



MAP REFERENCES

- 1. "SUBDIVISION MAP OF CT-019-41-108 PROVIDENCE ROAD (ROUTE 6) BROOKLYN, CONNECTICUT PREPARED FOR PALM COAST CAPITAL LLC" PREPARED BY: ACCURATE LAND SURVEYING, LLC DATE: 04/25/24 SCALE: 1"=70'
- 2. "PERIMETER SURVEY PREPARED FOR: JMN PROPERTIES LLC SOUTH MAIN STREET BROOKLYN, CONNECTICUT" PREPARED BY: ARCHER SURVEYING DATE: JUNE 9, 2020 SCALE: 1"=50'

SURVEY NOTES

- 1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
 - A. TYPE OF SURVEY: DATA ACCUMULATION SURVEY
 - B. BOUNDARY DETERMINATION CATEGORY: COMPILATION
 - C. HORIZONTAL ACCURACY: D
 - VERTICAL ACCURACY: N/A
 - TOPOGRAPHIC ACCURACY: N/A
 - D. INTENT: TO DEPICT EXISTING IMPROVEMENTS, APPROXIMATE EASEMENTS AND BOUNDARY DATA COMPILED FROM VARIOUS SOURCES
 - E. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE
- 2. DATE OF LATEST FIELD WORK: OCTOBER 2025
- 3. HORIZONTAL ORIENTATION IS CT N.A.D. 83 BASED ON FIELD GPS OBSERVATIONS

LEGEND

- PROPERTY LINE
- EASEMENT
- DRAINAGE
- W WATER
- S SEWER
- G GAS
- T UNDERGROUND TEL/COM CONDUIT
- E UNDERGROUND ELECTRIC CONDUIT
- TREELINE
- STONEWALL
- INLAND WETLANDS
- SET BACK LINE
- WETLAND BUFFER
- SEWER MANHOLE
- GAS GATE, WATER GATE
- LAMP
- BOLLARD
- CATCH BASIN
- FIRE HYDRANT

TO MY KNOWLEDGE AND BELIEF THIS PLAN IS SUBSTANTIALLY CORRECT AS NOTED OR DEPICTED HEREON.

RYAN J. CHEVERIE, L.L.S. #70454

SCALE: 1"=40'

CLAE

Engineers, Inc.

CIVIL • STRUCTURAL • SURVEYING

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No.	DATE	REVISION

STATE OF CONNECTICUT

RYAN J. CHEVERIE

No. 70454

LICENSED LAND SURVEYOR

COMPILATION SURVEY

PREPARED FOR

JMN PROPERTIES LLC

17 SOUTH MAIN STREET MBLU 41 / 104
& SOUTH MAIN ST MBLU 41 / 105
BROOKLYN, CONNECTICUT

Project No.

CLA-8297

Proj. Surveyor

R.J.C

Date:

10/17/25

Sheet No.

1