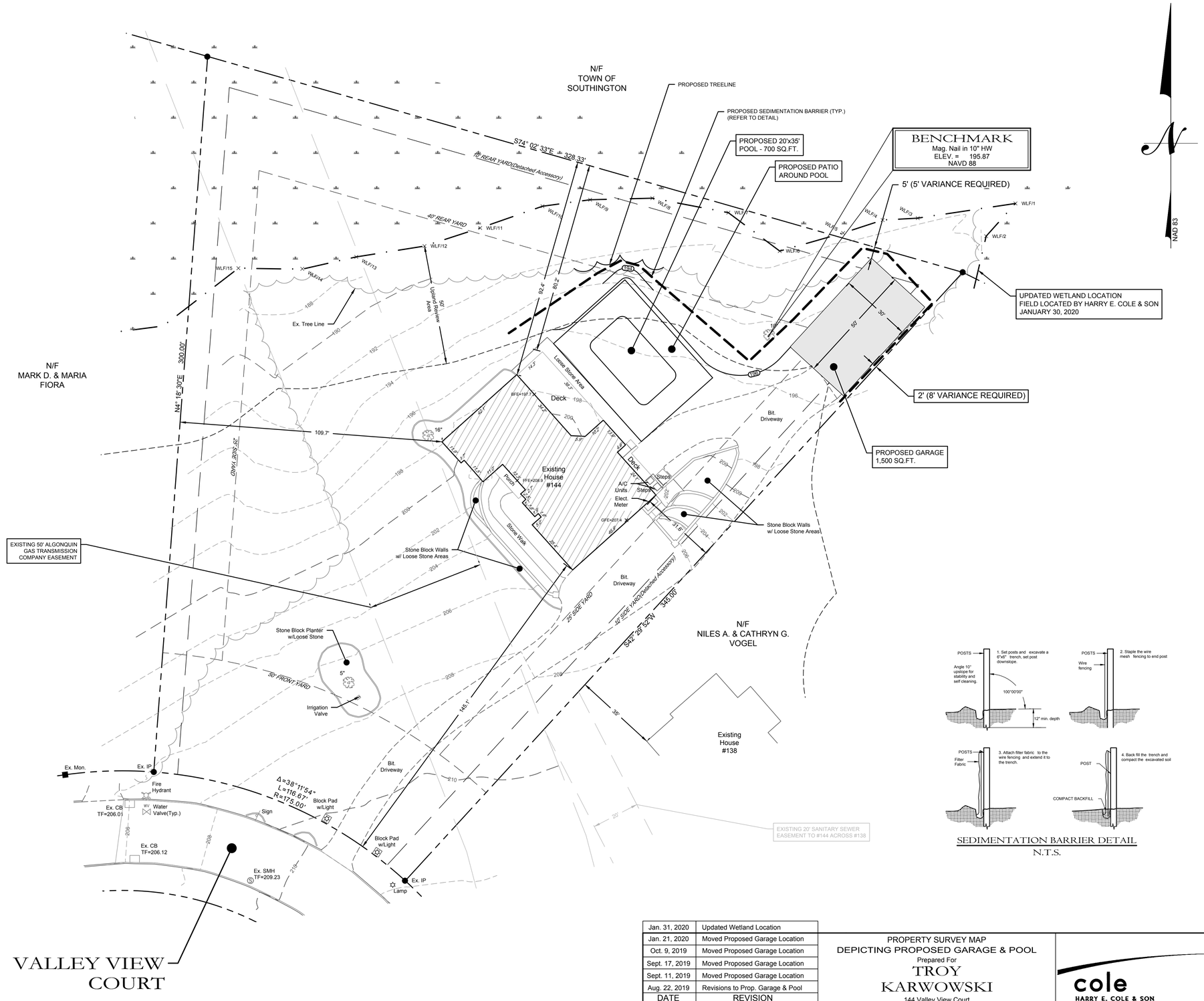
DRAWING NAME: P:\Land Projects\1819-Karwoski, Troy-144 Valley View Court, Southington-CT\04409.dwg\1819 - Proposed Garage.dwg LAYOUT: Proposed Garage PLOT DATE: Jan 31, 2020 - 1:15pm OPERATOR: JLewis

LEGEND

- = Existing utility pole
- = Existing light pole
- = Existing fire hydrant
- WV = Existing water valve
- GV = 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
- 000 = Existing contour
- x000.0 = Existing spot elevation
- = 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: Dependent Resurvey

4. Class of accuracy:
   Horizontal: A-2
   Vertical:T-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 intervals 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) "Record Subdivision Plan, Deer Meadow Estates, Prepared for Calvanese & Kastner, LLC, East Street, Southington, Connecticut; Scale:1"=40'; Dated: July 21, 2000; Last Revised: Oct. 4, 2000; Sheet #3 of 13. Approved by: Robert E. Cole, L.S. #6847. Filed as Map 114, Drawer 23 of the S.L.R."

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: R-40

9. Total area: 15,800 Sq. Ft. - 0.36 Acres

10. Owner: Troy R. & Kelly Y. Karwowski

11. Town of Southington Assessors Map #6 Lot #125

12. Filed in Volume 1399, Page 467 of the Town Clerk's office.

13. 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.

SEDIMENTATION BARRIER DETAIL
N.T.S.

DATE	REVISION
Jan. 31, 2020	Updated Wetland Location
Jan. 21, 2020	Moved Proposed Garage Location
Oct. 9, 2019	Moved Proposed Garage Location
Sept. 17, 2019	Moved Proposed Garage Location
Sept. 11, 2019	Moved Proposed Garage Location
Aug. 22, 2019	Revisions to Prop. Garage & Pool

To the best of my knowledge and belief, this map is substantially correct as noted hereon.

#70145
Stephen M. Giudice, L.S. Reg. No.

NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

PROPERTY SURVEY MAP
DEPICTING PROPOSED GARAGE & POOL
Prepared For
TROY
KARWOWSKI
144 Valley View Court
Southington, Connecticut
May 15, 2019 Scale: 1" = 20'
20' 10' 0 10' 20'

F.B. #: PROJECT #: 1819

cole
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