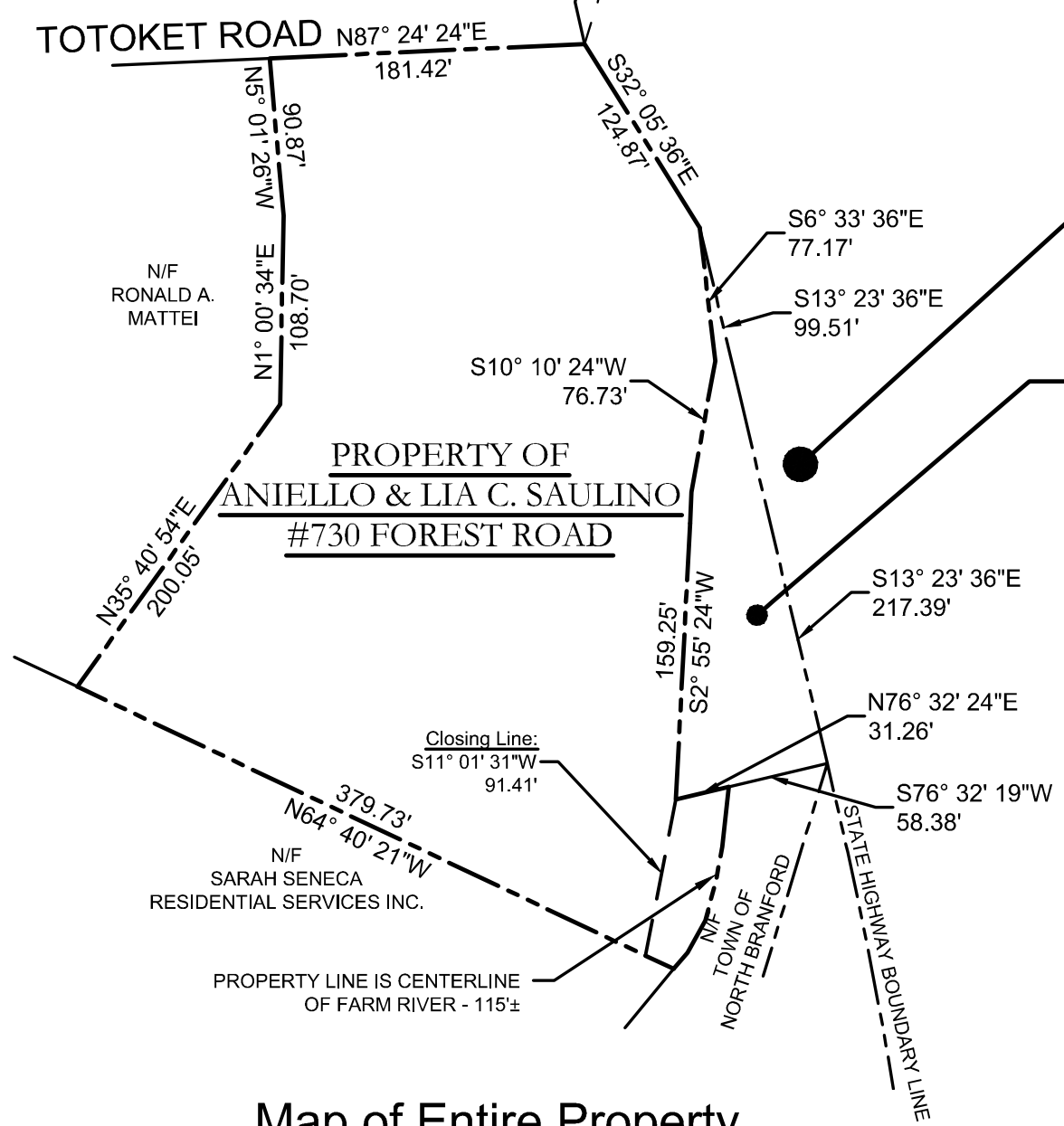


DRAWING NAME: P:\Land\Projects\2436\2436_Survey\2436_Survey.ctb; User: JLLR; Plot Date: Aug 27, 2024, 10:09am; OPERATOR: JLLR; Location:



Map of Entire Property
Scale: 1"=100'

FOREST ROAD
(State of Connecticut - Route 22)

