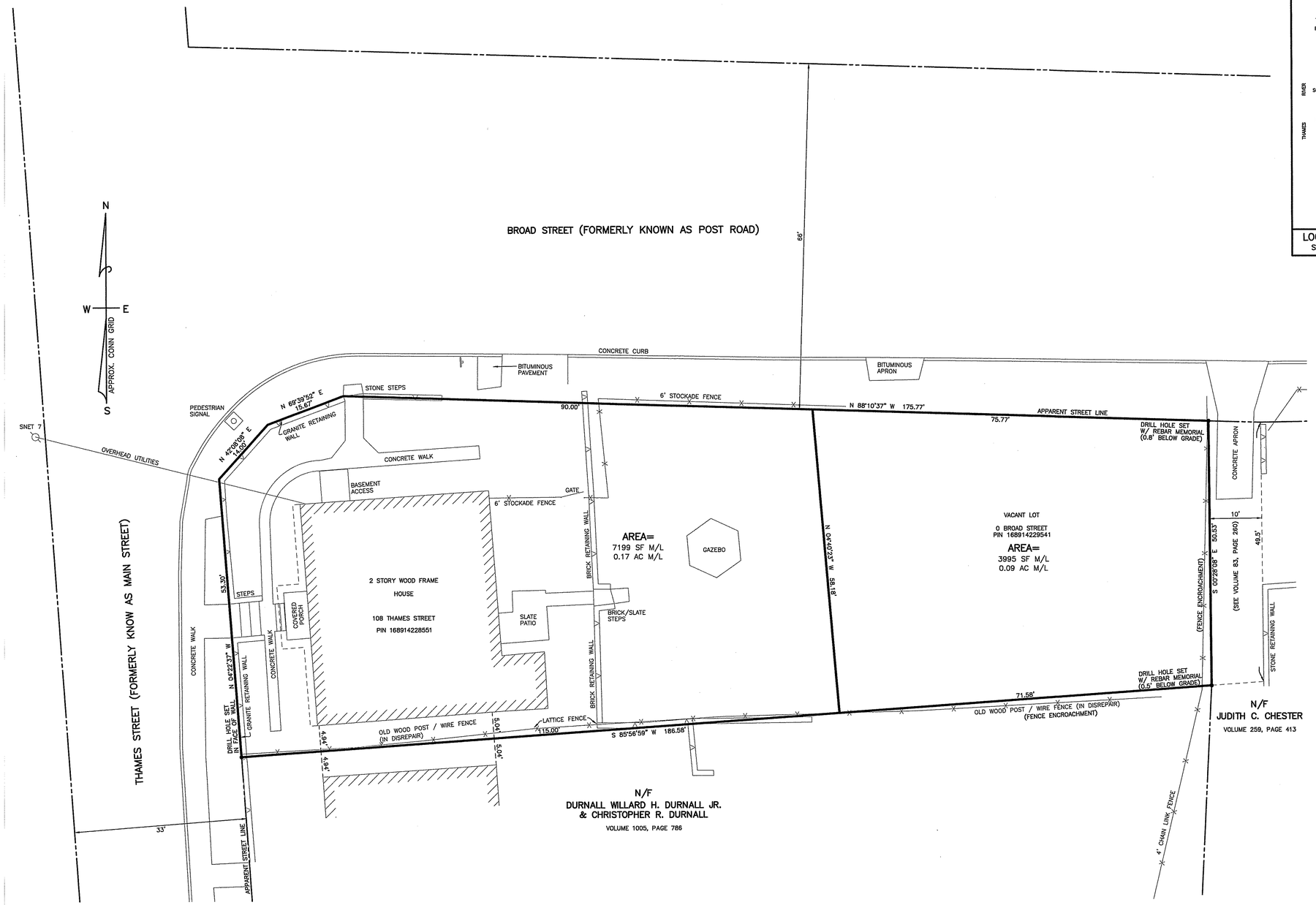

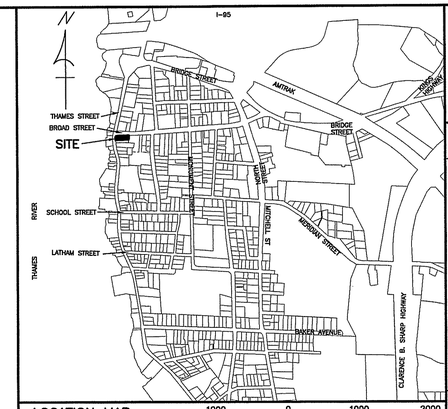

LOCATION MAP
SCALE:1"=1000'

1000 0 1000 2000
GRAPHIC SCALE IN FEET

NOTES

1. THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS A PROPERTY SURVEY, THE BOUNDARY DETERMINATION CATEGORY IS A FIRST SURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.

   NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS THE PRINT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW OR THEREON.

2. REFERENCE IS MADE TO TOWN OF GROTON LAND EVIDENCE RECORDS VOLUME 665 AT PAGE 131 FOR A WARRANTY DEED DATED MAY 22, 1998 REGARDING RECORD TITLE TO THE SUBJECT PROPERTY.

   IT IS THE SURVEYORS PROFESSIONAL OPINION THAT DIMENSIONS CONTAINED IN CURRENT DEEDS FOR THESE PARCELS DO NOT ACCURATLY REFLECT THE RECORD. SEE VOLUME 25 AT PAGE 92 FOR ORIGINAL DESCRIPTION.

3. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO OR BENEFIT BY THE FOLLOWING EASEMENTS, RIGHTS OF WAY AND/OR AGREEMENTS:

   NONE FOUND ON RECORD

4. THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE CITY OF GROTON WBR (WATERFRONT BUSINESS RESIDENCE) ZONE DISTRICT.

5. "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP CITY OF GROTON, CONNECTICUT, NEW LONDON COUNTY, PANEL 1 OF 2, COMMUNITY-PANEL NUMBER 090126 0001 B, MAP REVISED: MAY 15, 1984, FEDERAL EMERGENCY MANAGEMENT AGENCY" INDICATES THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN FLOOD HAZARD ZONE C (AREAS OF MINIMAL FLOODING).

6. THE SUBJECT PROPERTY IS SHOWN ON THE TOWN OF GROTON TAX ASSESSOR MAP 168914 TILE 12 AS FOLLOWS:

   PIN 168914228551 AND HAS AN ASSIGNED STREET ADDRESS OF 108 THAMES STREET, GROTON, CT 06340

   PIN 168914229541 AND HAS NO ASSIGNED STREET ADDRESS.

7. NORTH IS APPROXIMATE CONNECTICUT GRID (NAD83) AS TAKEN FROM TOWN MAPPING.

8. THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY ON OCTOBER 29, 2010. RECORD TITLE AND ADJOINER INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS ON OCTOBER 22, 2010.

MAP REFERENCE:

CITY OF GROTON, CONN., PLAN SHOWING STREET LINES AND IMPROVEMENTS, THAMES STREET FROM BROAD STREET ABOUT 750 FT NORTHERLY, SCALE: HOR. 1" = 20', VERT. 1" = 2', DATE: JAN. 21, 1977, BY FELIX PROKOP, JR.

NO	DATE	DESCRIPTION	BY
		REVISIONS	

THESE DRAWINGS ARE THE PROPERTY OF THE OWNER(S) AND THE DICESARE - BENTLEY ENGINEERS, INC. AND ARE NOT TO BE USED IN ANY PROJECT, AT THIS SITE, AND ARE NOT TO BE REPRODUCED WITHOUT CONSENT OF THE ENGINEER.

COPYRIGHT © DICESARE - BENTLEY ENGINEERS,INC.

DiCESARE BENTLEY
ENGINEERS / SURVEYORS / PLANNERS
100 FORT HILL ROAD GROTON, CT 06340
PH(860)448-0400 FX(860)448-0899
WWW.DBENGINEERS.COM

TITLE:
PROPERTY SURVEY
PROPERTY OF
JOHN G. SYRAGAKIS
108 THAMES STREET
AND BROAD STREET
GROTON, CONNECTICUT

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

REGISTERED LICENSED LAND SURVEYOR
JOHN D. HUNTLEY
STATE OF CONNECTICUT
DATE

DATE: NOVEMBER 4, 2010
SCALE: 1" = 10'
DRAWN BY: JDH
CHECKED BY: MJS
JOB NO: 10-094
SHEET NO:
1 OF 1
DWG NO: 10-094.02

H:\2010\10094 City of Groton Latham-Thames-Broad\Cad Engineering - Survey\CAD\SURVEY\Broad Street\10094SP.dwg, 11/10/2010 4:20:02 PM, jhuntley