

G:\1528\dwg\1528SURV.dwg, Layout, 8/22/2024 1:32:06 PM, total, 1:1

THIS MAP IS VALID AND AUTHORIZED BY THE BELOW SIGNATORY WHEN AND ONLY WHEN ACCOMPANIED WITH A BLUE LIVE SIGNATURE, A STAMPED SEAL IN BLUE INK AND A LIVE EMBOSSED SEAL OVER THE SIGNATURE'S NAME. ANY OTHER REPRODUCTIONS SHALL BE CONSIDERED UNAUTHORIZED

To my knowledge and belief, this map is substantially correct as noted hereon.

Todd A. Andrews, P.L.S. Conn. # 70001

LEGEND			
	PROPERTY LINE		CONTOURS
	RIGHT OF WAY		SPOT ELEVATION
	EASEMENT LINE		CONIFEROUS TREE
	STONE WALL		DECIDUOUS TREE
	STRUCTURE		BUSH
	EDGE OF PAVEMENT		CHAIN LINK FENCE
	TEST BORING		WOOD FENCE
	CATCH BASIN		GUIDERAIL
	STORM MANHOLE		LIGHT POLE
	SANITARY MANHOLE		UTILITY POLE
	WATER		HYDRANT
	GAS		WATER VALVE
	ELECTRIC		GAS VALVE
	TELEPHONE		MONUMENT FOUND
	FIBER OPTIC LINE		IRON PIPE OR PIN FOUND
	OVERHEAD WIRES		DRILL HOLE FOUND

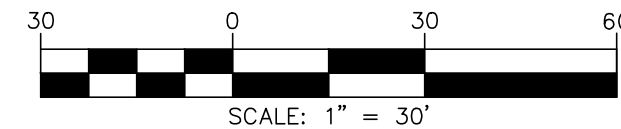
PEREIRA
ENGINEERING, LLC
Civil • Environmental • Land Surveying
One Enterprise Drive, Suite 312 Phone: (203) 944-9944
Shelton, CT 06484 Fax: (203) 944-9945

REVISIONS		
NO.	DATE	REMARKS

IMPROVEMENT LOCATION SURVEY
OF PROPERTY LOCATED AT
60 SARGENT DRIVE & SARGENT DRIVE
NEW HAVEN, CONNECTICUT
PREPARED FOR
CITY OF NEW HAVEN

COPYRIGHT © 2024
DATE: AUGUST 16, 2024
SCALE: 1"=30'
DWG: TAA FLD: DLC
S SHEET 1 OF 1
CAD REF. NO. 1528SURV

SARGENT DRIVE 60 SARGENT DRIVE
TOTAL PARCEL AREA : 65,712 SF (1.509 AC)± TOTAL PARCEL AREA : 210,695 SF (4.837 AC)±
MAP / BLOCK / LOT: 235 / 1304 / 403 MAP / BLOCK / LOT: 234 / 1304 / 200
DEED REFERENCE: VOL 3529 / PG 14 DEED REFERENCE: VOL 2548 / PG 348

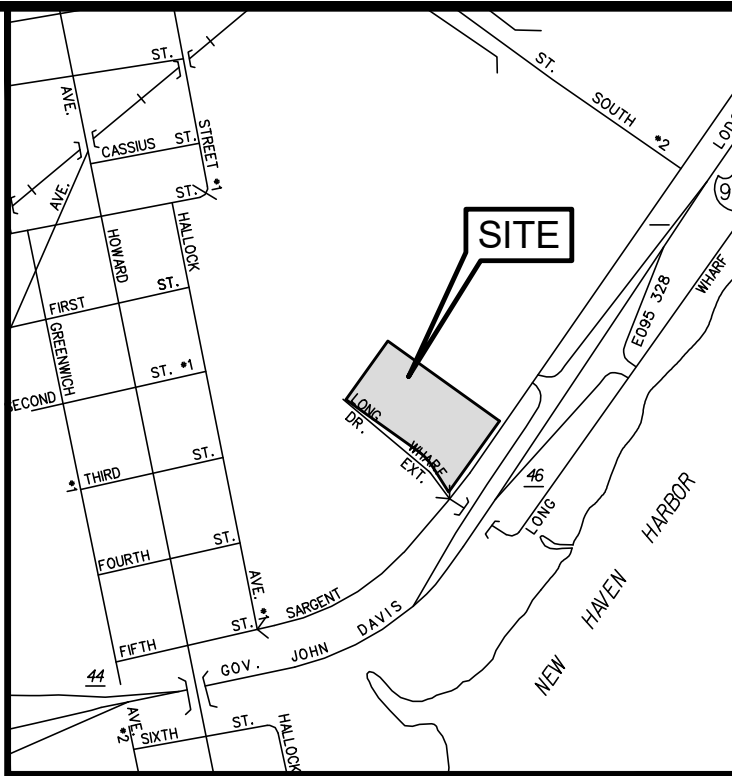


SURVEY NOTES:

- THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AS REVISED ON OCTOBER 26, 2018, AND THE STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC ON AUGUST 29, 2019.
 - THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT LOCATION SURVEY.
 - THE BOUNDARY DETERMINATION/OPINION CATEGORY IS BASED UPON A RESURVEY OF MAP REFERENCES 1 & 2.
 - THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2, VERTICAL ACCURACY CLASS V-3, AND TOPOGRAPHIC ACCURACY CLASS T-2.
- THE ELEVATIONS DEPICTED HEREON WERE ESTABLISHED USING GNSS SURVEY METHODS IN JULY 2024 AND ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- THE BEARINGS DEPICTED HEREON WERE ESTABLISHED USING GNSS SURVEY METHODS IN JULY 2024 AND ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983.
- THE SUBJECT PARCEL APPEARS TO LIE WITHIN FLOOD ZONES AE (EL. 11) AND AE (EL. 12) AS DEPICTED ON FEMA'S FLOOD INSURANCE RATE MAP (FIRM) ENTITLED: NEW HAVEN COUNTY, CONNECTICUT (ALL JURISDICTIONS); PANEL 441 OF 635; MAP NUMBER 0900900441; MAP REVISED: JULY 8, 2013; SCALE: 1"=500'. ANY FEMA FLOODPLAIN AND/OR FLOODWAY INFORMATION DEPICTED HEREON IS APPROXIMATE ONLY AND DOES NOT IN ANY WAY CONSTITUTE AN OPINION OR REPRESENTATION OF ACTUAL FLOODPLAIN AND/OR FLOODWAY INFORMATION BY PEREIRA ENGINEERING, LLC (PE). PE DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION, AND MAKES NO REPRESENTATIONS UPON WHICH THE CLIENT SHOULD RELY IN CONNECTION WITH THE FLOOD ZONE OF THE SUBJECT PARCEL OR ANY FEMA FLOODPLAIN AND/OR FLOODWAY INFORMATION DEPICTED HEREON.
- THE SUBJECT PARCEL APPEARS TO LIE WITHIN THE COASTAL BOUNDARY AS DELINEATED ON THE COASTAL BOUNDARY MAP OF THE CITY OF NEW HAVEN. PARCELS LOCATED WITHIN THE COASTAL BOUNDARY MAY REQUIRE A COASTAL SITE PLAN REVIEW (CAM) APPLICATION.
- UTILITY INFORMATION DEPICTED HEREON IS APPROXIMATE AND IS BASED ON VISIBLE EVIDENCE OF SURFACE AND OVERHEAD STRUCTURE LOCATIONS AND AS COMPILED FROM EXISTING RECORD MAPPING AVAILABLE DURING THE PREPARATION OF THE SURVEY. ALL CONTRACTORS SHOULD CONTACT "CALL BEFORE YOU DIG" AT 1(800)922-4455 FOR VERIFICATION OF UTILITY INFORMATION PRIOR TO START OF ANY WORK.
- PARCELS ARE SUBJECT TO RESTRICTION, COVENANTS AND AGREEMENTS OF RECORD.

MAP REFERENCES:

- "EXHIBIT A, PROPERTY TO BE LEASED TO C. W. BLAKESLEE & SONS, INC., LONG WHARF REDEVELOPMENT PROJECT, NEW HAVEN, CONN."; SCALE: 1"=100'; DATED: NOVEMBER 1965; REVISED THROUGH: OCTOBER 19, 1966; PREPARED BY: CAHN ENGINEERS.
- "PROPERTY MAP, REUSE PARCEL M-3, LONG WHARF REDEVELOPMENT AREA, NEW HAVEN, CONNECTICUT"; SCALE: 1"=60'; DATED: NOVEMBER 1983; REVISED: MARCH 22, 1984; PREPARED BY: CAHN, INC.
- "DEPENDENT RESURVEY, SOUTH CENTRAL REGIONAL WATER AUTHORITY, 90 SARGENT DRIVE, NEW HAVEN, CONNECTICUT"; SCALE: 1"=40'; DATED: NOVEMBER 4, 1999; PREPARED BY: CLARENCE BLAIR ASSOCIATES, INC.
- "PROPERTY MAP, REUSE PARCEL M-1, LONG WHARF REDEVELOPMENT AREA, NEW HAVEN, CONNECTICUT"; SCALE: 1"=60'; DATED: AUGUST 1983; REVISED THROUGH: OCTOBER 15, 1984; PREPARED BY: CAHN, INC.
- "EXISTING CONDITIONS SURVEY, LONG WHARF DRIVE EXTENSION, LONG WHARF REDEVELOPMENT AREA, NEW HAVEN, CONNECTICUT"; SCALE: 1"=20'; DATED: JANUARY, 1988; REVISED THROUGH: DECEMBER 14, 1989; PREPARED BY: GREINER SURVEYING & MAPPING.



LOCATION MAP
NOT TO SCALE

SARGENT DRIVE

LONG WHARF DRIVE EXTENSION

N/F
SOUTH CENTRAL CONNECTICUT
REGIONAL WATER AUTHORITY
90 SARGENT DRIVE
VOL 2866 / PG 61

N/F
STATE OF CONNECTICUT
60 SARGENT DRIVE
VOL 2548 / PG 348

ALL IMPROVEMENTS ARE NOT DEPICTED

L=90.47, R=235.00
Δ=022°03'30"
CHORD BEARING=N44°56'41"W
CHORD=89.92'

S34°01'34"W 154.96'

N33°54'56"W 165.77'

S55°58'28"E 540.00'

N: 665,870.43
E: 951,909.38

N: 666,172.60
E: 951,461.84

N/F
STATE OF CONNECTICUT
SARGENT DRIVE
VOL 3529 / PG 14

N/F
CITY OF NEW HAVEN
SARGENT DRIVE
VOL 3361 / PG 1

N/F
1-3 LONG WHARF DRIVE
OWNERSHIP, LLC
1 LONG WHARF DRIVE
VOL 7868 / PG 185