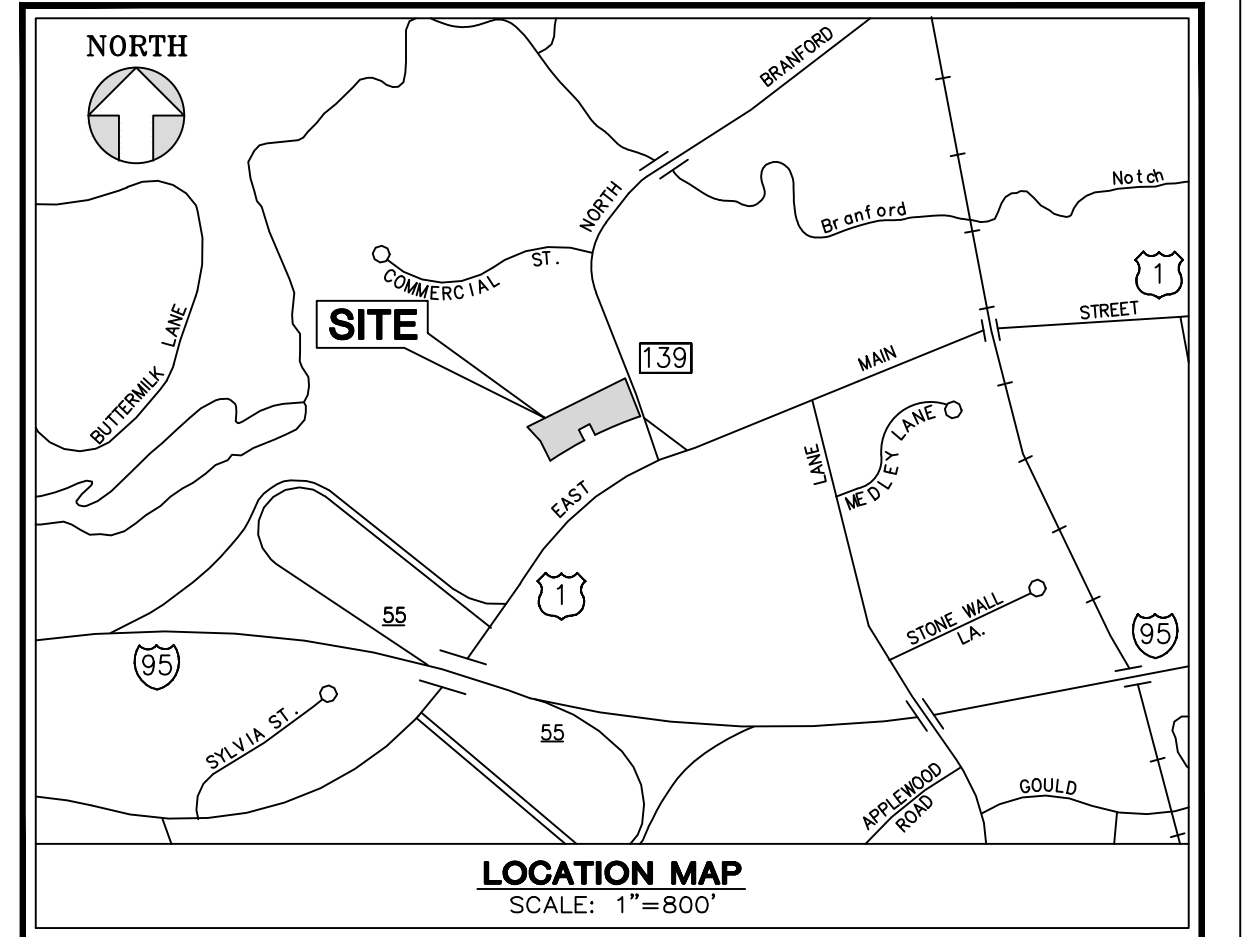