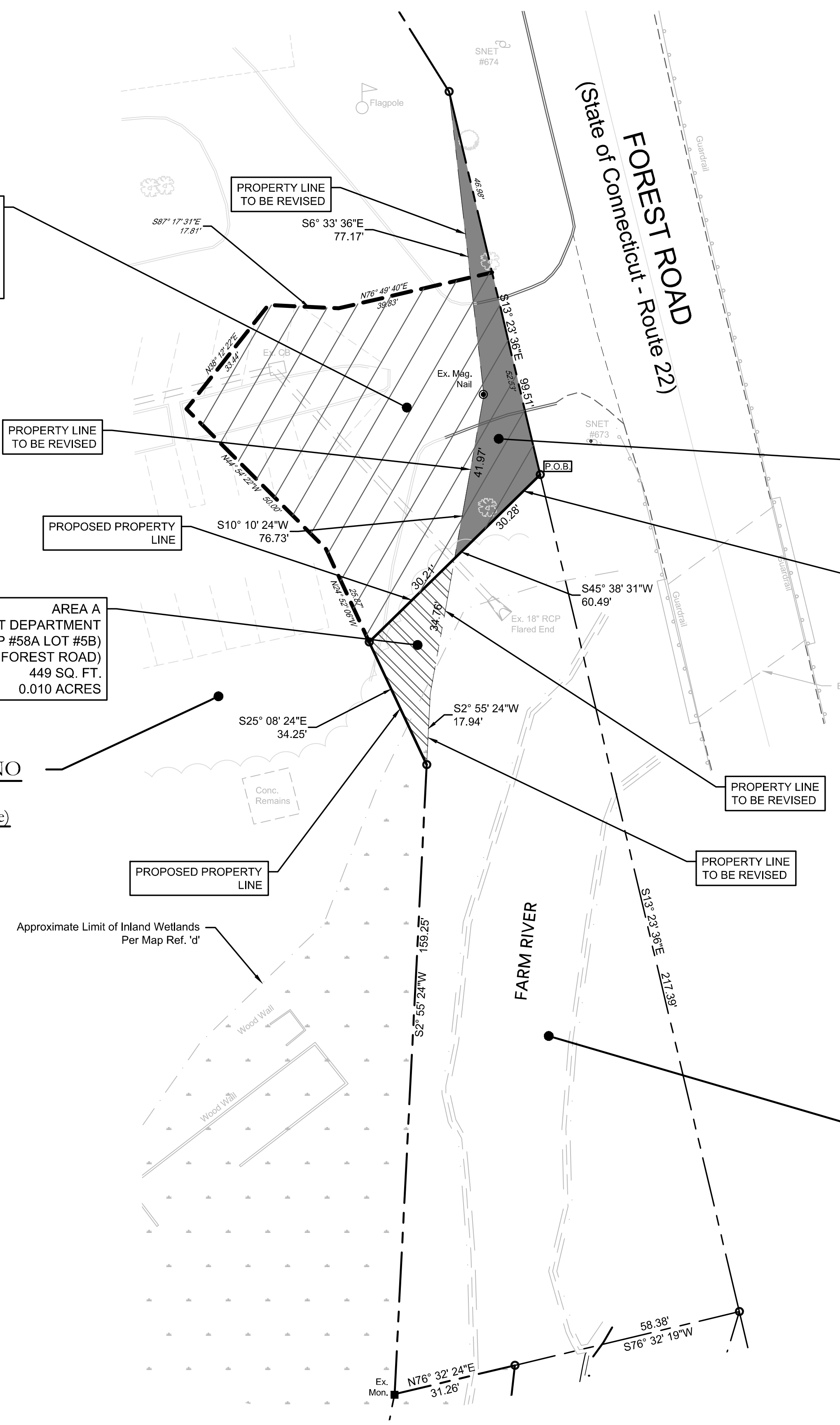
PROPERTY OF
STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL
PROTECTION
PARCEL MAP#58A LOT #5B

AREA C
PROPOSED FISHING ACCESS EASEMENT AREA TO BE GRANTED IN FAVOR OF STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION
4,774 SQ. FT.
0.11 ACRES

AREA B
LAND TO BE DEEDED TO ANIELLO & LIA C. SAULINO (#730 FOREST ROAD) FROM THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION (PARCEL MAP #58A LOT #5B)
826 SQ. FT.
0.019 ACRES

AREA A
LAND TO BE DEEDED TO STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION (PARCEL MAP #58A LOT #5B) FROM ANIELLO & LIA C. SAULINO (#730 FOREST ROAD)
449 SQ. FT.
0.010 ACRES

PROPERTY OF
ANIELLO & LIA C. SAULINO
#730 FOREST ROAD
Area Prior to Revision(Closing Line)
121,677 Sq. Ft.
2.79 Acres
Area Prior to Revision(Total)
124,600± Sq. Ft.
2.9± Acres
Revised Area(Closing Line)
122,054 Sq. Ft.
2.80 Acres
Revised Area(Total)
124,980± Sq. Ft.
2.9± Acres



