968 Killingworth Road (aka Route 81)
Parcel ID# 60-026-07, 60-026-08 & 60-026-09
Killingworth Road (aka Route 81)
Haddam, Connecticut

Location Map

Scale: 1"=2000'

0 1000 2000 4000

Reference Maps

1. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF HADDAM KILLINGWORTH—HADDAM TURNPIKE FROM THE BURR DISTRICT SCHOOL SOUTHERLY ABOUT 4000 FEET ROUTE NO. 106" PREPARED BY THE CONNECTICUT STATE HIGHWAY DEPARTMENT DATED DECEMBER 31, 1930 SCALE 1"=40' DRAWING NO 893
2. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF HADDAM KILLINGWORTH—HADDAM TURNPIKE FROM THE BURR DISTRICT SCHOOL NORTHERLY TO SALT PETER BROOK ROUTE NO. 106" PREPARED BY THE CONNECTICUT STATE HIGHWAY DEPARTMENT DATED MAY 29, 1931 SCALE 1"=40' DRAWING NO 8000
3. "PROPERTY OF JOHN HELENEK & JOHN MUZIT HADDAM, CONN" PREPARED BY VINCENT YNONNE DATED JULY, 1968 SCALE 1"=40' (TOWN CLERK MAP #563)
4. "PROPERTY OF JOHN HELENEK & JOHN MUZIT SHOWING REMAINING LOTS #3, #7, #6 & #9" PREPARED BY VINCENT YNONNE DATED JULY, 1971 SCALE 1"=40' (TOWN CLERK MAP #822)
5. "FINAL SUBDIVISION BEAVER MEADOW ROAD & CONN ROUTE 81 HADDAM, CONNECTICUT PREPARED FOR JOHN DAUKUS 124 WASHINGTON STREET MIDDLETOWN, CONNECTICUT" PREPARED BY DUTCH & ASSOCIATES DATED OCTOBER 20, 1981 REVISED THRU OCTOBER 1, 1982 SCALE 1"=40' (TOWN CLERK MAP #1306)
6. "RE-SUBDIVISION PORTION OF DAUKUS PROPERTY BEAVER MEADOW ROAD, HADDAM, CONNECTICUT PREPARED FOR JOHN DAUKUS 124 WASHINGTON STREET MIDDLETOWN, CONNECTICUT" PREPARED BY DUTCH & ASSOCIATES DATED OCTOBER 1, 1982 REVISED THRU DECEMBER 28, 1982 SCALE 1"=40' (TOWN CLERK MAP #1321)
7. "FINAL SUBDIVISION BEAVER MEADOW ROAD & CONN ROUTE 81 HADDAM, CONNECTICUT PREPARED FOR JOHN DAUKUS 124 WASHINGTON STREET MIDDLETOWN, CONNECTICUT" PREPARED BY DUTCH & ASSOCIATES DATED OCTOBER 20, 1981 REVISED THRU OCTOBER 1, 1982 SCALE 1"=40' (TOWN CLERK MAP #1472)
8. "SITE DEVELOPMENT PLAN PROPERTY OF DEMETRIOS FANIS & FOTIE GANAROS MAP 60 LOT 26-3 ROUTE 81 HIGGANUM, CT" PREPARED BY EDWARD J. COPPOLA DATED MARCH, 2, 1989 SCALE 1"=40' (NOT ON FILE)

Notes

1) 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 THE LAND SURVEYORS, INC. ON OCTOBER 26, 2018.
A. TYPE OF SURVEY: TOPOGRAPHIC SURVEY
B. WITH RESPECT TO THE PERIMETER OF THE PROPERTY THE BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF REFERENCE MAP #4.
C. THIS SURVEY CONFORMS TO THE STANDARDS AND THE ACCURACY OF CLASS: A–2 HORIZONTAL & T–2 TOPOGRAPHIC ACCURACY.
D. BEARINGS AS DEPICTED ARE BASED UPON THE CONNECTICUT GRID SYSTEM NORTH AMERICAN DATUM OF 1983
E. ELEVATIONS BASED UPON NORTH AMERICAN VERTICAL DATUM 1988
F. CONTOUR INTERVAL = 1'
G. THE INTENT OF THIS MAP IS TO DEPICT THE EXISTING CONDITIONS OF THE PROPERTY

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

3) THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE 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 MAP UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.

4) THIS MAP IS THE PROPERTY OF GESICK & ASSOCIATES P.C. AND HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. IT IS NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION, OR OWNER WITHOUT THE EXPRESS WRITTEN CONSENT OF GESICK & ASSOCIATES P.C.