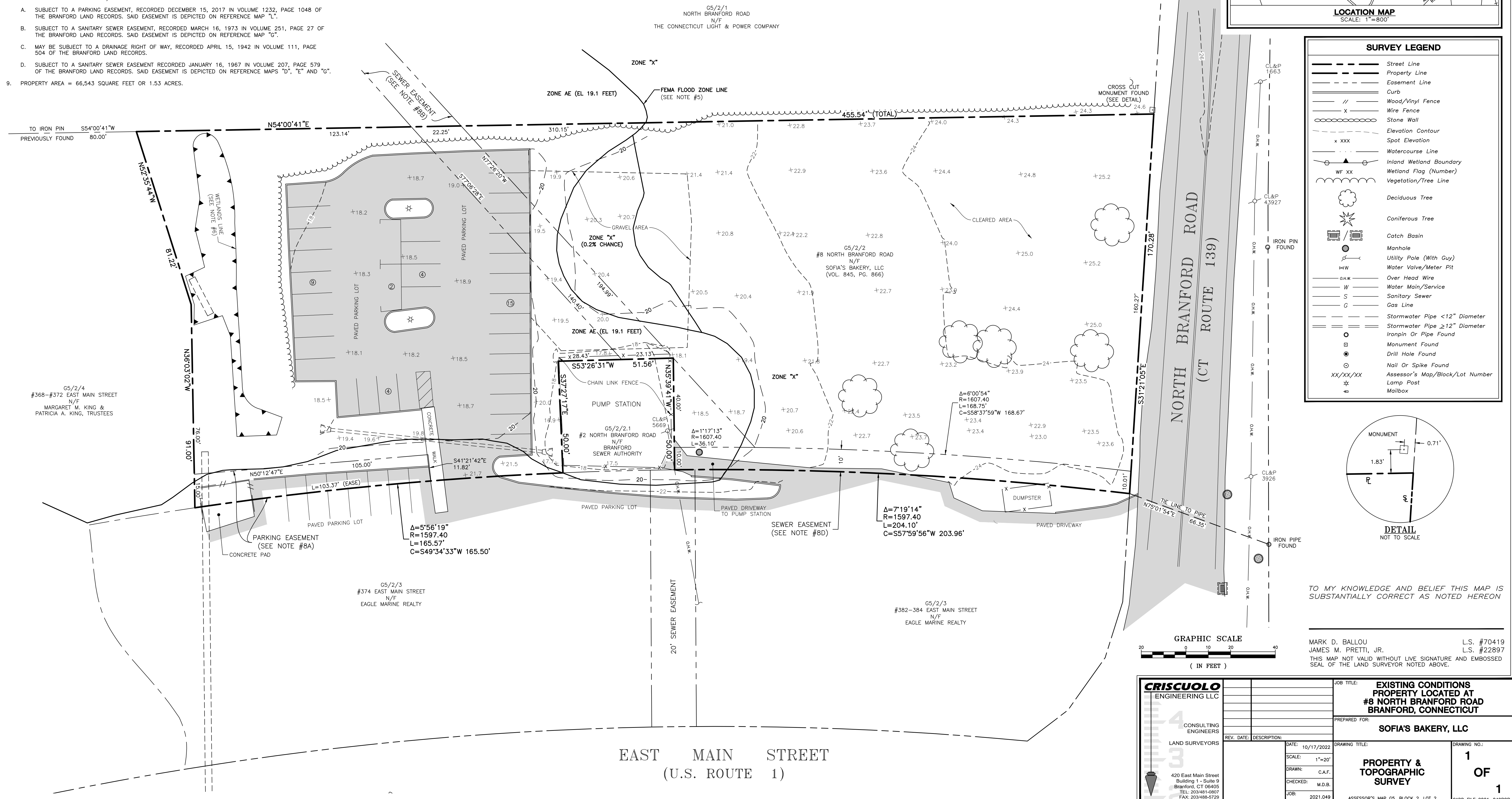


