

ASSESSORS LOT 82
5 MOUNT VERNON DRIVE
N/F FRANCIS J. NEMETH +
CYNTHIA MARSELE
VOL 85 PG 300

ASSESSORS LOT 215
HOLCOMB STREET
N/F GALASSO HOLDINGS LLC
VOL 112 PG 814

ASSESSORS LOT 84
9 MOUNT VERNON DRIVE
N/F DIANE E. +
EDWARD J. KELLY, JR.
VOL 134 PG 337

ASSESSORS LOT 32-13
21 ASPEN RISE
N/F DONNS J. MATTERA
VOL 230 PG 704

GENERAL NOTES :

1. LOT AREA = 40.814 S.F. OR 0.937 ACRES
2. ZONE = R30 - RESIDENTIAL
3. ASSESSORS REFERENCE = MAP 15 LOT 83
4. DEED REFERENCE = VOL 224 P 740
5. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED ON SEPTEMBER 26, 1996.
6. TYPE OF SURVEY = IMPROVEMENT LOCATION SURVEY
7. BOUNDARY DETERMINATION CATEGORY = DEPENDANT RE-SURVEY
8. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS ARE APPROXIMATE AND OTHER SUCH FEATURES MAY EXIST UNKNOWN TO DUFOUR SURVEYING ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

MAP REFERENCES :

1. 'SECTION ONE, TALCOTT HEIGHTS, PROPERTY OF RONCARI INDUSTRIES, INC. HOLCOMB STREET EAST GRANBY, CONNECTICUT, JULY 1967. SCALE 1"=40'. PREPARED BY CLOSE, JENSEN + MILLER, E.G.L.R. MAP #587.'
2. 'SUBDIVISION PLAN, ASPEN RISE, PREPARED FOR LANDEV, INC., HARTFORD AVE. CT ROUTE 189 EAST GRANBY CONNECTICUT, NOVEMBER 23, 1987. SCALE 1"=100'. PREPARED BY ED LALLY + ASSOCIATES, E.G.L.R. MAP #1420.'

CURVE DATA

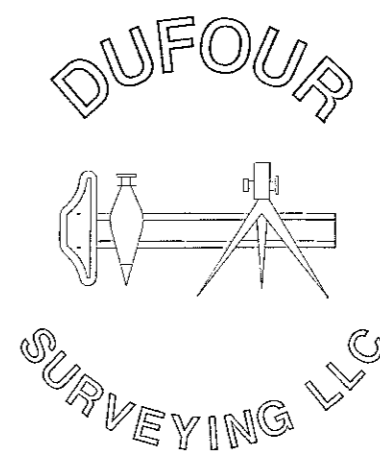
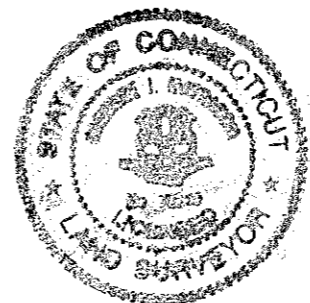
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	250.00'	143.24'	144.29'	N 48°39'40" E	32°49'44"
C2	250.00'	101.89'	101.18'	N 74°42'04" E	23°21'04"
C3	250.00'	55.00'	54.89'	N 23°53'39" E	12°36'18"
C4	200.00'	120.01'	118.21'	S 34°48'53" W	34°22'46"
C5	200.00'	120.10'	118.30'	N 69°10'26" E	34°24'20"

PROPOSED PLOT PLAN

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

CJM

CARMINE J. MATRASCA - L.S. # 70219
NOT VALID WITHOUT EMBOSSED SEAL



IMPROVEMENT LOCATION SURVEY		
PREPARED FOR: MONIQUE D. + THOMAS M. GERKEN		
ASSESSORS LOT 83 #7 MOUNT VERNON DRIVE EAST GRANBY, CONNECTICUT		
SCALE: 1"=20'	APPROVED: CARMINE J. MATRASCA - L.S. #70219	
DATE: 2-3-2023	JOB NO.: 23-04	FILE NO.: \23-04
DUFOUR SURVEYING LLC 575 NORTH MAIN STREET BRISTOL CT 860-314-0802 860-738-0222		