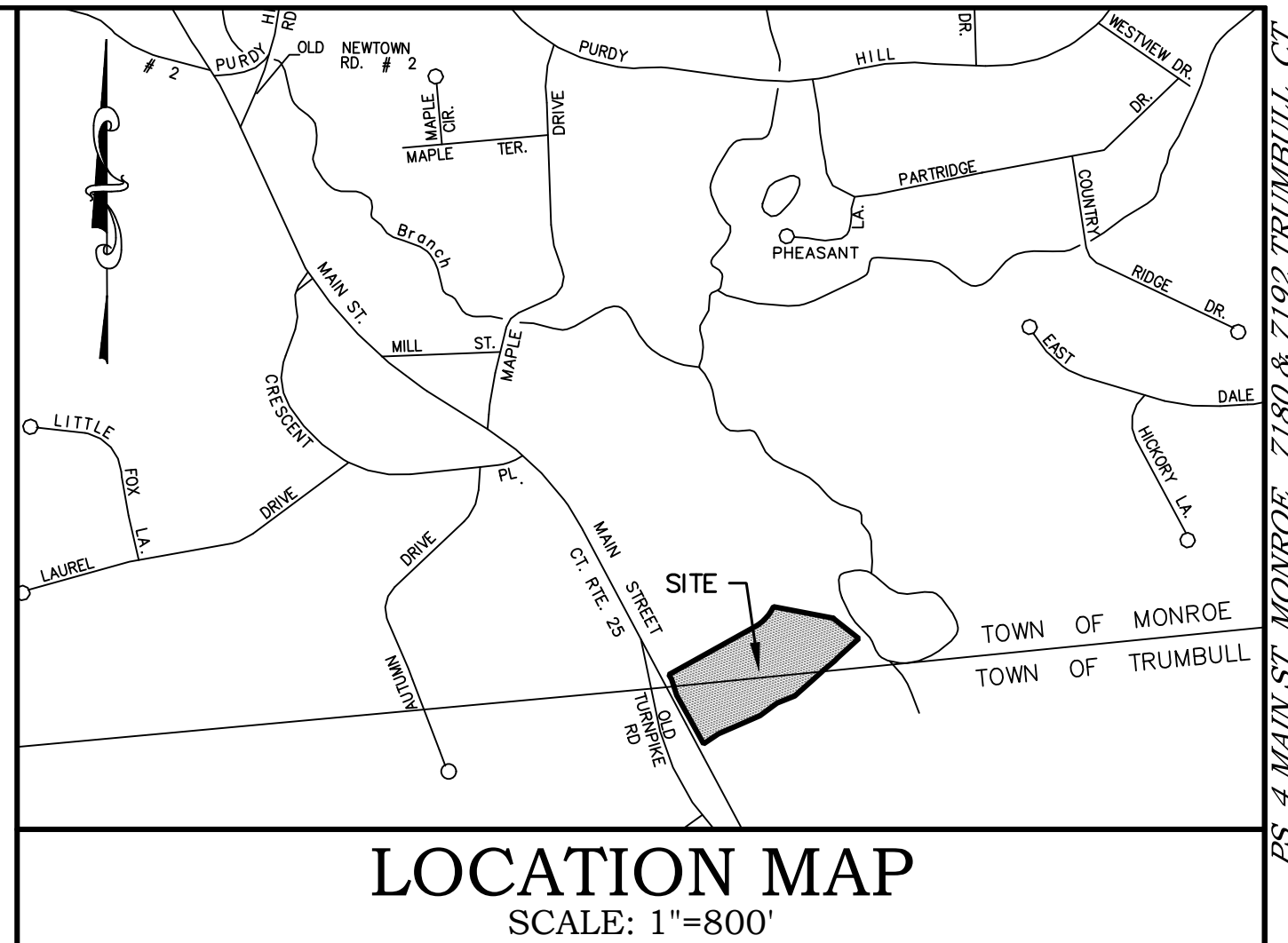




10 MAIN STREET  
N/E  
10 MAIN STREET LLC

