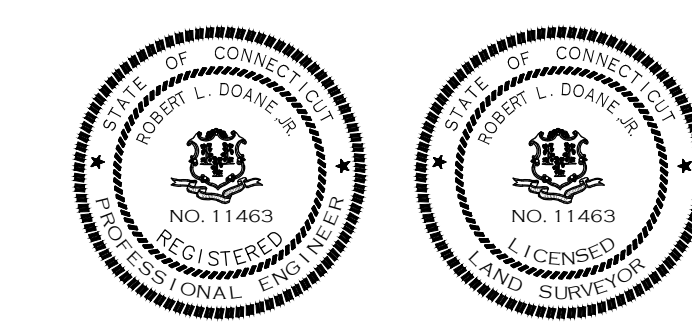


DATE	REVISION	CK.
12/12/22	TOWN COMMENTS	
01/06/23	TOWN COMMENTS	
01/10/23	REVISIONS	
02/06/23	TOWN COMMENTS	



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

Robert L. Doane, Jr.
ROBERT L. DOANE, JR.
CONN. P.E. & L.S. LIC. NO. 11463



"SITE UTILITY PLAN"
MAP #45 LOT #27-3

DOANE ENGINEERING
CIVIL ENGINEERING AND LAND SURVEYING
P.O. BOX 113 CENTERBROOK, CONNECTICUT 06409
TEL: (860)767-0138, FAX: (860)767-9104

SITE PLAN PREPARED FOR PIAGE MANAGEMENT CORP #49 PLAINS ROAD, ESSEX, CONNECTICUT			
SCALE: 1"=20'	DATE: 11/03/22	SHEET NO.: 2 OF 6	IDENT. NO.:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-4 INCLUSIVE OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND "RECOMMENDED MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". IT IS AN IMPROVEMENT LOCATION SURVEY AND IS INTENDED TO DEPICT EXISTING AND PROPOSED CONDITIONS IN RELATION TO EXISTING BUILDING LINES. PROPERTY/BOUNDARY HAS BEEN DETERMINED BY A DEPENDENT RESURVEY WITH REFERENCE TO THE MAPS LISTED HEREON. THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN INDEPENDENT RESURVEY MAY DISCLOSE.

A.) EVERGREEN INDUSTRIAL PARK SUBDIVISION OF LAND PROPERTY OF WILLIAM K. RUTAN CONN. ROUTE 153 - PLAINS ROAD ESSEX, CONN. DATED 2-20-84 SCALE: 1"=50' BY DONALD R CARLSON

THE SUBJECT PROPERTY CONTAINS 87,763 SF 2.0 AC

HORIZONTAL ACCURACY CONFORMS TO CLASS A-2. HORIZONTAL COORDINATES AND DIRECTIONS DEPICTED HEREON ARE BASED ON A LOCAL GRID RELATED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). ALL DISTANCES ARE IN U.S. SURVEY FOOT. THE BASIS OF HORIZONTAL DATUM ARE CONNECTICUT GEODETIC SURVEY MONUMENTS: CGS 5009 (ESSEX) CGS 5010 (ESSEX). THEREFORE THE BEARINGS SHOWN HEREON DIFFER FROM THE BEARINGS SHOWN ON REFERENCE MAP A

VERTICAL ACCURACY CONFORMS TO CLASS T-2 (ASSUM DATUM)

SUBJECT PROPERTY IS RECORDED IN TOWN OF ESSEX LAND RECORDS VOL. 300, PG 448