

MAP NOTES:

- THIS MAP AND SURVEY HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND "THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED JUNE 21, 1996; AMENDED OCTOBER 26, 2018.
- THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A PROPERTY SURVEY AND IS INTENDED TO DEPICT A PROPOSED LOT SPLIT OF THE SUBJECT PARCEL FOR A FUTURE CONVEYANCE TO THE TOWN OF STRATFORD.
- THE PROPERTY LINES DEPICTED AND NOTED HEREON CONFORM TO A CLASS A-2 ACCURACY AND IS BASED UPON A RESURVEY OF MAP REFERENCE "L".
- THE HORIZONTAL BASELINE CONFORMS TO A CLASS A-2 ACCURACY.
- THE NORTH ARROW AND BEARINGS ARE BASED UPON THE CONNECTICUT STATE COORDINATE SYSTEM N.A.D. 1983 (2011). COORDINATES WERE DETERMINED FROM RTK GPS OBSERVATIONS MADE ON APRIL 17, 2018, USING THE CT DOT RTK NETWORK KNOWN AS ACORN (CTDA BASE), HAVING THE FOLLOWING VALUES:
LATITUDE = N 41° 03' 57.06968"
LONGITUDE = W 73° 30' 25.94233"
ELLIPSOID HEIGHT = -13.266M
- UNDERGROUND UTILITIES, STRUCTURES AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART FROM OBSERVABLE SURFACE EVIDENCE WHILE CONDUCTING THE FIELD SURVEY. RECORD MAPPING SUPPLIED BY THE RESPECTIVE COMPANIES OR GOVERNMENTAL AGENCIES, AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE WHICH IS UNKNOWN TO MARTIN SURVEYING ASSOCIATES, LLC. ALL CONTRACTORS ARE REQUIRED TO CONTACT CALL-BEFORE-YOU-DIG AT 1-800-922-4455 FOR LOCATION AND OR STAKEOUT OF ANY UTILITY PRIOR TO ANY EXCAVATION.

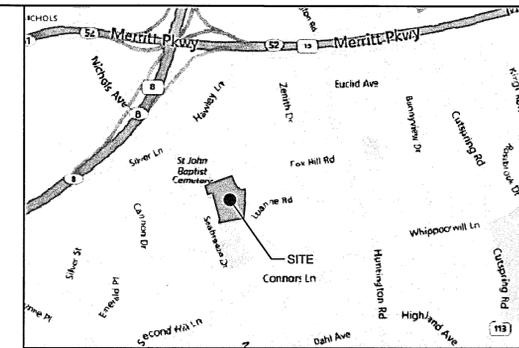
MAP NOTES CONTINUED:

- THE WETLANDS DEPICTED HEREON HAVE BEEN DELINEATED BY JMM WETLAND CONSULTING, LLC ON APRIL 30, 2018
 - PARCEL IS TOGETHER WITH A RIGHT OF WAY OVER AND UPON #63 ARMOY ROAD LAND NOW OR FORMERLY OF THE STATE OF CONNECTICUT FROM ARMOY ROAD (PUBLIC RIGHT OF WAY) TO THE SUBJECT PARCEL AS DESCRIBED IN VOLUME 359 PAGE 128
 - PARCEL IS SUBJECT TO A 10 FOOT WIDE SANITARY EASEMENT AS DEPICTED ON MAP REFERENCE "M"
 - THE FEATURES DEPICTED AND NOTED HEREON ARE THE RESULT OF A FIELD SURVEY COMPLETED ON NOVEMBER 30, 2018 UNLESS OTHERWISE NOTED.
- MAP REFERENCES:
- "GREEN HILL TERRACE STRATFORD, CONNECTICUT" SCALE: 1"=40' DATED: JULY, 1960 BY: T. DONALD ROWE.
 - SUBDIVISION OF PROPERTY FOR JULIUS TUCCARONE STRATFORD, CONNECTICUT" SCALE: 1"=20' DATED: JUNE 26, 1962 BY: RICHARD J. DREW
 - "TOWN OF STRATFORD PLAN SHOWING LAND TO BE TRANSFERRED TO THE MILITARY DEPARTMENT" SCALE: 1"=50' DATED: JANUARY, 1958 BY: THE HIGHWAY DEPARTMENT STATE OF CONNECTICUT.
 - "TOWN OF STRATFORD MAP SHOWING LAND TO BE ACQUIRED FROM EDWARD H. PARKER ET. ALS." SCALE: 1"=40' DATED: OCTOBER, 1957 BY: THE STATE OF CONNECTICUT.