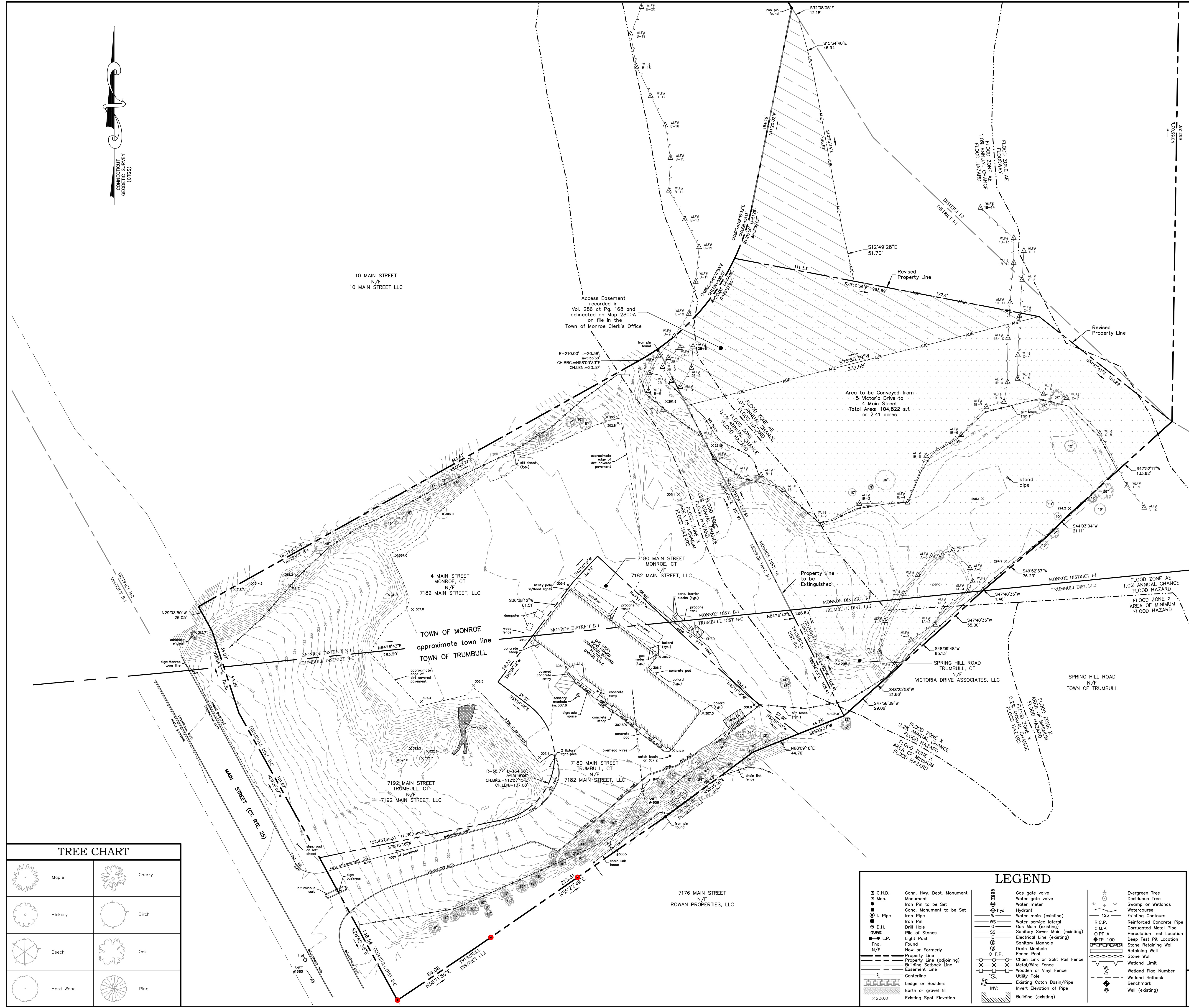


### LOCATION MAP

SCALE: 1"=800'

