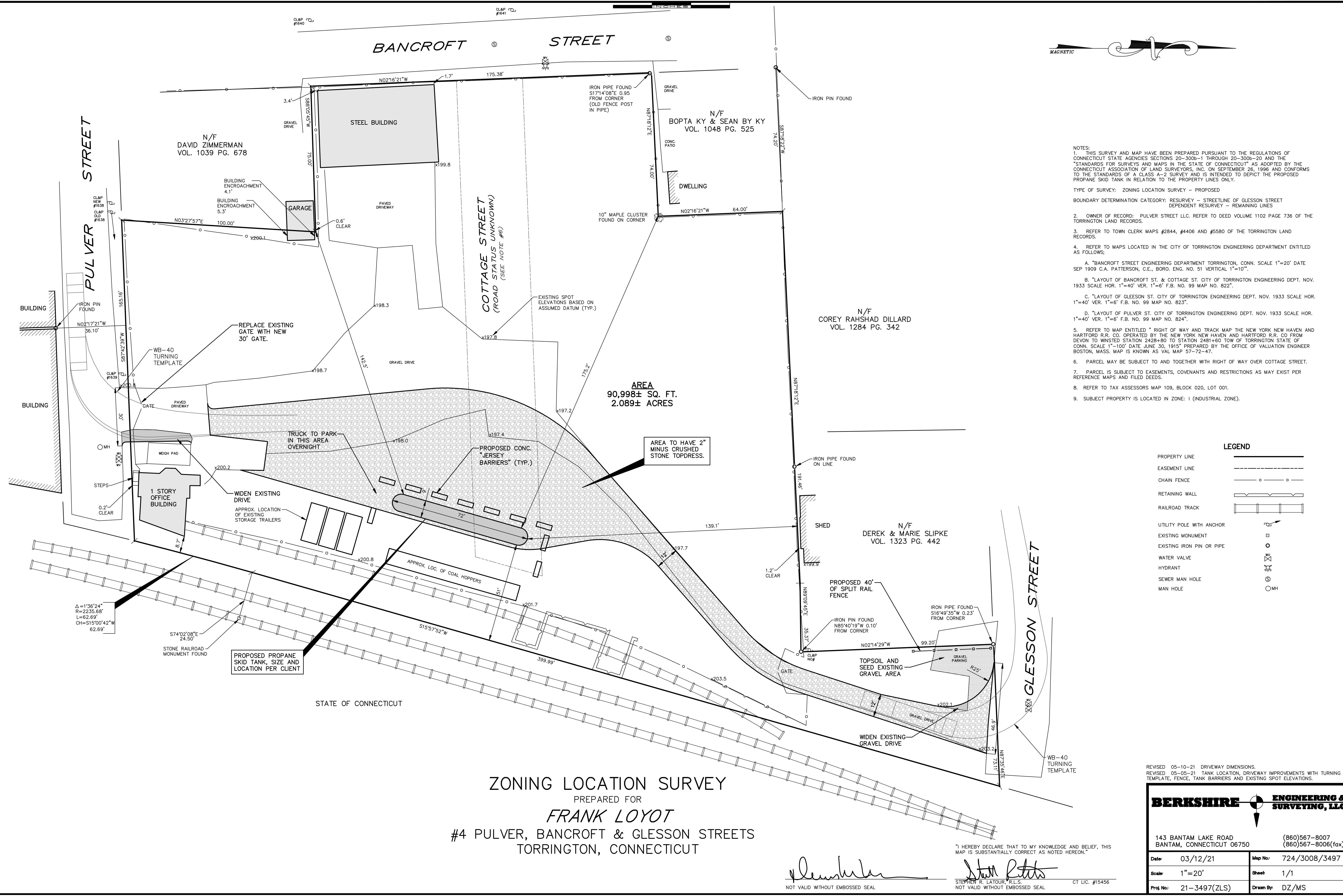
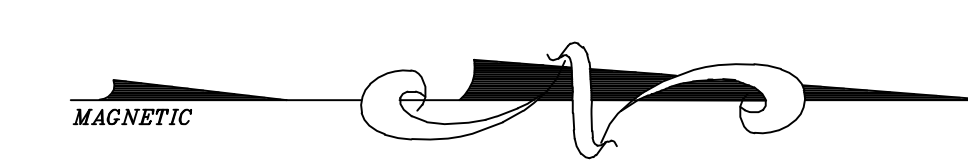