MAP REFERENCES CONTINUED:

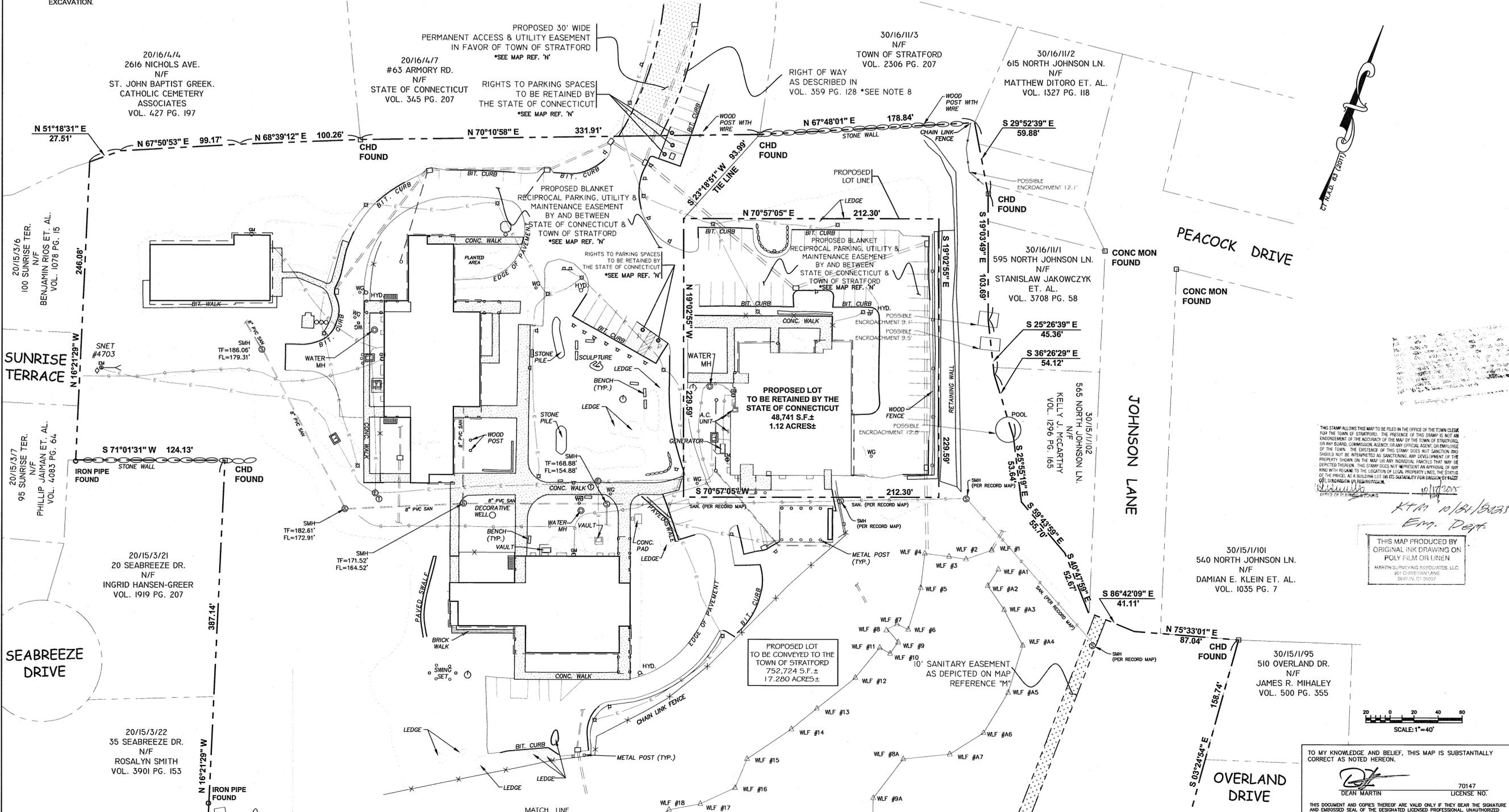
- "TOWN OF STRATFORD MAP SHOWING LAND TO BE ACQUIRED FROM EDWARD H. PARKER ET. ALS." SCALE 1"=40' DATED: AUGUST, 1957 BY: THE STATE OF CONNECTICUT MILITARY DEPARTMENT.
- "BUNNELL PARK SECTION 2 SUBDIVISION OF PROPERTY FOR JULIUS TUCCARONE STRATFORD, CONNECTICUT" SCALE 1"=40' DATED: DECEMBER 18, 1963 BY: RICHARD J. DREW.
- "SOMERSET STRATFORD, CONNECTICUT" SCALE 1"=40' DATED: NOVEMBER 1966 BY: T. DONALD ROWE.
- "WEDGEWOOD SECTION 2 STRATFORD, CONNECTICUT" SCALE: 1"=40' DATED: DECEMBER, 1966 BY: T. DONALD ROWE.
- "RESUBDIVISION OF LOTS 5&10 MAP OF WEDGEWOOD SECTION 2" SCALE: 1"=40' DATED: MAY, 1967 BY: T. DONALD ROWE.
- "REVISION OF LOT 5 MAP OF RESUBDIVISION OF LOTS 5 & 10" SCALE: 1"=20' DATED: FEBRUARY, 1968 BY: T. DONALD ROWE.
- "GREENBAR MANOR STRATFORD, CONNECTICUT" SCALE 1"=40' DATED: JUNE 8, 1969 BY THOS J. HARDIMAN.
- "BRIDGEPORT REGIONAL CENTER STRATFORD, CONNECTICUT" BY: HAMLIN ASSOCIATES ARCHITECT.
- "TOWN OF STRATFORD MAP SHOWING EASEMENT TO BE GRANTED TO TOWN OF STRATFORD" SCALE: 1"=40' DATED: FEBRUARY, 1966 BY: THE STATE OF CONNECTICUT.
- "EASEMENT MAP DEPICTING PROPOSED EASEMENTS & AGREEMENTS BY & BETWEEN TOWN OF STRATFORD & STATE OF CONNECTICUT #300 ARMOY ROAD STRATFORD, CONNECTICUT" SCALE: 1"=50'; DATED: NOVEMBER 22, 2024; BY: MARTIN SURVEYING ASSOCIATES, LLC.