PROPERTY OF
STATE OF CONNECTICUT
DEPARTMENT OF
ENVIRONMENTAL
PROTECTION
PARCEL MAP#58A LOT #5B
Area Prior to Revision
13,083 Sq. Ft.
0.30 Acres
Revised Area
12,706 Sq. Ft.
0.29 Acres

LEGEND

- = Existing utility pole
- = Existing light pole
- = Existing fire hydrant
- = Existing water valve
- = Existing gas valve
- = Existing underground pipe
- = Existing edge of pavement
- = Existing bituminous concrete lip curb
- = Existing well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Existing utility box
- = Existing iron pin
- = Existing drill hole
- = Existing monument

SURVEY NOTES:

1. This map has been prepared pursuant to the Regulation 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, 1996.
2. Type of survey performed: Property Survey
3. Boundary determination category: Resurvey
4. Class of accuracy:
Horizontal: A-2
5. The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of all boundary monumentation found or set; (B) Apparent improvements and features, including as a minimum: dwellings, barns, garages, sheds, driveways, roadways, surface utilities, visible bodies of water and swimming pools; (C) record easements and visible means of ingress and egress; (D) record and apparent means of ingress and egress; (E) lines of occupation, including as a minimum: fences, walls, hedges and yards; (F) deed restrictions pertaining to the location of buildings or other apparent improvements; (G) unresolved conflicts with record deed descriptions and maps; (H) all apparent boundary encroachments; and (I) monumentation required to be set at all corners created by a deflection angle of not less than 70 degrees between two consecutive courses at an interval not to exceed 600 feet (180 meters) along the boundaries between said corners, except where natural or man-made monumentation defines or occupies the line.
6. Map References:
 - a) "Connecticut State Highway Department Right of Way Map; Town of North Branford; Forest Road; From Tommy's Path Northerly to the New Haven-Middletown Tpke. Route No. 139; Scale 1"=40'; Number 98-09; Sheet No. 1 of 2; Section No. 4; April 29, 1938; Last Revised February 27, 1975"
 - b) "Property of Elizabeth Desmond; Totoket and Forest Roads; North Branford, Conn.; Scale 1"=50'; Last Revised July 16, 1984 by Charles W. Peach, Sr."
 - c) "Property of North Branford-Norfolk Veterans of Foreign Wars Post #8294, Inc.; Forest Road; Conn. Route 22; North Branford, Connecticut; Scale 1"=50'; May 16, 1985 by Charles W. Peach, Sr."
 - d) "Existing Conditions Plan, Property Located as #730 Forest Road, North Branford, Connecticut; Scale: 1"=30'; Dated: 8/6/13 by Crisculo Engineering LLC."
7. Per agreement with property owner no boundary corners were set by this survey unless noted hereon. All monumentation found is depicted or noted hereon.
8. Zone: B1
9. Owner: Anello & Lia C. Saulino
10. Town of North Branford Assessors Map #58A Lot #5A
11. Filed in Volume 469, Page 937 of the Town Clerk's office.
12. This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and are not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.

To the best of my knowledge and belief, this map is substantially correct as noted hereon.		project #2436	drawn by: JML										
Stephen M. Giudice, L.S. Reg. No. 70145 NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO.		<table border="1"> <thead> <tr> <th colspan="2">Revisions:</th> </tr> <tr> <th>Date:</th> <th>Descriptions:</th> </tr> </thead> <tbody> <tr> <td>03-27-24</td> <td>Added Distances and Revised Areas</td> </tr> <tr> <td>08-26-24</td> <td>Revised per DEEP Requests</td> </tr> <tr> <td>08-27-24</td> <td>Revised Plan</td> </tr> </tbody> </table>		Revisions:		Date:	Descriptions:	03-27-24	Added Distances and Revised Areas	08-26-24	Revised per DEEP Requests	08-27-24	Revised Plan
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08-27-24	Revised Plan												

PROPERTY SURVEY MAP
DEPICTING LOT LINE REVISION BETWEEN
STATE OF CONNECTICUT, DEPARTMENT OF ENERGY
AND ENVIRONMENTAL PROTECTION,
STATE FARM RIVER WATER ACCESS AREA,
AND ANIELLO & LIA C. SAULINO
730 Forest Road - North Branford, Connecticut
January 9, 2024

Scale: 1" = 20'

COLE
civil + survey

876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

Sheet #:
LLR1

COLE #2436

