



LOCATION MAP SCALE: 1"=1000'

3207-3291 BERLIN TURNPIKE  
M/F  
SHIRLEY A & PERLEY L. GAGNON  
VOL. 739 PG. 435  
ASSESSOR'S MAP 27-135-000

3333 BERLIN TURNPIKE  
M/F  
ROCKY RIVER REALTY CO THE  
VOL. 240 PG. 55  
ASSESSOR'S MAP 27-133-000

3311 BERLIN TURNPIKE  
M/F  
BULLEY COMPANY II, LLC  
VOL. 1054 PG. 73  
ASSESSOR'S MAP 249-597-400  
AREA: 76,119 SF. (1.754 Ac.)



- MAP NOTES:
1. THIS MAP AND SURVEY HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND "THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS ON SEPTEMBER 26, 1996.
  2. THE BOUNDARY DETERMINATION CATEGORY IS A "DEPENDENT RESURVEY"
  3. THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF AN A-2/T-2 SURVEY.
  4. THE HORIZONTAL BASELINE CONFORMS TO A CLASS A-2 ACCURACY. THE VERTICAL BASELINE CONFORMS TO A CLASS V-2 ACCURACY. THE TOPOGRAPHIC FEATURES CONFORM TO A CLASS T-2 ACCURACY.
  5. THE NORTH ARROW AND BEARINGS ARE BASED UPON THE CONNECTICUT STATE COORDINATE SYSTEM N.A.D. 1983 (2011). THE ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) USING GEOID 12A. COORDINATES AND ELEVATIONS WERE DETERMINED FROM RTK GPS OBSERVATIONS MADE ON MAY 22, 2018.
  6. THE SUBJECT PARCEL IS LOCATED IN THE PD ZONE.
  7. UNDERGROUND UTILITIES, STRUCTURES AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE COMPANIES OR GOVERNMENTAL AGENCIES AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE WHICH IS UNKNOWN TO OSWALD BLUNT SURVEYING. ALL CONTRACTORS ARE REQUIRED TO CONTACT CALL-BEFORE-YOU-DIG AT 1-800-922-4455 FOR LOCATION AND OR STAKEOUT OF ANY UTILITY PRIOR TO ANY EXCAVATION.

CERTIFICATION

TO EXPRESS KITCHENS NEWINGTON, LLC; BULLEY COMPANY II, LLC; AND STEWART TIRE QUARANTY COMPANY.

THIS SURVEY WAS CONDUCTED ON THE GROUND ON MAY 22, 2018 AND THAT TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON AND THAT UNLESS OTHERWISE DEPICTED OR NOTED HEREON: A) TITLE LINES AND LINES OF OCCUPATION ARE THE SAME; B) ALL BUILDINGS HAVE BEEN LOCATED; C) BUILDINGS DO NOT ENDOURCH OVER STREET, TITLE OR EASEMENT LINES; D) BUILDINGS DO NOT VIOLATE MUNICIPAL SETBACK REQUIREMENTS OR DEED RESTRICTIONS PERTAINING TO THE LOCATION OF BUILDINGS; E) THERE ARE NO ENCROACHMENTS OR PROJECTIONS ON OR OVER THE PROPERTY OR ON EASEMENTS APPURTENANT TO THE SAME BY BUILDINGS OR IMPROVEMENTS ERECTED ON ADJACENT LANDS; F) THE PROPERTY IS NOT LOCATED WITHIN A FEMA FLOOD HAZARD ZONE; G) THERE ARE NO EASEMENTS OR ENCROACHMENTS AFFECTING THIS PROPERTY FROM A CAREFUL INSPECTION OF THE SAME, OTHER THAN THOSE DEPICTED THEREON.

*Russell Blunt*

OSWALD BLUNT L.S. # 12048



DATE: MAY 24, 2018  
RSVD: JUNE 18, 2018  
SCALE: 1"=20'  
SHEET: 1 OF 1  
DRAWN BY: K.R.

PROPERTY SURVEY  
OF  
3311 BERLIN TURNPIKE  
NEWINGTON, CONNECTICUT  
PREPARED FOR  
EXPRESS KITCHENS NEWINGTON, LLC



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

*Russell Blunt*

OSWALD BLUNT L.S.

LEGEND:

○ Iron Pin (Found)	☆ Light Pole	--- Underground Piping (San., Strm.)
□ Monument (Found)	○ Metal Post	— E — U/G Elec. Line
▲ Sign	⊥ Guy Anchor	— W — Water Line
○ Manhole	⊥ Water Gate	— O/H — Overhead Utilities
□ "C" Catch Basin	⊥ Gas Valve	— T — U/G Tele. Line
□ "C-L" Catch Basin	⊥ Gas Meter	— Chain Link Fence
○ Utility Pole	○ Deciduous Trees	— Tree Line
⊥ Mail Box	☆ Evergreen Trees	



88 FARMSTEAD LANE  
WINDSOR, CT 06095  
860.833.6850  
OswaldBluntSurveying.com