5) BASE MAPPING PREPARED BY GESICK & ASSOCIATES P.C. FROM A 10/20/2020 THRU 10/22/2020 FIELD SURVEYS.

6) WETLANDS BOUNDARY LIMITS DELINEATED BY NEW ENGLAND ENVIRONMENTAL SERVICES 10/15/2020 AND FIELD LOCATED BY GESICK & ASSOCIATES, P.C. 10/20/2020 THRU 10/22/2020.

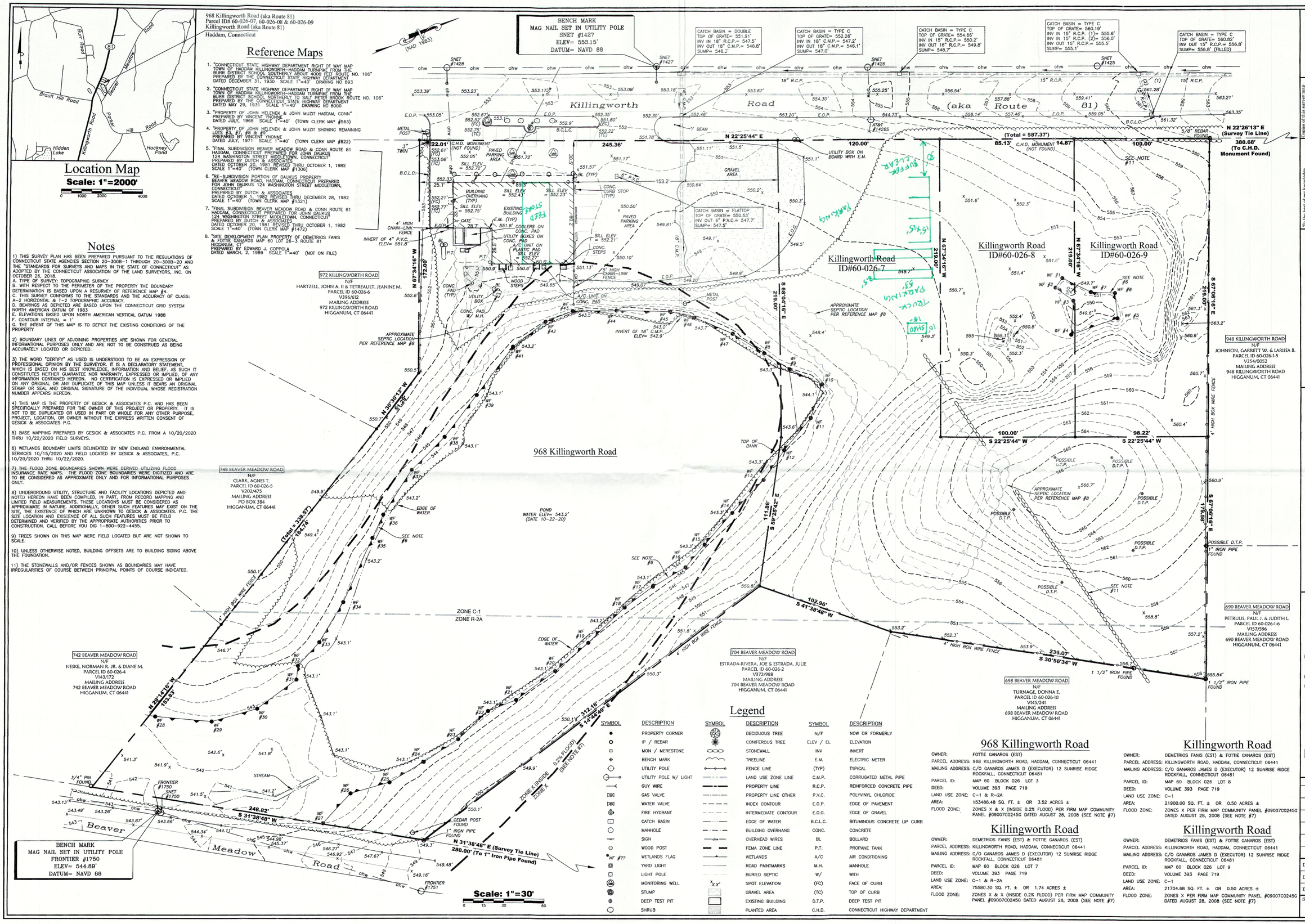
7) THE FLOOD ZONE BOUNDARIES SHOWN WERE DERIVED UTILIZING FLOOD INSURANCE RATE MAPS. THE FLOOD ZONE BOUNDARIES WERE DIGITIZED AND ARE TO BE CONSIDERED AS APPROXIMATE ONLY AND FOR INFORMATIONAL PURPOSES ONLY.

8) UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND LIMITED FIELD MEASUREMENTS. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GESICK & ASSOCIATES, P.C. 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) TREES SHOWN ON THIS MAP WERE FIELD LOCATED BUT ARE NOT SHOWN TO SCALE.

10) UNLESS OTHERWISE NOTED, BUILDING OFFSETS ARE TO BUILDING SIDING ABOVE THE FOUNDATION.

11) THE STONEWALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.



968 KILLINGWORTH ROAD
N/F
HARTZELL, JOHN A. II & TETREAULT, JEANINE M.
PARCEL ID 60-026-6
V396/612
MAILING ADDRESS
972 KILLINGWORTH ROAD
HIGGANUM, CT 06441

748 BEAVER MEADOW ROAD
N/F
CLARK, AGNES T.
PARCEL ID 60-026-5
V202/475
MAILING ADDRESS
PO BOX 384
HIGGANUM, CT 06441

742 BEAVER MEADOW ROAD
N/F
NESKE, NORMAN R. JR. & DIANE M.
PARCEL ID 60-026-4
V143/172
MAILING ADDRESS
742 BEAVER MEADOW ROAD
HIGGANUM, CT 06441

704 BEAVER MEADOW ROAD
N/F
ESTRADA-RIVERA, JOE & ESTRADA, JULIE
PARCEL ID 60-026-2
V372/988
MAILING ADDRESS
704 BEAVER MEADOW ROAD
HIGGANUM, CT 06441

698 BEAVER MEADOW ROAD
N/F
TURNAGE, DONNA E.
PARCEL ID 60-026-10
V145/241
MAILING ADDRESS
698 BEAVER MEADOW ROAD
HIGGANUM, CT 06441

948 KILLINGWORTH ROAD
N/F
JOHNSON, GARRETT W. & LARISSA B.
PARCEL ID 60-026-1-5
V354/0052
MAILING ADDRESS
948 KILLINGWORTH ROAD
HIGGANUM, CT 06441

690 BEAVER MEADOW ROAD
N/F
PETRULIS, PAUL J. & JUDITH L
PARCEL ID 60-026-1-6
V157/596
MAILING ADDRESS
690 BEAVER MEADOW ROAD
HIGGANUM, CT 06441

Legend

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	PROPERTY CORNER		DECIDUOUS TREE	N/F	NOW OR FORMERLY
	IP / REBAR		CONIFEROUS TREE	ELEV / EL	ELEVATION
	MON / MERESTONE		STONEWALL	INV	INVERT
	BENCH MARK		TREELINE	E.M.	ELECTRIC METER
	UTILITY POLE		FENCE LINE	(TYP)	TYPICAL
	UTILITY POLE W/ LIGHT		LAND USE ZONE LINE	C.M.P.	CORRUGATED METAL PIPE
	GUY WIRE		PROPERTY LINE	R.C.P.	REINFORCED CONCRETE PIPE
	GAS VALVE		PROPERTY LINE OTHER	P.V.C.	POLYVINYL CHLORIDE
	WATER VALVE		INDEX CONTOUR	E.O.P.	EDGE OF PAVEMENT
	FIRE HYDRANT		INTERMEDIATE CONTOUR	E.O.G.	EDGE OF GRAVEL
	CATCH BASIN		EDGE OF WATER	B.C.L.C.	BITUMINOUS CONCRETE LIP CURB
	MANHOLE		BUILDING OVERHANG	CONC.	CONCRETE
	SIGN		OVERHEAD WIRES	BL	BOLLARD
	WOOD POST		FEMA ZONE LINE	P.T.	PROPANE TANK
WF #??	WETLANDS FLAG		WETLANDS	A/C	AIR CONDITIONING
	YARD LIGHT		ROAD PAINTMARKS	M.H.	MANHOLE
	LIGHT POLE		BURIED SEPTIC	W/	WITH
	MONITORING WELL	X.X'	SPOT ELEVATION	(FC)	FACE OF CURB
	STUMP		GRAVEL AREA	(TC)	TOP OF CURB
	DEEP TEST PIT		EXISTING BUILDING	D.T.P.	DEEP TEST PIT
	SHRUB		PLANTED AREA	C.H.D.	CONNECTICUT HIGHWAY DEPARTMENT

