

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWN OF WATERFORD IN THE COUNTY OF NEW LONDON, STATE OF CONNECTICUT, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY MARKED BY AN IRON PIN SET BY THE DEPARTMENT OF TRANSPORTATION,  
 THENCE: N 86°48'20" W ALONG THE NORTHWESTERLY HIGHWAY LINE OF CONNECTICUT ROUTE 32, 10.00 FEET TO A POINT MARKED BY A CONNECTICUT HIGHWAY DEPARTMENT MONUMENT NOT FOUND.  
 THENCE: N 88°15'57" W ALONG LAND NOW OR FORMERLY OF PAUL AND WILLIAM ANASTASIOU 235.82 FEET TO A POINT,  
 THENCE: N 22°22'22" W ALONG LAND NOW OR FORMERLY OF MICHAEL AND BETH MASKELL 156.78 FEET TO A POINT,  
 THENCE: N 86°36'40" E ALONG LAND NOW OR FORMERLY OF UNITED CEREBRAL PALSY 295.84 FEET TO A POINT ON THE WESTERLY HIGHWAY LINE OF CONNECTICUT ROUTE 32,  
 THENCE: S 03°23'20" E ALONG THE WESTERLY HIGHWAY LINE OF CONNECTICUT ROUTE 32, 170.05 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL HAVING AN AREA OF 42,715 SQUARE FEET, 0.98 ACRES

**BASIS OF COORDINATES:**

THE COORDINATES ARE REFERENCED TO CONNECTICUT STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM 1983 (NAD83) WAS USED AS THE BASIS OF COORDINATES FOR THIS SURVEY.

**BASIS OF ELEVATION:**

ELEVATIONS ARE REFERENCE TO NGVD 29 AS DETERMINED LOCALLY BY PUBLISHED BM 1309, WITH A NGVD 29 ELEVATION OF 162.20 FT.

BENCHMARK POINT IS THE STATION MARK IS A STANDARD CTGS BENCHMARK BRASS DISK, STAMPED 1309, SET INTO THE TOP OF THE SOUTH END OF A CONCRETE HEADWALL, TO REACH THE STATION FROM THE INTERSECTION OF CT ROUTE 32 (MOHEGAN AVENUE EXTENSION) AND CT ROUTE 693 (MIDDLE CONNECTICUT), PROCEED NORTHWEST ON CT ROUTE 693 FOR 0.45 MI. TO THE STATION ON THE RIGHT (NORTH). THE STATION IS LOCATED 43.7 FT. SOUTHWEST OF A CL&P HIGH TENSION LINE POLE, 28 FT. NORTH OF THE NORTH EDGE OF CT ROUTE 693 (WESTBOUND), 7 FT. SOUTHWEST OF THE NORTHWEST END OF THE SAME CONCRETE HEADWALL, AND 7 FT. SOUTHWEST OF THE CENTERLINE OF THE CL&P HIGH TENSION LINE CROSSING.

**BENCHMARK COORDINATES AND DATA SHEET:**

N: 714103'  
 E: 1175229'  
 EL: 162.20'

[LINK TO MONUMENT DATA SHEET.](#)

**NOTES:**

- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF
- DISPLAYED CONTOURS ARE AT 1 FT INTERVALS
- CONSTRUCTION CONTROL COORDINATES ARE SHOWN ON THE MAP
- THE COORDINATES ARE REFERENCED TO CONNECTICUT STATE PLANE COORDINATE SYSTEM NAD83.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN IN THE PROJECT AREA.
- UNDERGROUND UTILITY LOCATION CONDUCTED ON SITE IS LIMITED TO A MAXIMUM DEPTH PENETRATION OF 3'-2" DEEP AND THE MINIMUM PIPE/UTILITY MUST BE 1" IN DIAMETER FOR EVERY FOOT OF SOIL IF IT IS TO BE LOCATED. THE DEPTH OF THE READING IS ALSO DEPENDENT ON THE COMPOSITION OF SOILS IN THE AREA BEING SURVEYED, PIPE MATERIALS AND INACCESSIBLE AREAS.
- WHILE IT IS THE INTENT OF THIS SURVEY TO CAPTURE ALL FEATURES IN THE DRAWING, IT SHOULD BE NOTED THAT PHOTOS (BOTH STILLS AND PANORAMICS) ARE INCLUDED FOR THE DESIGNING ENTITY AND ARE PROVIDED AS SUCH. THE USE OF BOTH DRAWINGS AND PHOTOS ARE THE RESPONSIBILITY OF THE DESIGN ENTITY IN PROVIDING ITS DESIGN. IF THERE IS A DISCREPANCY FOUND, IT SHOULD BE IDENTIFIED DURING THE DESIGN PHASE AND NOT AFTER MANUFACTURING OR CONSTRUCTION PHASE HAS BEGUN. ALL ITEMS SHOULD BE FIELD VERIFIED BY CONTRACTORS AND SUBCONTRACTORS. IF A DISCREPANCY IS NOTED, IT SHOULD BE BROUGHT TO VARAD'S ATTENTION IMMEDIATELY DURING THE DESIGN PHASE FOR REVIEW AND POSSIBLE CORRECTION TO THE AS-BUILT DRAWING BY VARAD.
- SUBJECT PROPERTY HAS UNOBSTRUCTED VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM NORWICH ROAD.

**FLOOD ZONE NOTE**

THE SURVEYED PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE WITHIN AND OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP INDEX, MAP NUMBER 09011C0361J EFFECTIVE 08/05/13.

**ZONING INFORMATION**

ZONES: ZONE WITHIN THE PROJECT AREA ARE C-G (GENERAL COMMERCIAL DISTRICT) AS DEFINED IN SECTION 8 OF TOWN OF WATERFORD, CONNECTICUT ZONING REGULATIONS.

