

**LEGEND**

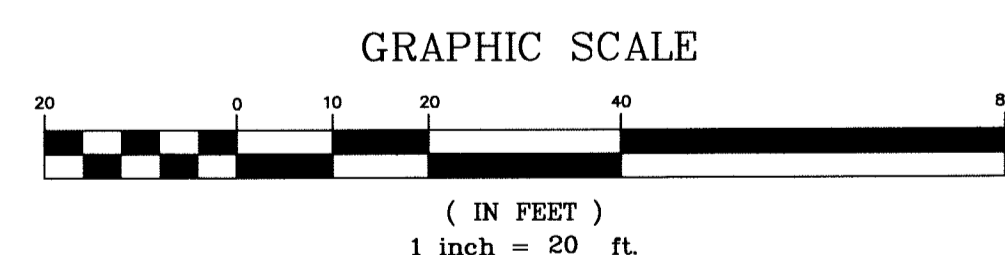
- STONE WALL
- SANITARY SEWER
- ELECTRIC LINE
- PROPANE LINE
- FENCE
- STORM SEWER
- CONTOUR LINE
- FOLIAGE LINE
- IRON PIN
- SURVEY MONUMENT
- DRILL HOLE
- CURB CATCHBASIN
- CURBLESS CATCHBASIN
- UTILITY POLE
- UTILITY POLE WITH GUY
- WATER GATE VALVE
- GAS GATE VALVE
- HYDRANT
- SANITARY MANHOLE
- YARD DRAIN
- LIGHT STAND

**MAP REFERENCES :**

1. "PROPERTY SURVEY - PREPARED FOR - BORGHESI BUILDING AND ENGINEERING COMPANY, INC - EAST MAIN STREET - TORRINGTON, CONNECTICUT", scale 1" = 30', dated June, 2016 and prepared by GM2 Associates, Inc.
2. "IMPROVEMENT LOCATION SURVEY - PROPERTY OF - EDWARD DISKAVICH - DIBBLE STREET - TORRINGTON, CONNECTICUT", scale 1" = 20', dated April, 2005 and prepared by Sterling Land Surveying, LLC.
3. "PROPERTY SURVEY - LOT LINE REVISION - PREPARED FOR - ETHEL W. MELIUS - & - DIBBLE STREET ASSOCIATES, LLC - DIBBLE STREET - TORRINGTON, CONNECTICUT", scale 1" = 20', dated September, 2012 and prepared by GM2 Associates, Inc.
4. "PROPERTY SURVEY PREPARED FOR - ETHEL W. MELIUS - DIBBLE AND EAST MAIN STREETS - TORRINGTON, CONNECTICUT", scale 1" = 40', dated 12-19-96 and prepared by Dicara Land Surveying Services.
5. "PROPERTY SURVEY PREPARED FOR - ETHEL W. MELIUS - DIBBLE AND EAST MAIN STREETS - TORRINGTON, CONNECTICUT", scale 1" = 40', dated 9-18-99 and prepared by Dicar Land Surveying Services.
6. "PROPERTY SURVEY PREPARED FOR - ETHEL W. MELIUS - THOMAS P. WHEELER, ET AL - DIBBLE AND EAST MAIN STREETS - TORRINGTON, CONNECTICUT", scale 1" = 40', dated 04-30-2000 and prepared by Dicara Land Surveying Services.
7. "PROPERTY SURVEY - DEPICTING PARCEL A OWNED BY - ETHEL W. MELIUS - TO BE CONVEYED TO - DIBBLE STREET ASSOCIATES, LLC - DIBBLE STREET - TORRINGTON, CONNECTICUT", scale 1" = 30', dated June 4, 2002 and prepared by Nascimbeni & Jahne Surveyors, P.C.
8. "PLEASANT VIEW - TORRINGTON, CONN - DEVELOPED BY - EAGLE REALTY CO. - CENTRAL FALLS, R.I.", scale 1" = 60', dated July 26, 1921 and prepared by Wilcox Engineering Co.

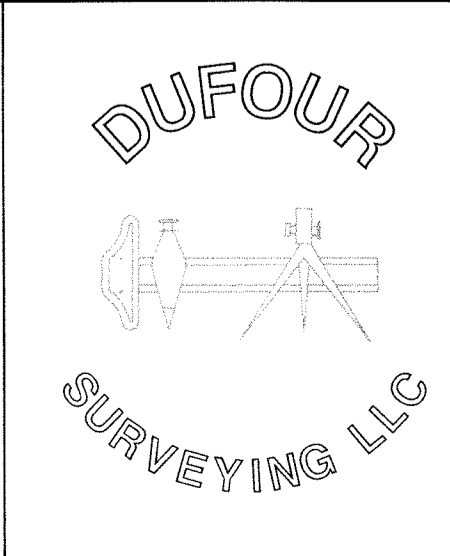
**NOTES:**

1. 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.
2. TYPE OF SURVEY - LIMITED PROPERTY SURVEY
3. BOUNDARY DETERMINATION CATEGORY = DEPENDENT RE-SURVEY
4. OWNERS OF RECORD - ANNETTE & ANTONY McGRATH (Vol.654 - Pg.70 & Vol.928 - Pg.73) and DIBBLE STREET ASSOCIATES (Vol.1144 - Pg.282)
5. TOTAL AREA - 66,470 S.F. or 1.526 Ac.
6. ZONE - LB & R10S
7. ELEVATIONS TAKEN FROM MAP REFERENCE #1
8. UNDERGROUND UTILITIES, 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 PAROLE 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
9. NO WETLANDS EXIST ON THIS PROPERTY BASED ON FIELD INSPECTION BY GEORGE MAILIA - SOIL SCIENTIST IN AUGUST 2021.



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 & T-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.

*Carmine J. Matrascia*  
 CARMINE J. MATRASCIA - L.S. #70219  
 NOT VALID WITHOUT EMBOSSED SEAL



IMPROVEMENT LOCATION SURVEY		
PREPARED FOR: BORGHESI BUILDING & ENGINEERING COMPANY, INC		
#1569 EAST MAIN STREET & DIBBLE STREET, TORRINGTON, CONNECTICUT		
SCALE: 1" = 20'	APPROVED: CARMINE J. MATRASCIA - L.S. #70219	
DATE: 08-24-2021	JOB NO.: 21-46	FILE NO.: 21-46
DUFOUR SURVEYING LLC 575 NORTH MAIN STREET BRISTOL, CONNECTICUT 860-314-0502 860-738-0222		