BANCROFT STREET



- NOTES:
- THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-3006-1 THROUGH 20-3006-20 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 AND CONFORMS TO THE STANDARDS OF A CLASS A-2 SURVEY AND IS INTENDED TO DEPICT THE PROPOSED PROPANE SKID TANK IN RELATION TO THE PROPERTY LINES ONLY.
  - TYPE OF SURVEY: ZONING LOCATION SURVEY - PROPOSED
  - BOUNDARY DETERMINATION CATEGORY: RESURVEY - STREETLINE OF GLESSON STREET DEPENDENT RESURVEY - REMAINING LINES
  - OWNER OF RECORD: PULVER STREET LLC. REFER TO DEED VOLUME 1102 PAGE 736 OF THE TORRINGTON LAND RECORDS.
  - REFER TO TOWN CLERK MAPS #2844, #4406 AND #5580 OF THE TORRINGTON LAND RECORDS.
  - REFER TO MAPS LOCATED IN THE CITY OF TORRINGTON ENGINEERING DEPARTMENT ENTITLED AS FOLLOWS:
    - "BANCROFT STREET ENGINEERING DEPARTMENT TORRINGTON, CONN. SCALE 1"=20' DATE SEP 1909 C.A. PATTERSON, C.E., BORO. ENG. NO. 51 VERTICAL 1"=10"
    - "LAYOUT OF BANCROFT ST. & COTTAGE ST. CITY OF TORRINGTON ENGINEERING DEPT. NOV. 1933 SCALE HOR. 1"=40' VER. 1"=6' F.B. NO. 99 MAP NO. 822"
    - "LAYOUT OF GLESSON ST. CITY OF TORRINGTON ENGINEERING DEPT. NOV. 1933 SCALE HOR. 1"=40' VER. 1"=6' F.B. NO. 99 MAP NO. 823"
    - "LAYOUT OF PULVER ST. CITY OF TORRINGTON ENGINEERING DEPT. NOV. 1933 SCALE HOR. 1"=40' VER. 1"=6' F.B. NO. 99 MAP NO. 824"
  - REFER TO MAP ENTITLED "RIGHT OF WAY AND TRACK MAP THE NEW YORK NEW HAVEN AND HARTFORD R.R. CO. OPERATED BY THE NEW YORK NEW HAVEN AND HARTFORD R.R. CO FROM DEVON TO WINSTED STATION 2428+80 TO STATION 2481+60 TOW OF TORRINGTON STATE OF CONN. SCALE 1"=100' DATE JUNE 30, 1915" PREPARED BY THE OFFICE OF VALUATION ENGINEER BOSTON, MASS. MAP IS KNOWN AS VAL MAP 57-72-47.
  - PARCEL MAY BE SUBJECT TO AND TOGETHER WITH RIGHT OF WAY OVER COTTAGE STREET.
  - PARCEL IS SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS AS MAY EXIST PER REFERENCE MAPS AND FILED DEEDS.
  - REFER TO TAX ASSESSORS MAP 109, BLOCK 020, LOT 001.
  - SUBJECT PROPERTY IS LOCATED IN ZONE: I (INDUSTRIAL ZONE).

AREA  
90,998± SQ. FT.  
2.089± ACRES

AREA TO HAVE 2" MINUS CRUSHED STONE TOPDRESS.

LEGEND

PROPERTY LINE	—
EASEMENT LINE	- - -
CHAIN FENCE	o - o - o - o
RETAINING WALL	—
RAILROAD TRACK	—
UTILITY POLE WITH ANCHOR	⊕
EXISTING MONUMENT	□
EXISTING IRON PIN OR PIPE	○
WATER VALVE	⊕
HYDRANT	⊕
SEWER MAN HOLE	⊕
MAN HOLE	○

ZONING LOCATION SURVEY

PREPARED FOR  
**FRANK LOYOT**  
#4 PULVER, BANCROFT & GLESSON STREETS  
TORRINGTON, CONNECTICUT

REVISED 05-10-21 DRIVEWAY DIMENSIONS.  
REVISED 05-05-21 TANK LOCATION, DRIVEWAY IMPROVEMENTS WITH TURNING TEMPLATE, FENCE, TANK BARRIERS AND EXISTING SPOT ELEVATIONS.

**BERKSHIRE ENGINEERING & SURVEYING, LLC**

143 BANTAM LAKE ROAD BANTAM, CONNECTICUT 06750 (860)567-8007 (860)567-8006(fax)

Date: 03/12/21	Map No: 724/3008/3497
Scale: 1"=20'	Sheet: 1/1
Proj No: 21-3497(ZLS)	Drawn By: DZ/MS

"I HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."

*Stephen R. Latour*  
STEPHEN R. LATOUR, R.L.S. CT LIC. #15456  
NOT VALID WITHOUT EMBOSSED SEAL

*Stacy Patis*  
STACY PATIS, R.L.S. CT LIC. #15456  
NOT VALID WITHOUT EMBOSSED SEAL