NOTES:

DEED REFERENCE: VOL. 88 P. 266, VOL. 64 P. 464, BETHEL LAND RECORDS - SURVEY CONSISTS OF TAX ASSESSOR'S LOT 59-108-05 ONLY AND NOT ALL LAND DESCRIBED IN DEED.

PARCEL SUBJECT TO UTILITY EASEMENT FOUND VOL.57 PAGE 312 BETHEL LAND RECORDS

SUBJECT LOT IS LOCATED WITHIN THE "CI" ZONE DISTRICT

*VARIANCE GRANTED OF SEC. 118-32(A) REGARDING FRONT YARD SETBACK
**VARIANCE GRANTED VOL. 556 PAGE 160 BETHEL LAND RECORDS
***VARIANCE GRANTED OF SECTION #118-32A. REFER TO VOL. 968 PAGE 1105 BETHEL LAND RECORDS

BUILDING SETBACK LINES DEPICT POSSIBLE LINES ONLY AND ARE SUBJECT TO INTERPRETATION BY TOWN ZONING OFFICIALS.

VERTICAL DATUM IS AN ASSUMED SYSTEM.

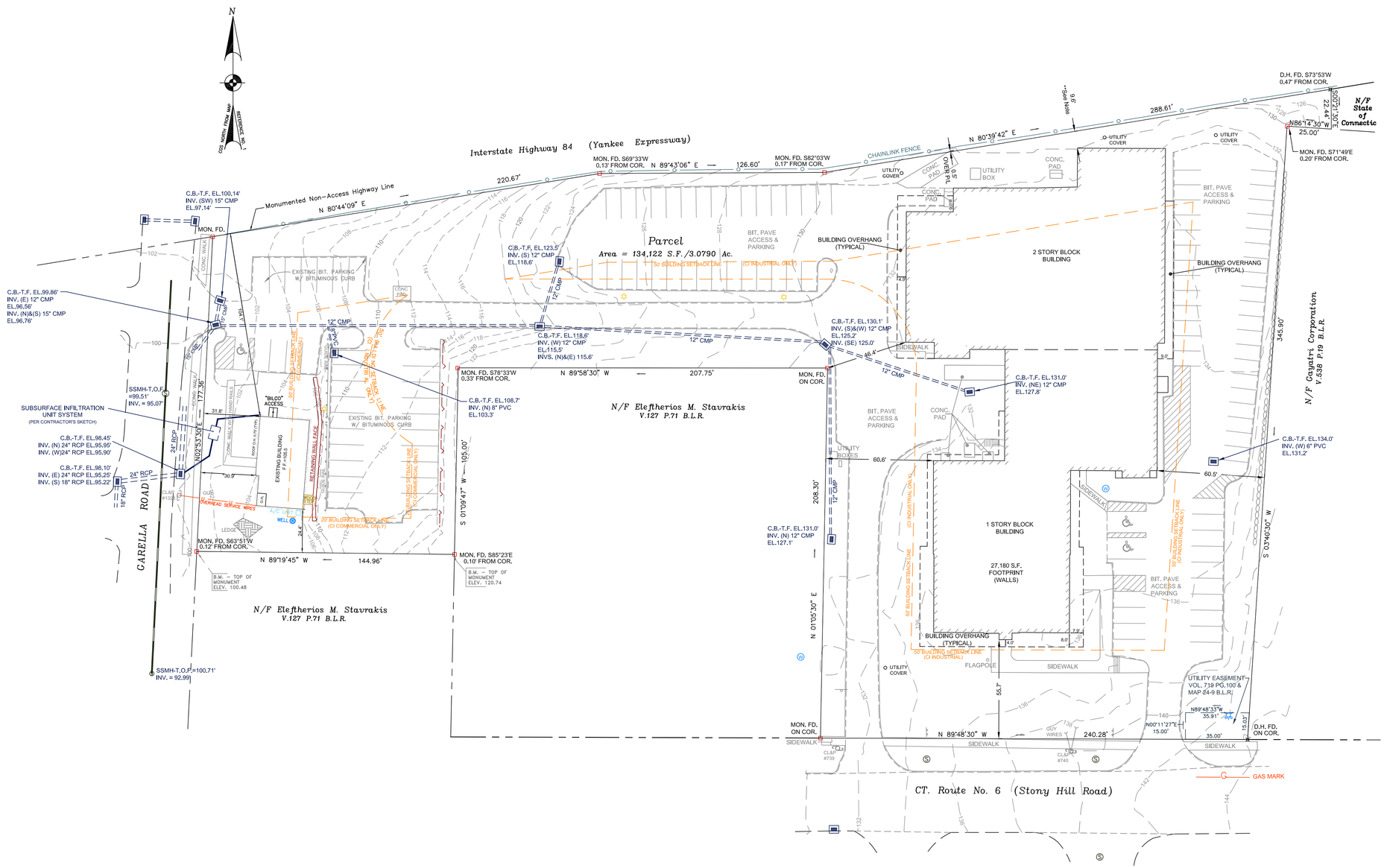
MAP REFERENCES:

