LEGEND

LOCUS PROPERTY LINE		IPF IRF ○	IRON PIPE OR ROD FOUND
ABUTTERS PROPERTY LINE		CIRF ○	CAPPED ROD FOUND
EASEMENT LINE		△	CALCULATED POINT
2' CONTOUR LINE			UTILITY POLE
TRUNK LINK		●	PIPE INLET OR OUTLET
DRIP LINE		+	GUY WIRE ANCHOR
OHW	OVERHEAD WIRES	◎	POST
X X	WIRE FENCE	□	WETLAND FLAG
STONE WALL			
WETLAND DELINEATION			

52-29-A
96 SPAK ROAD
N/F
SPAK ROAD LLC
DEED 229~337
(FIRST PIECE)

46-1-16
57 LOHSE ROAD
N/F
DW FISH HOME BUILDERS LLC
DEED 175~281
MAP 32~79

46-4
N/F
GRACE GRIMALDI
LIVING TRUST (1/2 INT.)
DEED 231~123
&
JOSEPH GRIMALDI
REVOCABLE TRUST (1/2 INT.)
DEED 189~401

AREA=18.428 AC. ±

LOHSE ROAD

46-5-A
4 KUCKO ROAD
N/F
WALTER J. ZIGADLO
DEED 111~328
MAP 23~29

46-5
8 KUCKO ROAD
N/F
STEPHEN P. ZIGADLO
DEED 214~617
MAP 3~49

42-8-12
24 WILDERNESS WAY
N/F
MARCOS &
ANA NODARI
DEED 234~105
MAP 32~95

KUCKO ROAD

THIS AREA
POSSIBLY OWNED
BY ZIGADLO

CHRISTMAS TREE FARM

WOODED

GRAVEL

BIT. ROAD

CHAIN GATE

BARN

SHED

30" RCP
EL=672.78'

30" RCP
EL=672.10'

IRF FLUSH

IRF UP 2"

IRF UP 4"

IRF UP 3"

IRF UP 2"

IRF UP 3"

CIRF UP 11"

IRF DOWN 2"

UP/7258

UP/7259

UP/7260

UP/32740

CCS NAD83

50' 0' 50' 100'

NOTES:

1. FIELD SURVEY BY RTK GPS & RTK DRONE IN DECEMBER 2024.

2. THE HORIZONTAL DATUM IS NAD83. THE VERTICAL DATUM IS NAVD88. BOTH WERE DERIVED FROM RTK GPS OBSERVATIONS TAKEN ON SITE.

3. THE LOCATIONS OF UTILITIES SHOWN HEREON ARE THE RESULT OF SURFACE EVIDENCE ONLY. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF THESE UTILITIES AND MAY NOT SHOW ALL OF THE UTILITIES WHICH EXIST WITHIN THE PREMISES SURVEYED. CONTACT DIG-SAFE AT 1-888-344-7233 BEFORE EXCAVATION.

4. THE LOCUS PARCEL AND ALL ABUTTING LAND WITHIN THE VIEW OF THIS PLAN IS LOCATED IN THE TOWN OF WILLINGTON R-80 ZONING DISTRICT.

5. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE ENTIRE LOCUS PARCEL IS LOCATED IN AN AREA DESIGNATED AS "ZONE C" (AREAS OF MINIMAL FLOODING). COMMUNITY PANEL NO. 090159 0010 A, EFFECTIVE ON 6/15/1982.

6. WETLANDS SHOWN HEREON WERE DELINEATED BY DAVISON ENVIRONMENTAL, LLC IN DECEMBER 2024 & WERE LOCATED BY THIS SURVEY.

7. ALL CONTOURS SHOWN HEREON WERE GENERATED IN QGIS FROM DIGITAL ELEVATION MODELS OF THE 2016 CRCOG LIDAR DATA COLLECTED BY USGS AND DISTRIBUTED BY NOAA.

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 SEPTEMBER 26, 1997.

TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY

BOUNDARY SURVEY CATEGORY: DEPENDENT RESURVEY

CLASS OF ACCURACY: HORIZONTAL CLASS A-2
VERTICAL CLASS V-2
TOPOGRAPHIC CLASS T-2

PURPOSE OF SURVEY: PROPOSED SOLAR FACILITY

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE LIVE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED PROFESSIONAL. UNAUTHORIZED ALTERATIONS RENDER ANY DECLARATION NULL AND VOID.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

CHARLES G. GIDMAN, P.L.S. #70103

STATE OF CONNECTICUT · CHARLES G. GIDMAN · 70103 · LICENSED LAND SURVEYOR

NORTHEAST SURVEY CONSULTANTS
3 FERRY STREET
STUDIO 1 EAST
EASTHAMPTON, MA 01027
(413) 203-5144

EXISTING CONDITIONS

SURVEYOR:	–
ENGINEER:	–
DRAFTING:	CGG
DESIGN:	JDG
FIELD WORK:	MAK CRC
HORZ. SCALE:	1" = 50'
PROJECT NUMBER:	24-341
VERT. SCALE:	–
DRAWING NAME:	24-341.DWG
DATE:	1-16-2025

PLAN OF LAND IN WILLINGTON, CT

LOHSE ROAD

PREPARED FOR

VEROGY

SHEET NO. 1 OF 1