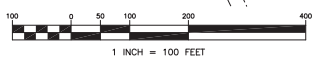
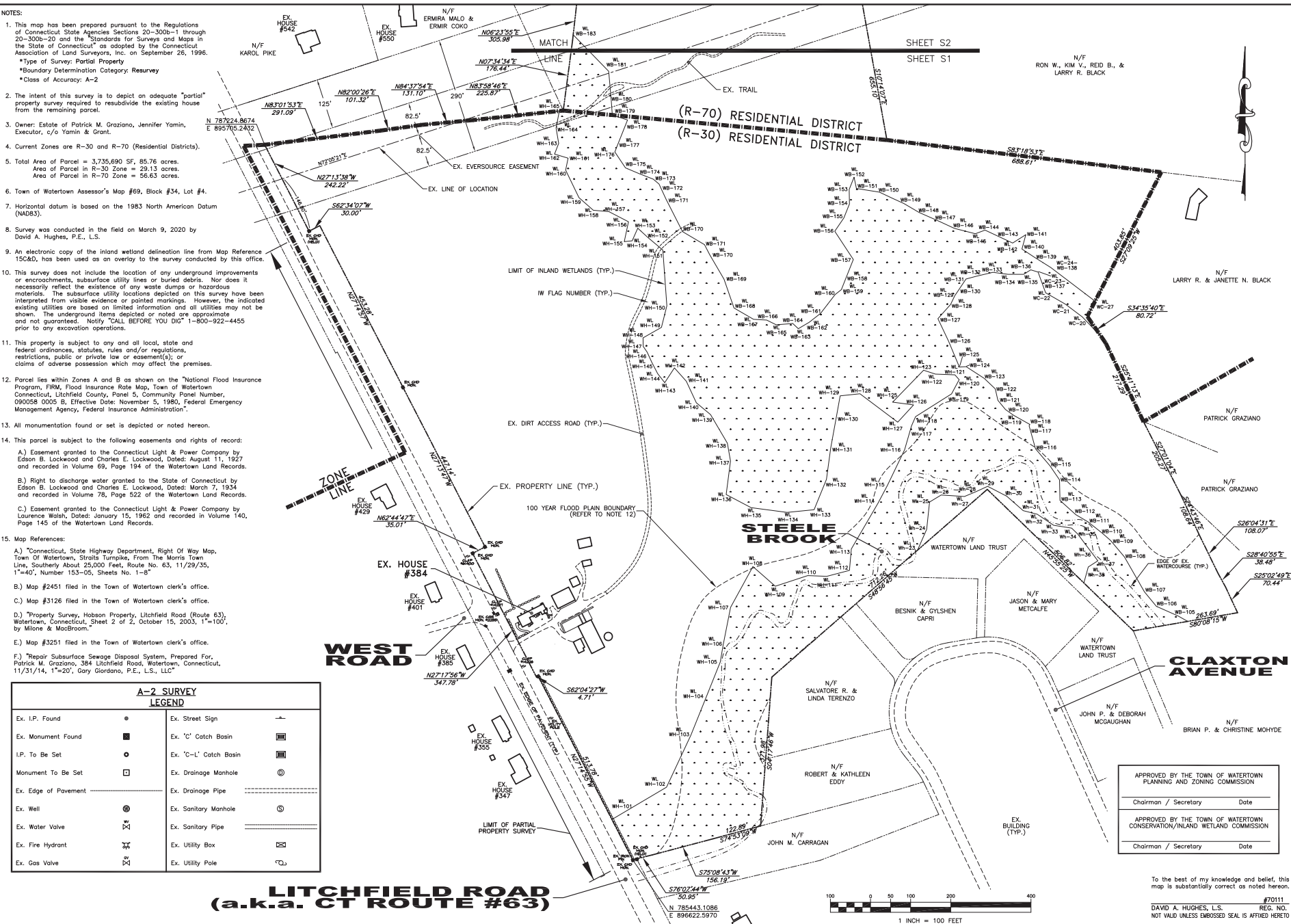


