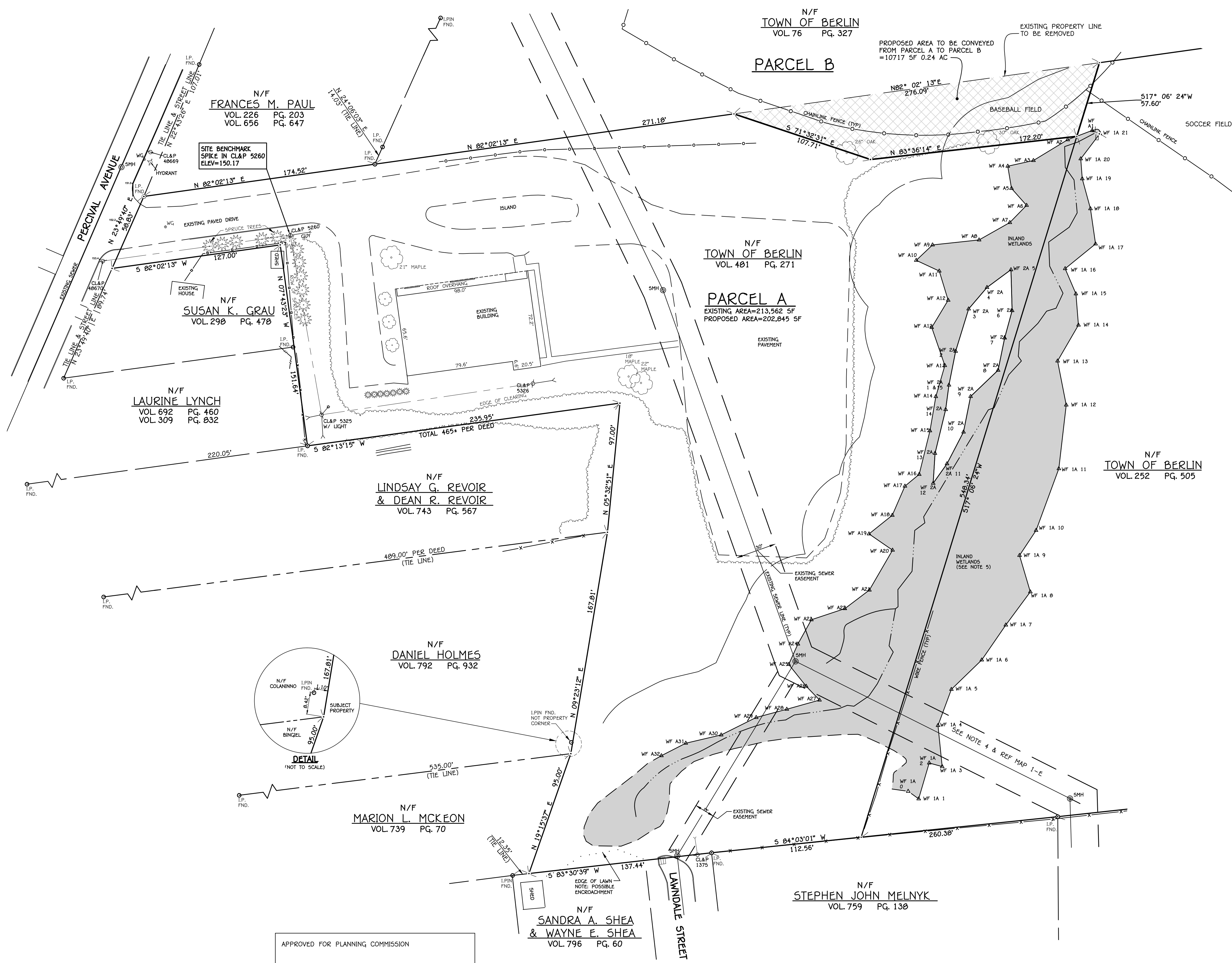


LOCATION MAP
SCALE: 1"=1000'



- NOTES:
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - PROPERTY SURVEY, DIVISION OF PROPERTY OF, KEITH R & JUDITH A. DAVIS, LOT 59 / BLOCK 54, #181 PERCIVAL AVENUE, BERLIN, CONNECTICUT, DATED: OCTOBER 10, 1996, BY: MBA ENGINEERING, INC.
 - PROPERTY OF, ALBERT GEORGINI, EL AL, BERLIN, CONN., OCTOBER 1960, REVISED SEPTEMBER 1969, BY: A. W. BACON.
 - CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF BERLIN, KENSINGTON-MERIDEN ROAD, IN THE VICINITY OF THE AMERICAN PAPER GOODS COMPANY, DATED: SEPT. 14, 1928, REVISED THRU OCTOBER 1, 1981, NUMBER 140 SHEET 1.
 - MAP OF PROPERTY OF HENRY CHOTKOWSKI, SITUATED IN KENSINGTON, BERLIN, CONN., DATE: APRIL 30, 1926.
 - KENSINGTON FIRE DISTRICT, KENTON-ROBBINS ROAD OUTLET SEWER DATE AUGUST 1955, BY: A.W. BACON.
 - KENSINGTON FIRE DISTRICT, SEWER MAP, PERCIVAL AVENUE, DATE: NOVEMBER 1950, BY: A.W. BACON.
 - PROPERTY OF BERLIN ELDERLY HOUSING, PERCIVAL AVENUE (REAR), BERLIN CONNECTICUT, DATE: JAN. 11, 1977, BY: CLOSE, JENSEN & MILLER.
 - PLOT PLAN SHOWING PROPOSED KNIGHTS OF COLUMBUS BLDG, PERCIVAL AVE., BERLIN, CONN., DATE: SEPT. 14, 1961, BY: D.A. NAPLES.
 - CONVEYANCE MAP FOR BARBARA ORCUTT, PROPERTY KNOWN AS LOT 41.C / BLOCK 54, ROBBINS ROAD, BERLIN, CONNECTICUT, DATE: MARCH 14, 1995, BY: MBA ENGINEERING, INC.
 - LIMITED PROPERTY / BOUNDARY SURVEY, PROPOSED RESIDENTIAL SUBDIVISION FOR BARBARA ORCUTT, PROPERTY KNOWN AS LOT 41.C / BLOCK 54, ROBBINS ROAD & HALL LANE, BERLIN, CONNECTICUT, DATE: FEBRUARY 17, 1998, REV. THRU FEB. 19, 1999, BY: MBA ENGINEERING, INC.
 - FOR SUBJECT PROPERTY, REFERENCE IS MADE TO THE FOLLOWING DEED ON FILE IN THE TOWN OF BERLIN LAND RECORDS AS VOL. 481 PG. 271 AND VOL. 252 PG. 505 AND LISTED ON ASSESSOR'S MAP B-4 BLOCK 54 AS LOTS 63 & 65.
 - PROPERTY IS SUBJECT TO RIGHTS IN FAVOR OF THE KENSINGTON FIRE DISTRICT FOR SEWER MAINS AS PER VOL. 114 PG. 317.
 - CONTOURS SHOWN HEREON TAKEN BY FIELD SURVEY AND BASED ON NAVD 88.
 - WETLANDS DELINEATION BY REMA ECOLOGICAL SERVICES LLC, DECEMBER 2013 & LOCATED BY FIELD SURVEY, EXCEPTING AREA OF WETLAND LOCATED BETWEEN WF A32 & WF 1A 0
 - PARCEL AREA = 383,678 S.F. (=8.81 AC.).



PREPARED FOR HOUSING AUTHORITY OF THE TOWN OF BERLIN

- LEGEND
- UTILITY POLE
 - CONC. MON. □ CONCRETE MONUMENT
 - FND. FOUND
 - LPIN ○ IRON PIN
 - IP. ○ IRON PIPE
 - STONEWALL
 - FIRE HYDRANT
 - EDGE OF WETLAND/FLAG NUMBER
 - EDGE OF TREELINE
 - RETAINING WALL
 - BCLC BITUMINOUS CONCRETE LIP CURBING
 - W.S.O. WATER SHUTOFF
 - W.G. WATER GATE

APPROVED FOR PLANNING COMMISSION

CHAIRMAN

DATE

BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

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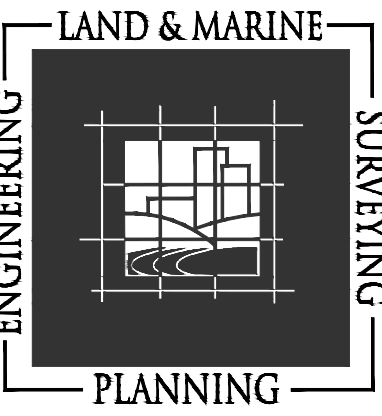
THE WORD "CERTIFY", AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS PLAN UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.

CERTIFICATION NOTES:

- THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 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.
- TYPE OF SURVEY: PROPERTY SURVEY
- BOUNDARY DETERMINATION: EXISTING PROPERTY LINES ARE RESURVEY
- THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-2

ANGUS L. McDONALD JR.
CONN. L.S. #70173

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



ANGUS McDONALD
GARY SHARPE
& ASSOCIATES, INC.
SINCE 1966

P.O. BOX 808, 233 BOSTON POST ROAD
OLD SAYBROOK, CONNECTICUT 06476
TEL. (860) 388-4471 FAX (860) 388-3862

PROPERTY LINE REVISION MAP	
PROPERTIES OF TOWN OF BERLIN	
143 PERCIVAL AVENUE BERLIN, CONNECTICUT	
DATE: JUNE 19, 2023	SCALE: 1"=40'
DRN MCM	CK'D
SHEET 1 of 1	JOB NO. 135948
REVISIONS:	