1) "MAP PREPARED FOR BLACKSTONE INDUSTRIES, INC., BETHEL, CONNECTICUT, SCALE 1" = 40', AREA : 4.185 ACRES, DATE AUG. 27, 2001", PREPARED BY NEW ENGLAND LAND SURVEYING, P.C. AND RECORDED AS FILE 24 MAP 9, BETHEL LAND RECORDS.

2) "MAP SHOWING PROPERTY OF LOUIS KATZ, ROUTE U.S. 6, BETHEL, CONNECTICUT, SCALE 1" = 20', OCT. 18, 1971", PREPARED BY SYDNEY A. RAPP, JR. AND RECORDED AS FILE 14 MAP 3, BETHEL LAND RECORDS.

3) "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF BETHEL, YANKEE EXPRESSWAY FROM THE DANBURY-BETHEL TOWN LINE NORTHEASTERLY TO THE BETHEL-BROOKFIELD TOWN LINE, SCALE 1" = 80', APRIL 1, 1964" AND RECORDED AS FILE 11 MAP 24, BETHEL LAND RECORDS.

4) " CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF BETHEL, NEWTOWN-DANBURY ROAD FROM THE NEWTOWN TOWN LINE WESTERLY TO THE DANBURY TOWN LINE, SCALE 1" = 40', SEPT. 30, 1931".



LEGEND

- EXISTING BOUNDARY LINE
- EXISTING BUILDING LINE/ SETBACKS
- EXISTING IRON PIN
- EXISTING IRON PIPE
- EXISTING MONUMENT
- EXISTING DRILL HOLE
- EXISTING SEWER PIPE
- EXISTING SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING EDGE OF PAVEMENT (ROAD)
- EXISTING EDGE OF PAVEMENT (PARKING)
- EXISTING EDGE OF PAVEMENT (DRIVEWAY)
- EXISTING BUILDING/HOUSE
- EXISTING CHAIN LINK FENCE

OWNER OF RECORD: BLACKSTONE INDUSTRIES, INC.

Underground utility, structure and facility locations shown have been determined from record maps provided by utility companies, governmental agencies, testimony, field locations, and other sources. Other utilities may exist on site or in the area shown . The size, location, and existence of all underground features must be field verified by the appropriate providers prior to construction Call Before You Dig. 1-800-922-4455.

1) COPIES NOT BEARING THE EMBOSSED SEAL OF THE SURVEYOR OR ENGINEER SHALL BE RENDERED NULL AND VOID.

2) REVISIONS TO THESE PLANS BY ANYONE OTHER THAN ARTHUR H, HOWLAND, PC SHALL MAKE THESE PLANS NULL AND VOID. ARTHUR H, HOWLAND, PC SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISIONS:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES, "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT," AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

TYPE OF SURVEY:
BUILDING LOCATION SURVEY MAP/ TOPOGRAPHIC MAP

BOUNDARY DETERMINATION CATEGORY:
RESURVEY

CLASSES OF ACCURACY:
HORIZONTAL A-2
VERTICAL T-2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

MICHAEL A. NATALE, L.S. CT #15569

ARTHUR H. HOWLAND & ASSOCIATES, P.C.
CIVIL ENGINEERS • LAND SURVEYORS
SOIL SCIENTISTS • LAND PLANNERS
143 WEST STREET | SUITE E, NEW MILFORD, CONNECTICUT 06776
PHONE: (860) 350-4418 - EMAIL: INFO@AHOWLAND.COM
FAX: (860) 350-4419 - WEB: WWW.AHOWLAND.COM

EXISTING CONDITIONS SURVEY MAP

prepared for

JAMM Real Estate, LLC

Tax Assessor Lot 59-108-05

4 Garella Road & 16 Stony Hill Road

Town of Bethel
County of Fairfield
State of Connecticut

DATE: **October 22, 2013**

SCALE: **1" = 30'**

0 1 2
INCHES ON ORIGINAL

SHEET: **EC.1**