- NOTES:
- This map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
    - \*Type of Survey: Partial Property
    - \*Boundary Determination Category: Resurvey
    - \*Class of Accuracy: A-2
  - The intent of this survey is to depict an adequate "partial" property survey required to resubdivide the existing house from the remaining parcel.
  - Owner: Estate of Patrick M. Graziano, Jennifer Yamin, Executor, c/o Yamin & Grant.
  - Current Zones are R-30 and R-70 (Residential Districts).
  - Total Area of Parcel = 3,735,690 SF, 85.76 acres.
    - Area of Parcel in R-30 Zone = 29.13 acres.
    - Area of Parcel in R-70 Zone = 56.63 acres.
  - Town of Watertown Assessor's Map #69, Block #34, Lot #4.
  - Horizontal datum is based on the 1983 North American Datum (NAD83).
  - Survey was conducted in the field on March 9, 2020 by David A. Hughes, P.E., L.S.
  - An electronic copy of the inland wetland delineation line from Map Reference 15C&D, has been used as an overlay to the survey conducted by this office.
  - This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The subsurface utility locations depicted on this survey have been interpreted from visible evidence or painted markings. However, the indicated existing utilities are based on limited information and all utilities may not be shown. The underground items depicted or noted are approximate and not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.
  - This property is subject to any and all local, state and federal ordinances, statutes, rules and/or regulations, restrictions, public or private law or easement(s); or claims of adverse possession which may affect the premises.
  - Parcel lies within Zones A and B as shown on the "National Flood Insurance Program, FIRI, Flood Insurance Rate Map, Town of Watertown, Connecticut, Litchfield County, Panel S, Community Panel Number, 090058 0005 B, Effective Date: November 5, 1980, Federal Emergency Management Agency, Federal Insurance Administration".
  - All monumentation found or set is depicted or noted hereon.
  - This parcel is subject to the following easements and rights of record:
    - Easement granted to the Connecticut Light & Power Company by Edson B. Lockwood and Charles E. Lockwood, Dated: August 11, 1927 and recorded in Volume 69, Page 194 of the Watertown Land Records.
    - Right to discharge water granted to the State of Connecticut by Edson B. Lockwood and Charles E. Lockwood, Dated: March 7, 1934 and recorded in Volume 78, Page 522 of the Watertown Land Records.
    - Easement granted to the Connecticut Light & Power Company by Laurence Walsh, Dated: January 15, 1982 and recorded in Volume 140, Page 145 of the Watertown Land Records.
  - Map References:
    - "Connecticut, State Highway Department, Right Of Way Map, Town of Watertown, Stralis Turnpike, From The Morris Town Line, Southerly about 25,000 Feet, Route No. 63, 11/29/35, 1"=40", Number 153-05, Sheets No. 1-8"
    - Map #2451 filed in the Town of Watertown clerk's office.
    - Map #3126 filed in the Town of Watertown clerk's office.
    - "Property Survey, Hobson Property, Litchfield Road (Route 63), Watertown, Connecticut, Sheet 2 of 2, October 15, 2003, 1"=100", by Milone & MacBroom."
    - Map #3251 filed in the Town of Watertown clerk's office.
    - "Repair Subsurface Sewage Disposal System, Prepared For, Patrick M. Graziano, 384 Litchfield Road, Watertown, Connecticut, 11/31/14, 1"=20", Gary Giordano, P.E., L.S., LLC"

A-2 SURVEY LEGEND	
Ex. I.P. Found	●
Ex. Monument Found	■
I.P. To Be Set	○
Monument To Be Set	□
Ex. Edge of Pavement	—
Ex. Well	⊕
Ex. Water Valve	⊕
Ex. Fire Hydrant	⊕
Ex. Gas Valve	⊕
Ex. Street Sign	⊕
Ex. 'C' Catch Basin	⊕
Ex. 'C-L' Catch Basin	⊕
Ex. Drainage Manhole	⊕
Ex. Drainage Pipe	—
Ex. Sanitary Manhole	⊕
Ex. Sanitary Pipe	—
Ex. Utility Box	⊕
Ex. Utility Pole	⊕

**LITCHFIELD ROAD (a.k.a. CT ROUTE #63)**



APPROVED BY THE TOWN OF WATERTOWN PLANNING AND ZONING COMMISSION  
 Chairman / Secretary Date

APPROVED BY THE TOWN OF WATERTOWN CONSERVATION/INLAND WETLAND COMMISSION  
 Chairman / Secretary Date

To the best of my knowledge and belief, this map is substantially correct as noted hereon.  
 #7011  
 DAVID A. HUGHES, L.S. REG. NO.  
 NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED HERETO

**RESUBDIVISION PLAN**  
 PREPARED FOR  
 LITCHFIELD ROAD  
 ESTATE OF PATRICK M. GRAZIANO,  
 JENNIFER YAMIN, EXECUTOR

**OVERALL PROPERTY SURVEY**

REVISIONS

1	September 22, 2020
2	November 13, 2020
3	
4	
5	

DRAWN BY: N/C  
 DATE: 03/09/20  
 SCALE: 1"= 100'  
 APPROVED BY: DAH

DAVID A. HUGHES  
 PROFESSIONAL  
 ENGINEER &  
 LAND SURVEYOR

57 ANDREW AVENUE, SUITE 5  
 WATERTOWN, CT 06107  
 (860) 681-7883

PROJECT NO. 0306  
 DWG. NO. **S1**