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09/17/2025 10:28:50 AM
Page 1 of 2
Susan M. Pawluk, Town Clerk



LEGEND:

○ IRON PIN (FOUND)	△ SIGN
● Rebar/Drill Hole (To Be Set)	□ POST
□ MONUMENT (FOUND)	☆ LIGHT POLE
⊙ MANHOLE	⊙ GUY ANCHOR
⊕ DRAINAGE MANHOLE	⊕ UTILITY POLE
⊕ SANITARY MANHOLE	⊕ WATER GATE
⊕ ELEC. MANHOLE	⊕ WATER METER
⊕ TELE. MANHOLE	⊕ GAS VALVE
⊕ "C" CATCH BASIN	⊕ GAS METER
⊕ "C-L" CATCH BASIN	⊕ TRANSFORMER
⊕ DECIDUOUS TREES	⊕ ELEC. METER
⊕ EVERGREEN TREES	⊕ MAIL BOX
⊕ SHRUB/BUSH	⊕ HAND HOLE
⊕ TRAFFIC CONTROL BOX	⊕ BUTTON BOX
	⊕ A.C. UNIT
	⊕ TRAFFIC LIGHT POLE



BOUNDARY LINE

GUARD RAIL

UNDERGROUND PIPING (San., Strm.)

U/G GAS LINE

U/G ELEC. LINE

WATER LINE

OVERHEAD UTILITIES

U/G TELE. LINE

CHAIN LINK FENCE

TREE LINE

M martin
Surveying Associates, LLC
201 CHRISTIAN LANE BERLIN, CT 06037
860-832-9328

REVISIONS:

