



Vicinity Map  
Scale: 1"=2,000'

**Map Notes**

1. This survey and map have been prepared pursuant to the regulations of Connecticut State Agencies, Section 20-300b-1 through Section 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.

The type of Survey performed and the mapped features depicted herein are in accordance with the requirements of a Subdivision Map and is intended to note or depict the proposed road and lots with respect to the existing property lines and monumentation found or set. With respect to the perimeter the boundary determination/opinion is based upon a resurvey of the map referenced in note 3-A. With respect to the proposed lot and road the boundary determination/opinion is based upon an original survey. This survey conforms to class A-2.

2. Bearings and coordinates depicted are referenced to map referenced in note 3-A.

3. Reference is made to the following maps:

- A. "Perimeter Survey, Gowac, Cushing, Brookes & Urban, South Main Street, Middletown, Durham Connecticut," scale 1"=100', dated April 22, 2000, sheet 1 & 2 of 2, prepared by Warren Surveying, map on file in the Middletown Clerks Office as maps 24-00 & 25-00 respectively, maps are also on file in the Durham Clerks Office as maps 1041 & 1042 respectively.
- B. "Perimeter Survey, Gowac, Cushing, Brookes & Urban, South Main Street, Middletown, Connecticut," scale 1"=40', dated April 5, 2000, prepared by Warren Surveying, map on file in the Middletown Clerks Office as map 21-00.
- C. "Map Prepared for Christopher J. & Lauren A. Downs, South Main Street, Middletown, Connecticut, Perimeter Survey," scale 1"=40', dated April 5, 2000, prepared by Warren Surveying, map on file in the Middletown Clerks Office as map 22-00.
- D. "Map Prepared for Lorraine Gowac & Carol Cushing, South Main Street, Middletown, Connecticut, Perimeter Survey," scale 1"=40', dated April 5, 2000, prepared by Warren Surveying, map on file in the Middletown Clerks Office as map 23-00.
- E. "Property Survey for Gowac, Urban and Brooks et al., Town of Middletown, Connecticut," scale 1"=40', dated August 23, 1985, prepared by Richard Ziobron, map on file in the Middletown Clerks Office as map 251-3.
- F. "Subdivision Plan - Majestic Oak Estates Land of Linda D. Wilson & Ralph E. Wilson, Trustee of The South Main Street Irrevocable Trust Agreement, 2200 South Main Street (CT Route 17), Middletown, Connecticut," scale 1"=100', dated November 19, 2004 revised March 21, 2006, prepared by Bolduc Land Consultants, LLC, map on file in the Middletown Clerks Office as map 50-06.
- G. "Royal Oak Park II Subdivision Conn. Route No. 17, Middletown, Connecticut, Prepared for P.H.S. Development Assoc., scale 1"=100', dated January 18, 1982 revised through July 26, 1985, prepared by J. Robert Plummer, map on file in the Middletown Clerks Office as map 296-3.
- H. "Subdivision Plan Proposed Subdivision Talcott Ridge, South Main Street, Middletown, Connecticut," scale 1"=40', dated June 26, 1987, revised through July 18, 1994, sheet 7 of 18, prepared by Holliday & Herbert, map on file in the Middletown Clerks Office as maps 90-94, 91-94 & 92-94.
- I. "Right of Way Plan Showing Easement to be Acquired From Linda D. & Ralph E. Wilson, Trustee By The Connecticut Light & Power Company, Town of Middletown, Middlesex County, Connecticut," scale 1"=400', dated August, 2006, prepared by Coier & Colantonio, Inc., map on file in the Middletown Clerks Office as map 51-06.
- J. "Connecticut State Highway Department Right of Way Map, Town of Middletown, Middletown - Durham Road from the Durham Town Line Northeastery about 4,600 feet, Route No. 112," scale 1"=40', dated December 12, 1928, number 177, sheet 2 of 2.
- K. "Map of Survey Showing Property of Haddam Quarter Associates As: Subdivided North Side of Haddam Quarter Road, Durham, Connecticut," scale 1"=100', dated April 30, 1999 revised through June 23, 1999, prepared by Bascom Magnotta, Inc., map on file in the Durham Town Clerks Office as map #996.
- L. "Location of Right of Way The Connecticut Light & Power Company Across the Property of Anna Kucharick and Estate of Joseph Kucharick, Towns of Durham & Middletown, County of Middlesex, State of Connecticut," scale 1"=200', dated July, 1927, map on file in the Durham Town Clerks Office as map 42C.

4. Parcel is depicted as Middletown Assessors lots 32-0054 & 32-0055 and Durham Assessors lot 7-19.

5. Property is located in flood Zone X as depicted on FIRM, City of Middletown and Town of Durham, Middlesex County, Connecticut, Panel 118 & 206 of 450, Middletown Community Number 090068 & Durham, 090185, Suffix G, map number 0900700, effective date August 28, 2008.

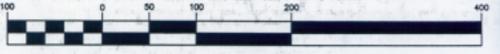
6. Location of all underground utilities depicted herein are approximate and are based on field location of visible structures such as catch basins, manholes, water gates, etc. and compiling information from plans supplied by the respective utility companies and government agencies. All contractors are required by State Regulations to contact Call-Before-You-Dig at 1-800-922-4455 for locations and status of utilities prior to any excavation.

7. The City of Middletown will have rights for access and maintenance of all the drainage easements. The City of Middletown will own the proposed open space.

**Legend**

- Property Line
- Easement Line
- Concrete Monument Found
- Iron Pipe / Robar Found
- Angle Point
- Overhead Wires
- Utility Pole
- Drainage Manhole
- Connecticut Highway Department
- Guy Wire
- Deciduous Trees
- Conifer Tree Type
- Lamp Post
- Hydrant
- Signs
- Mailbox
- Catch Basin
- Curbless Catch Basin

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 100 ft

MATCHLINE SEE SHEET OP-2