



LEGEND

- STONE WALL
- SANITARY SEWER
- ELECTRIC LINE
- PROGRAM 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 GMZ Associates, Inc.
2. "IMPROVEMENT LOCATION SURVEY - PROPERTY OF - EDWARD DISKAWICH - 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 GMZ Associates, Inc.
4. "PROPERTY SURVEY PREPARED FOR - ETHEL W. MELIUS - DIBBLE AND EAST MAIN STREETS - TORRINGTON, CONNECTICUT", scale 1" = 40', dated 12-19-98 and prepared by Dieral 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 Dieral 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 Dieral 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 Naschbani & Jahnke Surveyors, P.C.
8. "PLEASANT VIEW - TORRINGTON, CONN. - DEVELOPED BY - EAGLE REALTY CO. - CENTRAL FALLS, RI.", 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 & ANTHONY MCGRAH (Vol.654 - Pg.70 & Vol.928 - Pg.73) and DIBBLE STREET ASSOCIATES (Vol.1233 - Pg.19)
5. TOTAL AREA - 36,390 S.F. or 0.835 AC.
6. ALL IMPROVEMENTS NOT SHOWN
7. 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 PAOLE 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
8. NO WETLANDS EXIST ON THIS PROPERTY BASED ON FIELD INSPECTION BY GEORGE MAJALA - SOIL SCIENTIST IN AUGUST 2021.

MAP PREPARED TO SHOW PROPERTY TO BE CHANGED FROM ZONE R-10S TO ZONE LB

ZONING LOCATION SURVEY

PREPARED FOR:	BORGHESI BUILDING AND ENGINEERING COMPANY INC.
DIBBLE STREET TORRINGTON, CONNECTICUT	
SCALE:	1" = 60'
DATE:	09-07-2021
JOB NO.:	21-48
FILE NO.:	21-48
APPROVER:	CARLINE J. MATRACCA - L.S.#70219
DUFOUR SURVEYING LLC	
575 NORTH MAIN STREET	
860-314-9202	860-736-0222

REVISED: 09-17-2021 (Existing Zone Line)

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.S. SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF AGENCY OF SURVEYS AND MAPS ADOPTED SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED

CARLINE J. MATRACCA - L.S.#70219
NOT VALID WITHOUT ENGINEER'S SEAL