**SITE RESTRICTIONS**

- C-G SETBACKS:  
 A-FRONT: 75'  
 B-REAR: 50'  
 C-SIDE: 30'
- C-G MAXIMUM BUILDING HEIGHT: 40'
- C-G MINIMUM LOT AREA: 30,000 SF.

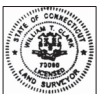
**SURVEYOR'S STATEMENT:**

TYPE OF SURVEY: ZONING LOCATION  
 BOUNDARY DETERMINATION CATEGORY: RESURVEY  
 CLASS OF ACCURACY: A=2

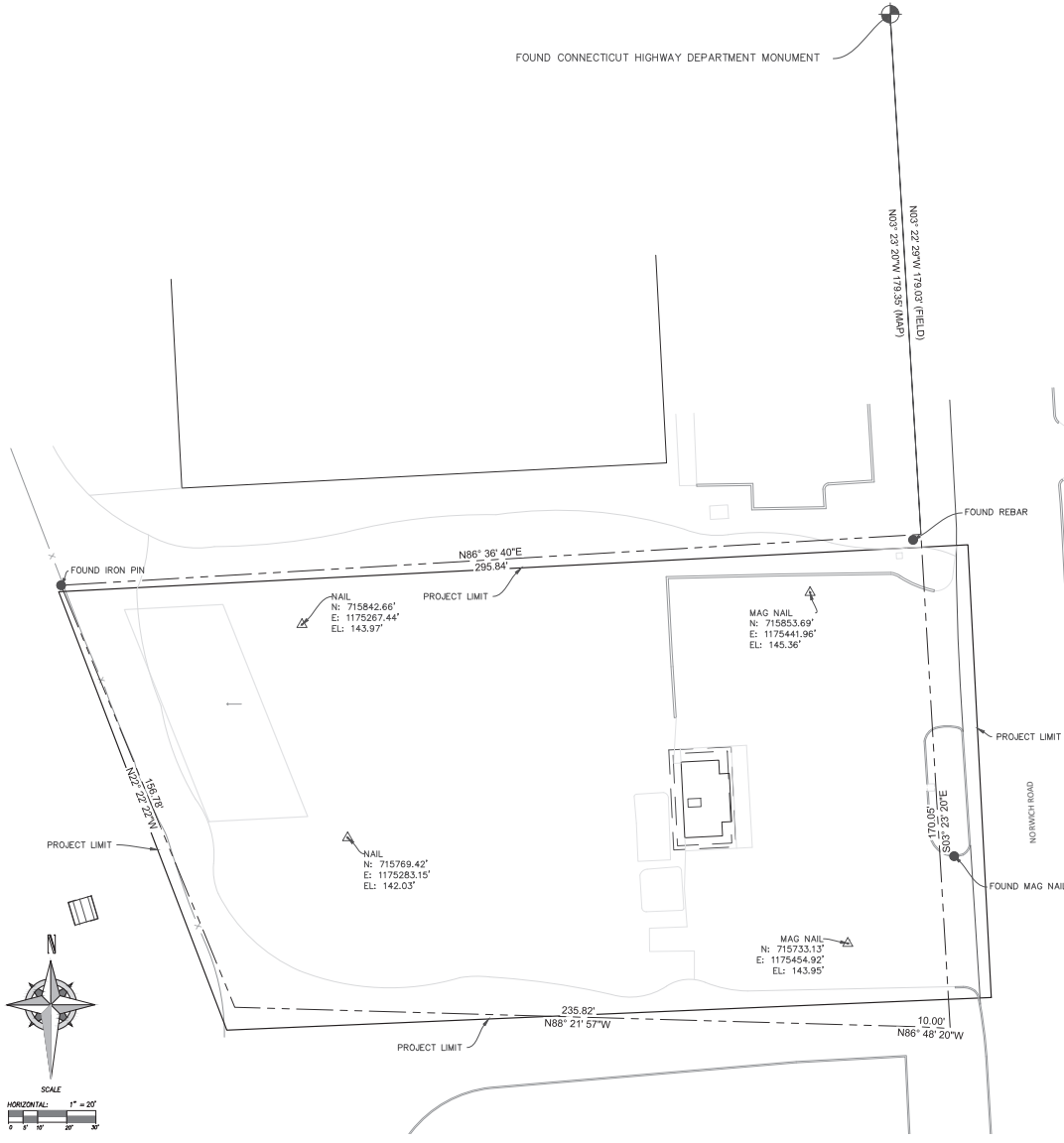
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR THE STATE OF CONNECTICUT PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON AUGUST 29, 2019.

*William T. Clark*  
 WILLIAM T. CLARK, L.S. #70080

DATE: JULY 19, 2023



FOUND CONNECTICUT HIGHWAY DEPARTMENT MONUMENT



**LEGEND:**

- PROPERTY BOUNDARY
- BUILDING LINES AND OVERHANGS
- ▲ PROJECT CONTROL POINT
- FOUND MARKER AS NOTED

**PROJECT INFORMATION**

QCELLS (40 NORWICH RD)  
 40 NORWICH RD QUAKER HILL, CT 06375.  
 TOPOGRAPHIC SURVEY

REV.#	REVISION NOTES	DATE

CLIENT INFO



PROJECT NO:	23-SO-014	Sheet	1
DATE:	JULY 2023		2
HORIZONTAL SCALE:	1" = 20'		

SCALE BAR: 0 0.5 1  
 SCALE INDICATES DIMENSIONS ON FULL SIZE DRAWING SHEETS. ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS.