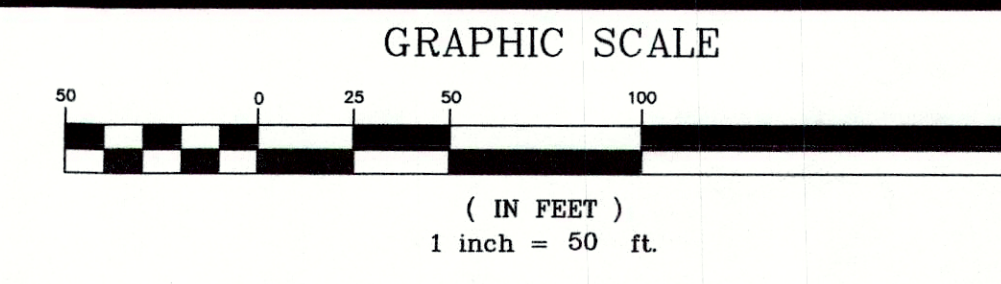
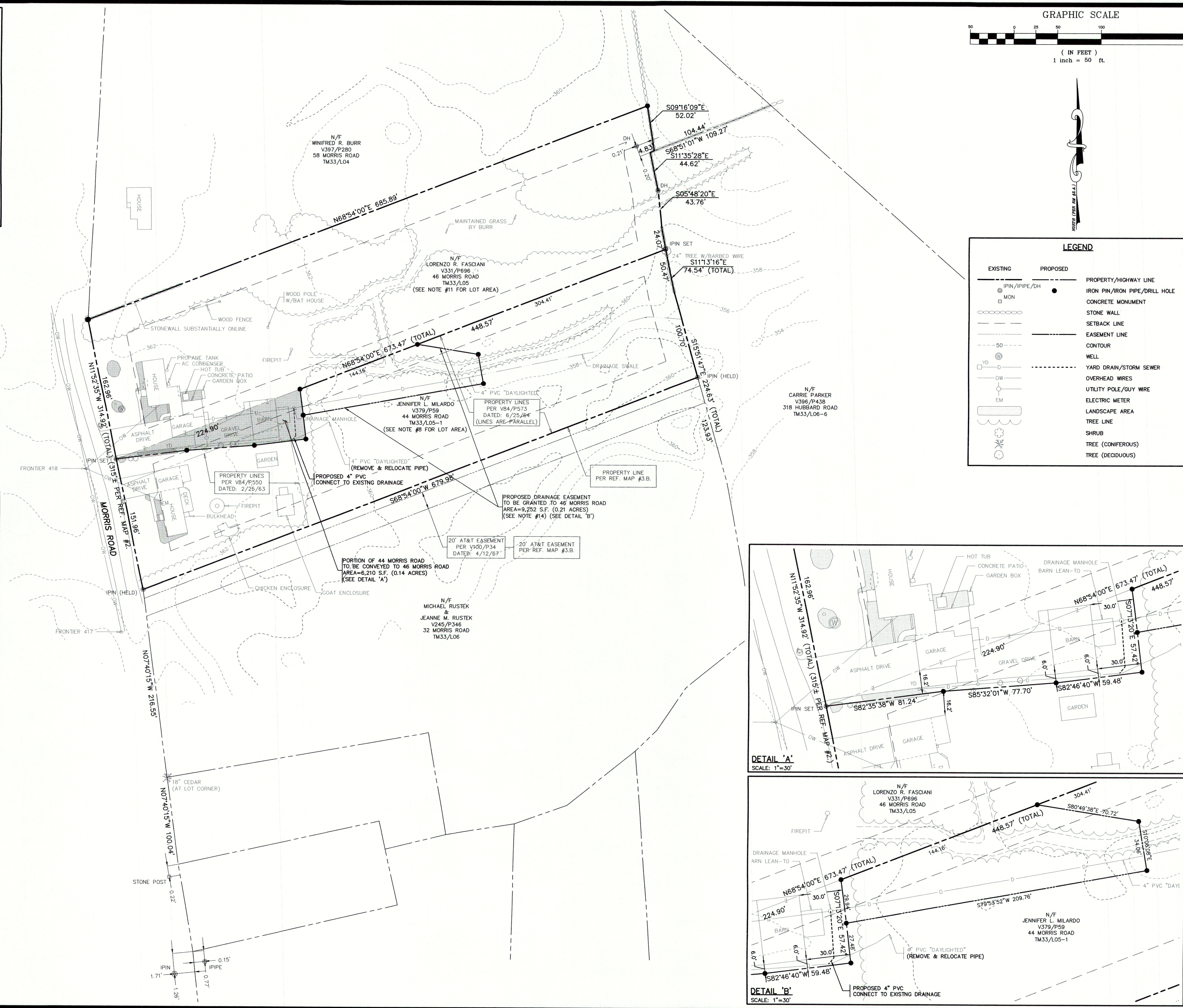
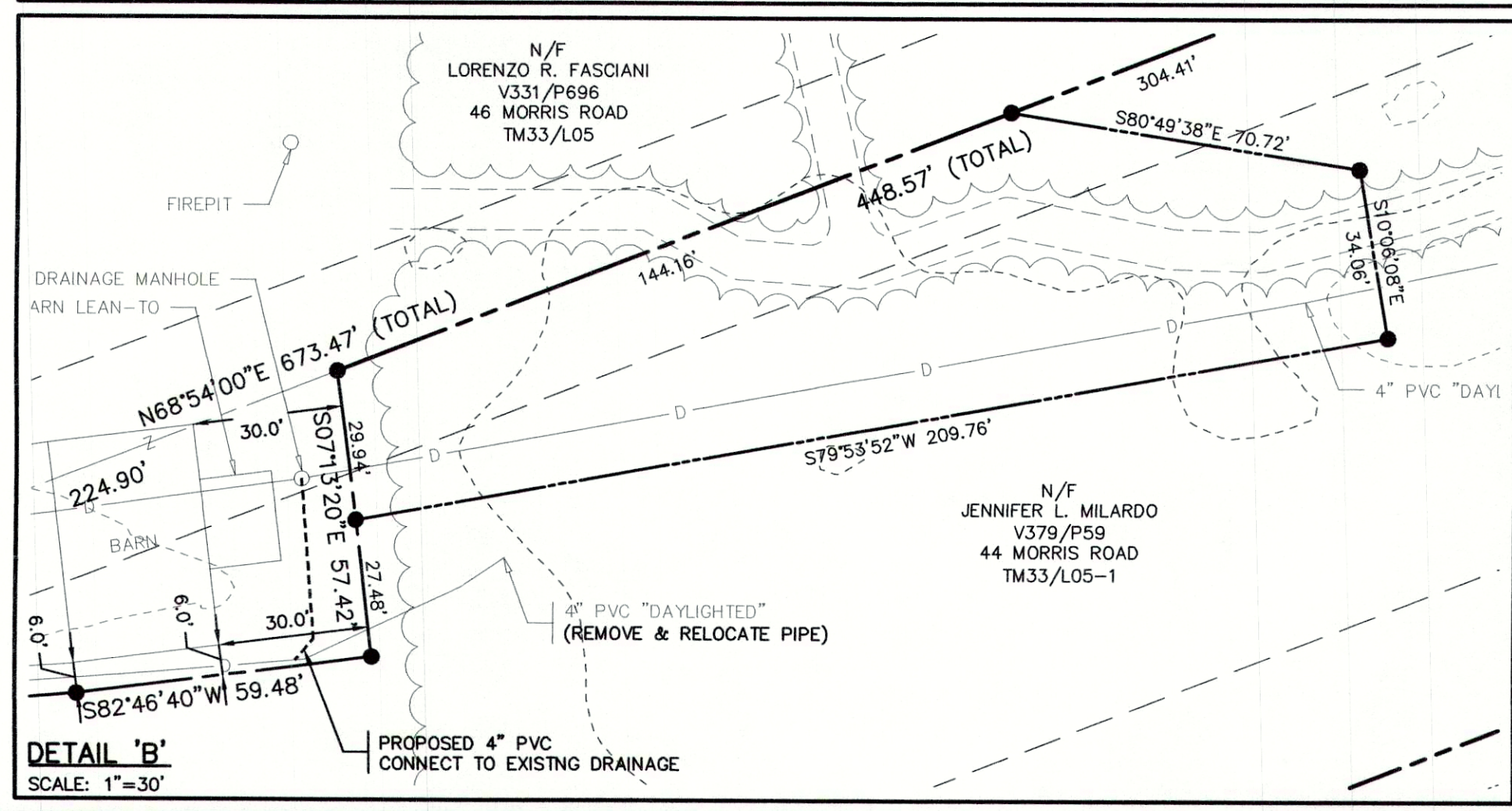
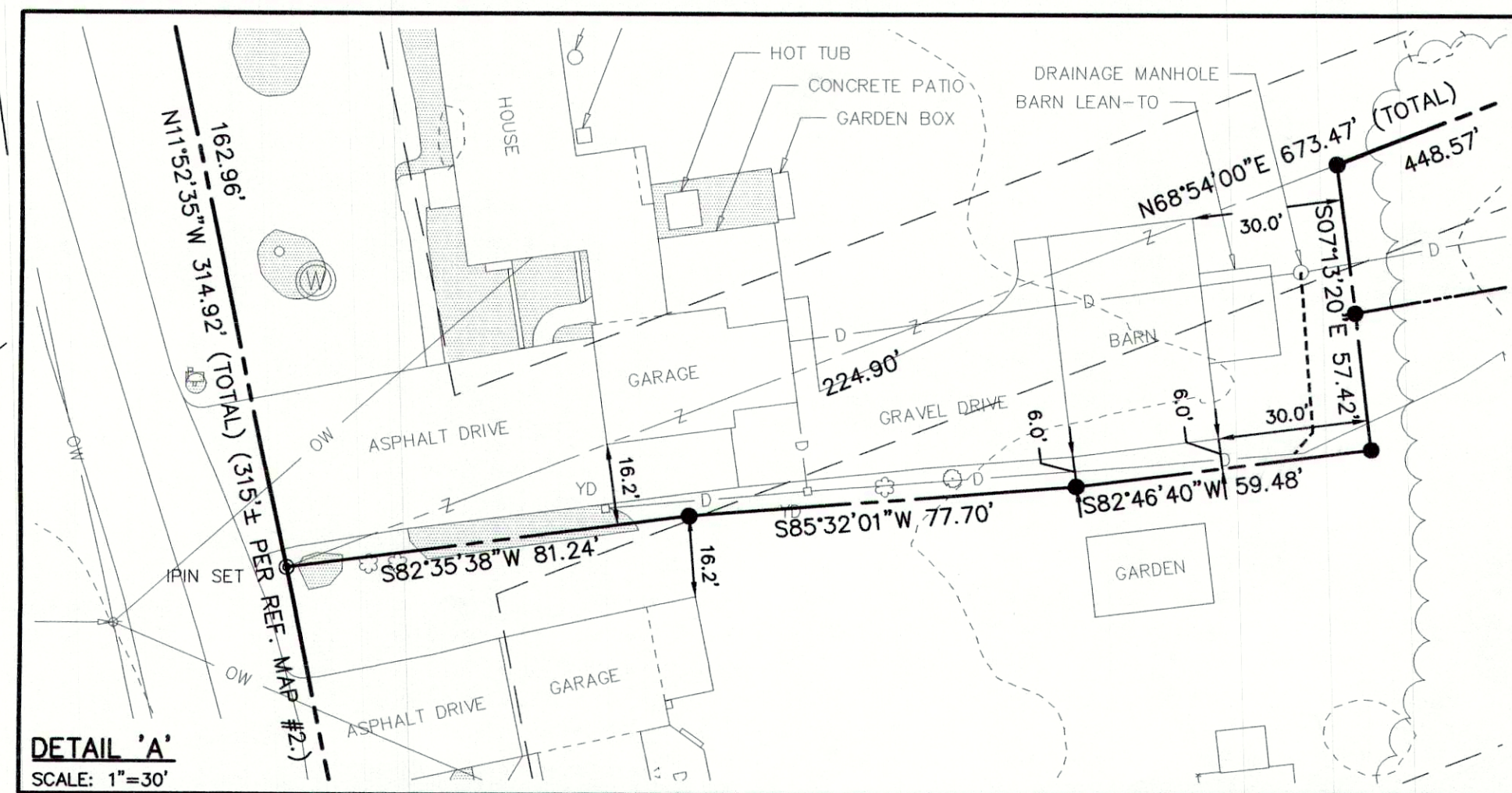


LOCATION MAP
SCALE: 1"=1000'



LEGEND	
EXISTING	PROPOSED
— IPIN/IPPIPE/DH	— PROPERTY/HIGHWAY LINE
● MON	● IRON PIN/IRON PIPE/DRILL HOLE
—	— CONCRETE MONUMENT
—	— STONE WALL
—	— SETBACK LINE
—	— EASEMENT LINE
— 50	— CONTOUR
—	— WELL
—	— YARD DRAIN/STORM SEWER
—	— OVERHEAD WIRES
—	— UTILITY POLE/GUY WIRE
—	— ELECTRIC METER
—	— LANDSCAPE AREA
—	— TREE LINE
—	— SHRUB
—	— TREE (CONIFEROUS)
—	— TREE (DECIDUOUS)

- NOTES:**
- THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATION OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON JUNE 21, 1996 AND AMENDED OCTOBER 26, 2018.
 - A. THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.
 - B. THE BOUNDARY DETERMINATION CATEGORY IS A FIRST SURVEY.
 - C. THE TYPE OF SURVEY IS A PROPERTY SURVEY. THIS MAP IS INTENDED TO DEPICT OR NOTE THE LOCATION OF EXISTING PROPERTY LINES, LINES OF OCCUPATION, EASEMENTS, ENCROACHMENTS, BUILDINGS AND OTHER SITE IMPROVEMENTS.
 - REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS ENTITLED:
 - "FINAL PLAN SUBDIVISION OF PROPERTY BURR & CAMINATI HUBBARD ROAD & MORRIS ROAD HADDAM, CONNECTICUT" BY: ANGUS L. MACDONALD & ASSOCIATES, INC.; SCALE: 1"=50'; DATED: JUNE 19, 1981 AND REVISED LAST: SEPT. 28, 1982. FILED AS MAP NO. 1432 IN THE HADDAM TOWN CLERK'S OFFICE.
 - "SURVEY MAP PROPERTIES OF RICHARD F. HARLOW, ET. AL. AND STANLEY HARLOW MORRIS ROAD HADDAM, CONN." BY: WILLIAM B. BERGAN, L.S.; SCALE: 1"=40'; DATED: APRIL 20, 2000 AND REVISED LAST: NOV. 30, 2000. FILED AS MAP NO. 2447 IN THE HADDAM TOWN CLERK'S OFFICE.
 - BEARINGS SHOWN HEREON ARE BASED UPON THE MAP REFERENCED IN NOTE #2.B.
 - ELEVATION SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE OBTAINED BY GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS, BY: BENNETT AND SMILAS ASSOCIATES, INC. ON AUGUST 19, 2022.
 - CONTOURS SHOWN HEREON ARE BASED UPON A FIELD SURVEY BY: BENNETT & SMILAS ASSOCIATES, INC. ON AUGUST 19, 2022.
 - THE CURRENT PROPERTY OWNER OF RECORD AT 44 MORRIS ROAD IS JENNIFER L. MILARDO OF HIGGANUM, CONNECTICUT AS DESIGNATED IN VOLUME 379, PAGE 59 IN THE HADDAM TOWN CLERK'S OFFICE.
 - PROPERTY LOCATED AT 44 MORRIS ROAD, IS SHOWN ON TAX MAP 33, AS LOT 5-1 IN THE TOWN OF HADDAM ASSESSOR'S OFFICE.
 - PROPERTY LOCATED AT 44 MORRIS ROAD ORIGINAL LOT AREA = 101,303 SQUARE FEET (2.33 ACRES) AND THE NEW LOT AREA = 95,093 SQUARE FEET (2.18 ACRES).
 - THE CURRENT PROPERTY OWNER OF RECORD AT 46 MORRIS ROAD IS LORENZO R. FASCIANI OF HADDAM, CONNECTICUT AS DESIGNATED IN VOLUME 331, PAGE 696 IN THE HADDAM TOWN CLERK'S OFFICE.
 - PROPERTY LOCATED AT 46 MORRIS ROAD, IS SHOWN ON TAX MAP 33, AS LOT 5 IN THE TOWN OF HADDAM ASSESSOR'S OFFICE.
 - PROPERTY LOCATED AT 46 MORRIS ROAD ORIGINAL LOT AREA = 109,235 SQUARE FEET (2.51 ACRES) AND THE NEW LOT AREA = 115,445 SQUARE FEET (2.65 ACRES).
 - THE PROPERTIES ARE ZONED R-2, RESIDENTIAL DISTRICT. THE MINIMUM LOT AREA IS 2 ACRES AND THE MINIMUM SETBACK REQUIREMENTS ARE GENERALLY: FRONT: 40 FEET, SIDE: 20 FEET (AGGREGATE SIDE: 50 FEET), AND REAR: 30 FEET.
 - THE LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATIONS, MAPPING, INFORMATION PROVIDED BY OTHERS AND OTHER SOURCES. THEIR TRUE LOCATION MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. IF APPLICABLE, UTILIZE THE "CALL BEFORE YOU DIG" NUMBER (1-800-922-4455) TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.
 - THE PROPOSED DRAINAGE EASEMENT GRANTED TO 46 MORRIS ROAD IS INTENDED FOR THE INDIVIDUAL LAND OWNER TO PERFORM MAINTENANCE AND/OR REPAIR OF THE EXISTING 4" PVC DRAINAGE PIPE AND IS TOGETHER WITH THE RIGHT TO ENTER THEREON WITH MACHINERY AND VEHICLES NECESSARY FOR THE MAINTENANCE AND/OR REPAIR OF SAID DRAINAGE PIPE.



BENNETT & SMILAS ASSOCIATES, INC.
 415 KILLINGWORTH ROAD, P.O. BOX 241
 HIGGANUM, CONNECTICUT 06441
 PHONE (860) 345-4553 FAX (860) 345-3858



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TITLE: **PROPERTY & TOPOGRAPHIC SURVEY SHOWING LOT LINE MODIFICATION BETWEEN LAND N/F JENNIFER L. MILARDO AND LAND N/F LORENZO R. FASCIANI 44 & 46 MORRIS ROAD HIGGANUM, CONNECTICUT**

DATE: MAY 9, 2023
 SCALE: 1"=50'
 DWG. NO.: 1