SURVEY NOTES:

- THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE JUNE 21, 1996; AMENDED OCTOBER 26, 2018.
- THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2 AND THE TOPOGRAPHIC ACCURACY CONFORMS TO CLASS T-2. THE TYPES OF SURVEY ARE A PROPERTY SURVEY AND A TOPOGRAPHIC SURVEY. THE BOUNDARY DETERMINATION CATEGORY IS A RESURVEY.
- NORTH ARROW AND BEARINGS ARE BASED ON REFERENCE MAP "I".
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTOUR INTERVAL IS TWO FOOT.
- PROPERTY IS LOCATED WITHIN FEMA ZONES AE (EL 19.1 FEET), "X" (0.2% ANNUAL CHANCE FLOOD HAZARD) AND "X" (AREA OF MINIMAL FLOOD HAZARD) AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBERS 090090466K AND 090090467K, EFFECTIVE MAY 16, 2017. FLOOD ZONE LINE DEPICTED HEREON COMPILED FROM SAID MAP AND IS APPROXIMATE.
- INLAND WETLANDS DEPICTED HEREON BASED ON FIELD SURVEY ON MARCH 2003 OF FLAGGED WETLANDS AS DELINEATED BY SOIL RESOURCE CONSULTANTS. (DAVID H. LORD CERTIFIED SOIL SCIENTIST) - REPORT DATED APRIL 4, 2003.
- UTILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED FROM UTILITY COMPANY MAPPING AND/OR FIELD LOCATIONS OF ABOVE GROUND FACILITIES AND UTILITY COMPANY MARKOUTS. ALL LOCATIONS DEPICTED HEREON ARE TO BE CONSIDERED APPROXIMATE ONLY AND ALL UTILITIES MAY NOT BE DEPICTED. CONTACT "CALL BEFORE YOU DIG" (811) PRIOR TO THE START OF WORK.
- PROPERTY IS SUBJECT TO AND/OR TOGETHER WITH THE FOLLOWING:
 - SUBJECT TO A PARKING EASEMENT, RECORDED DECEMBER 15, 2017 IN VOLUME 1232, PAGE 1048 OF THE BRANFORD LAND RECORDS. SAID EASEMENT IS DEPICTED ON REFERENCE MAP "L".
 - SUBJECT TO A SANITARY SEWER EASEMENT, RECORDED MARCH 16, 1973 IN VOLUME 251, PAGE 27 OF THE BRANFORD LAND RECORDS. SAID EASEMENT IS DEPICTED ON REFERENCE MAP "G".
 - MAY BE SUBJECT TO A DRAINAGE RIGHT OF WAY, RECORDED APRIL 15, 1942 IN VOLUME 111, PAGE 504 OF THE BRANFORD LAND RECORDS.
 - SUBJECT TO A SANITARY SEWER EASEMENT RECORDED JANUARY 16, 1967 IN VOLUME 207, PAGE 579 OF THE BRANFORD LAND RECORDS. SAID EASEMENT IS DEPICTED ON REFERENCE MAPS "D", "E" AND "G".
- PROPERTY AREA = 66,543 SQUARE FEET OR 1.53 ACRES.

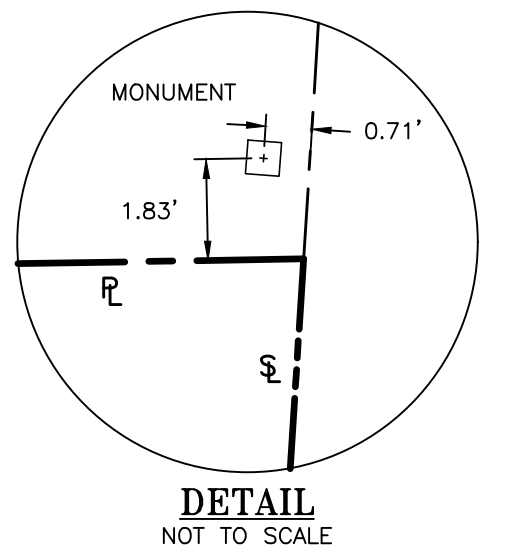
MAP REFERENCES:

- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
- "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF BRANFORD, BRANFORD-NORTH BRANFORD ROAD FROM BOSTON POST ROAD NORTHERLY & EASTERLY TO TWIN LAKES ROAD, ROUTE NO. 139", SCALE: 1"=40'; DATED: JUNE 30, 1932 (MAP #14-01).
 - "MAP OF PROPERTY OWNED BY ELMOR H. DAVIS, BRANFORD, CONN.", SCALE: 1"=40'; DATED: AUGUST 1, 1957 AND PREPARED BY JOHN W. PUFER.
 - "PROPERTY OF DONALD J. KING, EAST MAIN ST.-BRANFORD", SCALE: 1"=50'; DATED: MAY 3, 1965 AND PREPARED BY W. FLANDERS SMITH.
 - "BRANFORD SEWER AUTHORITY RIGHTS TO BE ACQUIRED FOR SANITARY SEWERS ON PROPERTY OF ELMOR H. DAVIS, BRANFORD, CONN.", SCALE: 1"=40'; DATED: OCTOBER 1966 AND PREPARED BY CHAS. H. MILLER.
 - "BRANFORD SEWER AUTHORITY RIGHT OF WAY TO BE ACQUIRED ON PROPERTY OF DONALD M. & WILFRED C. ROMP, JR., BRANFORD, CONN.", SCALE: 1"=40'; DATED: JUNE 1968 AND PREPARED BY CHAS. H. MILLER.
 - "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF BRANFORD, BOSTON POST ROAD, FROM WINDMILL HILL ROAD EASTERLY TO NORTH BRANFORD ROAD", SCALE: 1"=40'; DATED: JUNE 14, 1968 (MAP #14-12).
 - "BRANFORD SEWER AUTHORITY, RIGHTS OF WAYS TO BE ACQUIRED FOR SANITARY SEWERS THROUGH PROPERTIES OF ELMOR H. DAVIS, THEODORE L. NOVAK, THE STATE OF CONNECTICUT, W.A. SHAW & SONS REALTY CORP., BRANFORD, CONN.", SCALE: 1"=40'; DATED: OCTOBER 1972 AND PREPARED BY CHAS. H. MILLER & WALTER B. EVARIS.
 - "PROPERTY MAP PREPARED FOR STEVE RUSSO, PROPERTY LOCATED AT 28 NORTH BRANFORD ROAD, CONNECTICUT ROUTE #139, BRANFORD, CONNECTICUT", SCALE: 1"=40'; DATED: APRIL 11, 2002; REVISED: APRIL 26, 2002 AND PREPARED BY CRISCUOLO SHEPARD ASSOCIATES, PC.
 - "PROPERTY SURVEY-LOT LINE REVISION PREPARED FOR DONALD J. KING, 8 NORTH BRANFORD ROAD, 368-370 EAST MAIN STREET, BRANFORD, CONNECTICUT", SCALE: 1"=30'; DATED: JANUARY 17, 2003 AND PREPARED BY LINDQUIST SURVEYING.
 - "EXISTING CONDITIONS PLAN PREPARED FOR SWEDISH PERFORMANCE AUTO REPAIR, EXISTING CONDITIONS, 368-372 EAST MAIN STREET, US ROUTE 1, BRANFORD, CONNECTICUT", SCALE: 1"=20'; DATED: JANUARY 6, 2009 AND PREPARED BY CRISCUOLO ENGINEERING, LLC.
 - "PROPERTY TO BE ACQUIRED FROM LIBBY RICCIO BY SVAP ASSOCIATES PREPARED FOR RAY GINCAVAGE, PROPERTIES LOCATED AT #392-404 EAST MAIN STREET & #11 NORTH BRANFORD ROAD, BRANFORD, CONNECTICUT", SCALE: 1"=20'; DATED: MARCH 25, 2016; REVISED: MAY 16, 2016 AND PREPARED BY CRISCUOLO ENGINEERING, LLC.
 - "EASEMENT MAP PREPARED FOR EAGLE MARINE REALTY, LLC, 374 & 368 EAST MAIN STREET, BRANFORD, CONNECTICUT", SCALE: 1"=20'; DATED: DECEMBER 8, 2016 AND PREPARED BY GODFREY HOFFMAN ASSOCIATES, LLC.

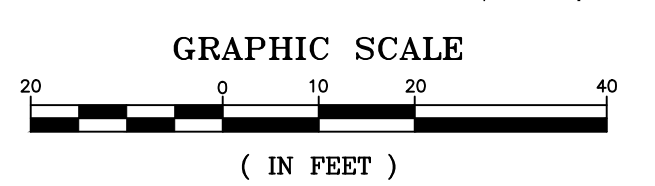


SURVEY LEGEND

	Street Line
	Property Line
	Easement Line
	Curb
	Wood/Vinyl Fence
	Wire Fence
	Stone Wall
	Elevation Contour
	Spot Elevation
	Watercourse Line
	Inland Wetland Boundary
	Wetland Flag (Number)
	Vegetation/Tree Line
	Deciduous Tree
	Coniferous Tree
	Catch Basin
	Manhole
	Utility Pole (With Guy)
	Water Valve/Meter Pit
	Over Head Wire
	Water Main/Service
	Sanitary Sewer
	Gas Line
	Stormwater Pipe <12" Diameter
	Stormwater Pipe >12" Diameter
	Iron Pin or Pipe Found
	Monument Found
	Drill Hole Found
	Nail or Spike Found
	Assessor's Map/Block/Lot Number
	Lamp Post
	Mailbox



TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON



MARK D. BALLOU L.S. #70419
 JAMES M. PRETTI, JR. L.S. #22897
 THIS MAP NOT VALID WITHOUT LIVE SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR NOTED ABOVE.

CRISCUOLO ENGINEERING LLC CONSULTING ENGINEERS LAND SURVEYORS 420 East Main Street Building 1 - Suite 9 Branford, CT 06405 TEL: 203/481-0807 FAX: 203/488-5729	JOB TITLE: EXISTING CONDITIONS PROPERTY LOCATED AT #8 NORTH BRANFORD ROAD BRANFORD, CONNECTICUT	DRAWING NO.: 1 OF 1
	PREPARED FOR: SOFIA'S BAKERY, LLC	DRAWING TITLE: PROPERTY & TOPOGRAPHIC SURVEY
REV. DATE: DESCRIPTION:	DATE: 10/17/2022 SCALE: 1"=20' DRAWN: C.A.F. CHECKED: M.D.B. JOB: 2021.049	ASSESSOR'S MAP G5, BLOCK 2, LOT 2 CADD FILE: 2021-049.POB

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