968 Killingworth Road

OWNER: DEMETRIOS FANIS (EST) & FOTTIE GANAROS (EST)
PARCEL ADDRESS: 968 KILLINGWORTH ROAD, HADDAM, CONNECTICUT 06441
MAILING ADDRESS: C/O GANAROS JAMES D (EXECUTOR) 12 SUNRISE RIDGE ROCKFALL, CONNECTICUT 06481
PARCEL ID: MAP 60 BLOCK 026 LOT 3
DEED: VOLUME 393 PAGE 719
LAND USE ZONE: C–1 & R–2A
AREA: 153486.48 SQ. FT. ± OR 3.52 ACRES ±
FLOOD ZONE: ZONES X & X (INSIDE 0.2% FLOOD) PER FIRM MAP COMMUNITY PANEL #09007C0245G DATED AUGUST 28, 2008 (SEE NOTE #7)

Killingworth Road

OWNER: DEMETRIOS FANIS (EST) & FOTTIE GANAROS (EST)
PARCEL ADDRESS: KILLINGWORTH ROAD, HADDAM, CONNECTICUT 06441
MAILING ADDRESS: C/O GANAROS JAMES D (EXECUTOR) 12 SUNRISE RIDGE ROCKFALL, CONNECTICUT 06481
PARCEL ID: MAP 60 BLOCK 026 LOT 7
DEED: VOLUME 393 PAGE 719
LAND USE ZONE: C–1 & R–2A
AREA: 75580.30 SQ. FT. ± OR 1.74 ACRES ±
FLOOD ZONE: ZONES X & X (INSIDE 0.2% FLOOD) PER FIRM MAP COMMUNITY PANEL #09007C0245G DATED AUGUST 28, 2008 (SEE NOTE #7)

Killingworth Road

OWNER: DEMETRIOS FANIS (EST) & FOTTIE GANAROS (EST)
PARCEL ADDRESS: KILLINGWORTH ROAD, HADDAM, CONNECTICUT 06441
MAILING ADDRESS: C/O GANAROS JAMES D (EXECUTOR) 12 SUNRISE RIDGE ROCKFALL, CONNECTICUT 06481
PARCEL ID: MAP 60 BLOCK 026 LOT 8
DEED: VOLUME 393 PAGE 719
LAND USE ZONE: C–1
AREA: 21900.00 SQ. FT. ± OR 0.50 ACRES ±
FLOOD ZONE: ZONES X PER FIRM MAP COMMUNITY PANEL #09007C0245G DATED AUGUST 28, 2008 (SEE NOTE #7)

Killingworth Road

OWNER: DEMETRIOS FANIS (EST) & FOTTIE GANAROS (EST)
PARCEL ADDRESS: KILLINGWORTH ROAD, HADDAM, CONNECTICUT 06441
MAILING ADDRESS: C/O GANAROS JAMES D (EXECUTOR) 12 SUNRISE RIDGE ROCKFALL, CONNECTICUT 06481
PARCEL ID: MAP 60 BLOCK 026 LOT 9
DEED: VOLUME 393 PAGE 719
LAND USE ZONE: C–1
AREA: 21704.68 SQ. FT. ± OR 0.50 ACRES ±
FLOOD ZONE: ZONES X PER FIRM MAP COMMUNITY PANEL #09007C0245G DATED AUGUST 28, 2008 (SEE NOTE #7)

STATE OF CONNECTICUT
DONALD L. GESICK JR.
No. 18471
LICENSED LAND SURVEYOR

Copies of this survey map not bearing the Land Surveyor's Embossed Seal and Original Signature shall be valid copies, certificates indicated or implied hereon for a period of one year from the date it was prepared, and on behalf to the additional parties listed below and are not valid nor transferable to additional parties, or subsequent owners and third lienors.

To the best of my knowledge and belief this map is substantially correct as noted hereon.

Donald L. Gesick Jr. LS
Reg. No. 18471

GESICK & ASSOCIATES, P.C.
SURVEYORS ⨯ MAPPERS ⨯ PLANNERS
19 CEDAR ISLAND AVE.
CLINTON, CONNECTICUT 06413
OFFICE:860–669–7799 FAX:860–669–5833
www.gesicksurveyors.com

Topographic Survey

of

968 Killingworth Road (aka Route 81)
Parcel ID# 60-026-07, 60-026-08 & 60-026-09
Killingworth Road (aka Route 81)
Haddam, Connecticut

Prepared for

Dattilo Commercial Real Estate

Revisions

Date: October 26, 2020
Drawing: 20-160a
Drawn: P.H.
Sheet 1 OF 1