST THE HOWARD COMPANY RECORDED IN VOLUME 1541, PAGE 335 AND VOLUME 1558 PAGE 329 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' DATED 1971, GECORDED IN VOLUME 1552, PAGE 285 OF SAID LAND RECORDS.

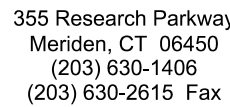
4.22. CERTAIN RIGHTS SET FORTH IN A CERTIFICATE OF TAKING BY THE STATE OF CONNECTICUT AGAINST THE HOWARD COMPANY RECORDED IN VOLUME 1541, PAGE 335 AND VOLUME 1558 PAGE 329 OF THE NEW HAVEN LAND RECORDS AND SHOWN ON A MAP ENTITLED "TOWN OF NEW HAVEN, MAP SHOWING LAND ACQUIRED FROM THE HOWARD CO. BY THE STATE OF CONNECTICUT, ROUTE 40, SCALE 1" = 40' DATED 1971, GECORDED IN VOLUME 1552, PAGE 285 OF SAID LAND RECORDS.

4.23. CERTAIN RIGHTS SET FORTH IN A CERTIFICATE OF TAKING BY THE STATE OF CONNECTICUT AGAINST THE HOWARD COMPANY RECORDED IN VOLUME 1541, PAGE 335 AND VOLUME 1558 PAGE 329 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

- 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 WOODLAND TO NEW HAVEN STATION 30824 TO ST. JOHN FROM 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 407, JEFFERSONVILLE, CT., DATE: JANUARY 12, 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 J. KIMBERLY, CIVIL ENGINEER, SURVEYOR, MAP ON FILE IN THE CITY OF NEW HAVEN CLERKS OFFICE AS MAP #832-24.
- 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, BUREAU OF HIGHWAYS, MAP ON FILE IN THE CITY OF NEW HAVEN CLERKS OFFICE AS MAP #49-51.
- 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 #54-56.
- H. "STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION, ELLA GRASSO BLVD. (RT01) & KIMBERLY AVE., IN THE TOWN OF NEW HAVEN, PROJECT NO. 92-681", SCALE: 1"=40', DATED OCTOBER, 2016, LAST REVISED NOVEMBER 14, 2017.
- I. "RIGHT OF WAY SURVEY, PREPARED FOR, THE UNITED ILLUMINATING COMPANY, ELW-WEST SUBSTATION - WEST RIVER SUBSTATION, LOCATED IN THE CITIES OF WEST HAVEN AND NEW HAVEN, COUNTY OF NEW HAVEN, STATE OF CONNECTICUT, SCALE: 1"=40', DATE: APRIL 27, 2018, SHEET NO. 9 OF 9, PREPARED BY BLI COMPANIES, ARCHITECTURE, ENGINEERING, ENVIRONMENTAL, LAND SURVEYING, MERIDEN, CT.

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.



MAP SHOWING EASEMENT AREA GRANTED TO  
THE UNITED ILLUMINATING COMPANY  
230 ELLA T. GRASSO BOULEVARD  
CITY OF NEW HAVEN, COUNTY OF NEW HAVEN  
STATE OF CONNECTICUT

REVISIONS		Desc.
No.	Date	
Surveyed		S.B., J.C.
Drawn		A.C., W.A.T.
Checked		D.A.S.
Approved		D.A.S.
Scale		1"=50'
Project No.		1901130
Date		06/17/2022
Field Book		566,567
CAD File: EA1901130-1314		

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

Sheet No. 1 of 1

EA-1314

ref (s):