PROPOSED LOT SPLIT OF PARCEL MBL: 30/16 11/4 LAND OF STATE OF CONNECTICUT #300 ARMOY ROAD STRATFORD, CONNECTICUT

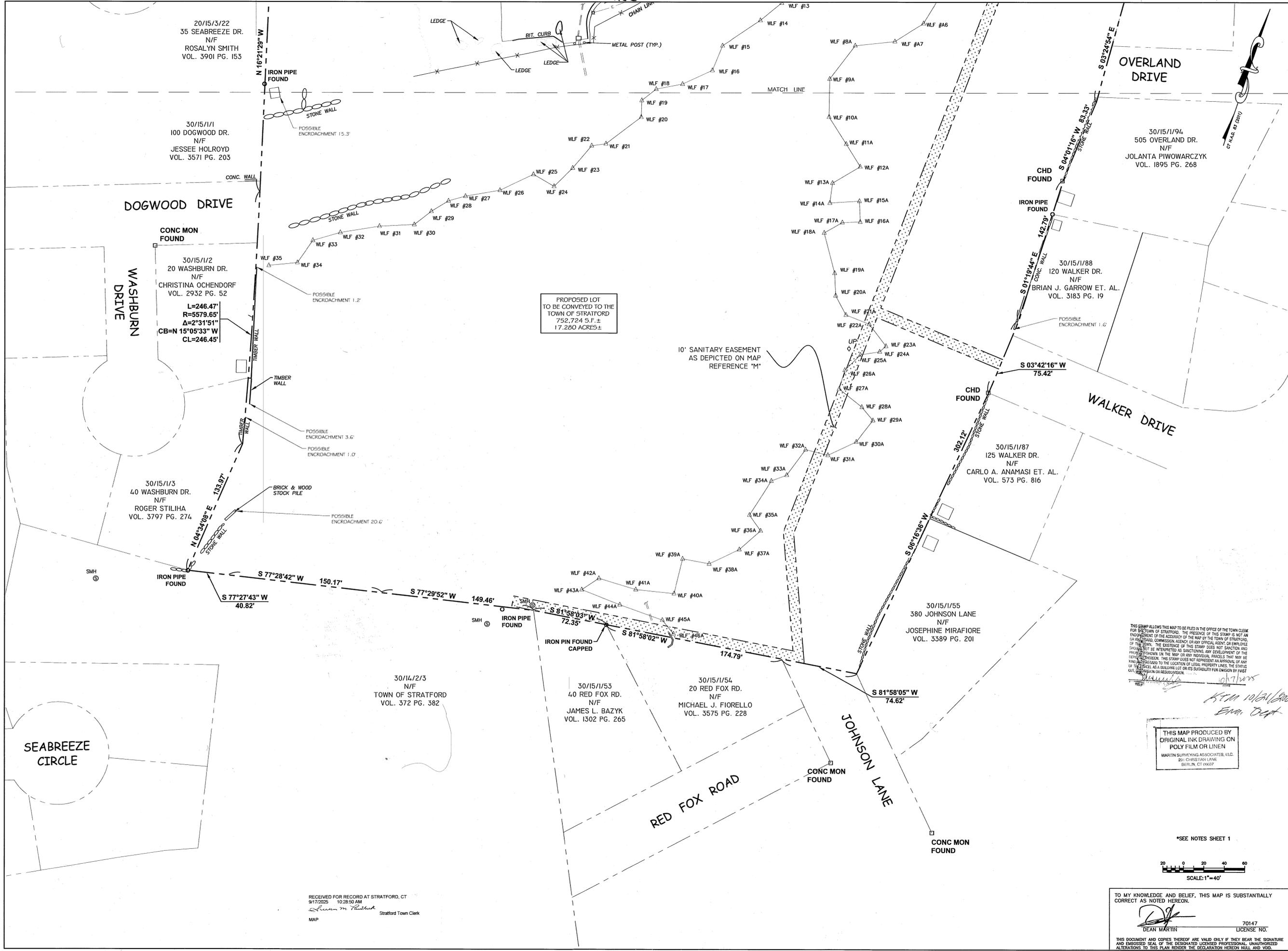
THIS MAP PRODUCED BY ORIGINAL INK DRAWING ON POLY FILM OR LINEN
MARTIN SURVEYING ASSOCIATES, LLC
201 CHRISTIAN LANE BERLIN, CT 06037

MSA PROJECT NO: 18-026
SCALE: 1"=40'
DATE: 2024-11-22
DRAWN BY: G.S.D.
CHECKED BY: D.G.M.

SHEET: 1 OF 2

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

DEAN MARTIN 70147 LICENSE NO.



LEGEND:

● IRON PIN (FOUND)	△ SIGN
○ Rebar/Drill Hole (To Be Set)	○ POST
□ MONUMENT (FOUND)	☆ LIGHT POLE
⊙ MANHOLE	⊙ GUY ANCHOR
⊕ SANITARY MANHOLE	⊕ UTILITY POLE
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--- BOUNDARY LINE
 --- GUARD RAIL
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MSA PROJECT NO: 18-026
 SCALE: 1"=40'
 DATE: 2024-11-22
 DRAWN BY: G.S.D.
 CHECKED BY: D.G.M.

SHEET:
2 OF 2

RECEIVED FOR RECORD AT STRATFORD, CT
 9/17/2025 10:28:50 AM
 MAP
 Stratford Town Clerk

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 DEAN MARTIN
 LICENSE NO. 70147