#### GENERAL SURVEY NOTES

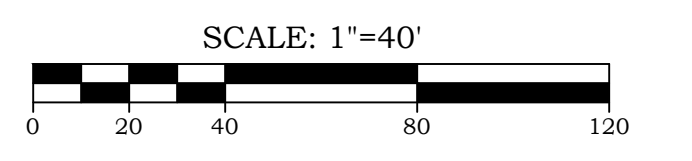
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATION OF CONNECTICUT STATE AGENCIES, SECTION 20-300b-1 THROUGH 20-300b-20, EFFECTIVE OCTOBER 26, 2016, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
- THE BOUNDARY DETERMINATION IS BASED UPON THE RESURVEY METHOD.
- THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO CLASS V-2 STANDARDS. TOPOGRAPHIC DATA CONFORMS TO CLASS T-2 STANDARDS. CONTOURS AND ELEVATIONS REFER TO NAVD 88 DATUM.
- BEARINGS AND COORDINATES ARE DERIVED FROM THE CONNECTICUT GEODETIC SURVEY (CGS) VIA GPS TECHNOLOGY AND CONVENTIONAL SURVEY METHODS.
- THIS IS A PROPERTY SURVEY. THE PURPOSE OF WHICH IS TO DEPICT THE POSITION OF BOUNDARIES WITH RESPECT TO PERTINENT STRUCTURES & OTHER ITEMS.
- PROPERTIES (4 MAIN ST., MONROE & 7192 MAIN ST., TRUMBULL) ARE ALSO KNOWN AS TOWN OF MONROE TAX LOTS 37.2 AND A PORTION OF 37.4 ON ASSESSORS MAP 4 AND TOWN OF TRUMBULL TAX LOT 30 ON ASSESSORS MAP C1.
- PROPERTY (7182 MAIN ST., TRUMBULL) IS ALSO KNOWN AS TOWN OF TRUMBULL TAX LOT 29 ON ASSESSORS MAP C1.
- TOTAL AREA = 290,719.44 SQ.FT. OR 6.674 ACRES  
IN MONROE = 174,762.72 SQ.FT. OR 4.012 ACRES  
IN TRUMBULL = 115,956.72 SQ.FT. OR 2.662 ACRES.
- PROPERTY (4 MAIN ST., MONROE & 7192 MAIN ST., TRUMBULL) LIES IN MONROE ZONING DISTRICTS B-1 & I-1 AND TRUMBULL ZONING DISTRICT I-L2.
- PROPERTY (7182 MAIN ST., TRUMBULL) LIES IN TRUMBULL ZONING DISTRICT I-L2.
- A PORTION OF THE (4 MAIN ST., MONROE & 7192 MAIN ST., TRUMBULL) PARCEL LIES WITHIN FLOOD ZONE AE (NO ELEV.), FLOODWAY ZONE AE (WITH CROSS SECTION) AND 0.2% ANNUAL CHANCE FLOOD HAZARD ZONE X (NO ELEV.) AS SHOWN ON FEMA FIRM MAP 090102086F, EFFECTIVE DATE 6/18/2010.
- THE (7182 MAIN ST., TRUMBULL) PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE AS DETERMINED BY FEMA.
- THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND OTHER THAN DEPICTED HEREON, IF ANY, IS UNKNOWN.
- WETLANDS DELINEATED BY JMM WETLAND CONSULTING SERVICES, LLC, INC. ON SEPTEMBER 6, 2019. FLAGS WERE LOCATED VIA CONVENTIONAL SURVEY METHODS.
- MAP REFERENCE.
- 15.1. PLAN ENTITLED: "BOUNDARY MAP OF PROPERTY LOCATED ON BRIDGEPORT - NEWTOWN TPK. (RTE. 25) MONROE/TRUMBULL, CONNECTICUT, PREPARED FOR N & S DEVELOPMENT CO., LTD." SCALE: 1"=40'. DATED: AUGUST 3, 1981. PREPARED BY J & D KASPER & ASSOCIATES. ON FILE IN THE TOWN OF MONROE CLERK'S OFFICE AS MAP 1922.
- 15.2. PLAN ENTITLED: "SITE PLAN OF PROPERTY LOCATED ON THE BRIDGEPORT-NEWTOWN TURNPIKE (RTE. 25) MONROE/TRUMBULL, CONNECTICUT PREPARED FOR CHARLES POLATESK". SCALE: 1"=40'. DATED: FEB. 9, 1982. ON FILE IN THE TOWN OF MONROE CLERK'S OFFICE AS MAP 1739 AND IN THE TOWN OF TRUMBULL CLERK'S OFFICE AS MAP 2306.
- 15.3. PLAN ENTITLED: "BOUNDARY MAP OF PROPERTY OWNED BY THE BRIDGEPORT CHILDREN'S CAMP INC. MONROE/TRUMBULL, CONNECTICUT". SCALE: 1"=100'. DATED: MARCH 10, 1982. REVISED: 12-29-82. PREPARED BY J&D KASPER & ASSOCIATES. ON FILE IN THE TOWN OF MONROE CLERK'S OFFICE AS MAP 1630.
- 15.4. PLAN ENTITLED: "BOUNDARY SURVEY PREPARED FOR AMERICAN TRADING REAL ESTATE PROPERTIES INCORPORATED, MAIN STREET (ROUTE 25), MONROE/TRUMBULL, CT." SCALE: 1"=100'. DATED: 8/30/88. REVISED THRU: 5/3/91. PREPARED BY CODESPOT & ASSOCIATES. ON FILE IN THE TOWN OF MONROE CLERK'S OFFICE AS MAP 2189.
- 15.5. PLAN ENTITLED: "DATA ACCUMULATION PLAN, DEPICTING A LOT LINE REVISION FOR #38, #42, #44 MAIN STREET (CT RT. #25), MONROE/TRUMBULL, CONNECTICUT PREPARED FOR KENBELL LAND HOLDINGS, LLC." SCALE: 1"=100'. DATED: 4/02/03. REVISED: 5/22/03. PREPARED BY SPATH-BJORLUND ASSOCIATES, INC. ON FILE IN THE TOWN OF MONROE CLERK'S OFFICE AS MAP 2800A.
- 15.6. PLAN ENTITLED: "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF MONROE, BRIDGEPORT-NEWTOWN ROAD FROM THE TRUMBULL TOWN LINE NORTHERLY ABOUT 6,800 FEET. ROUTE No. 25, No. 693-B, Sht. 1 OF 3". SCALE: 1" = 40', DATED: MARCH 9, 1939.



TREE CHART	
	Maple
	Cherry
	Hickory
	Birch
	Beech
	Oak
	Hard Wood
	Pine

LEGEND	
	Conn. Hwy. Dept. Monument
	Monument
	Mon. to be Set
	Conc. Monument to be Set
	Iron Pipe
	Water service lateral
	Drill Hole
	Pile of Stones
	Light Post
	Found
	Now or Formerly
	Property Line (adjoining)
	Building Setback Line
	Easement Line
	Centerline
	Ledge or Boulders
	Earth or gravel fill
	Existing Spot Elevation
	Gas gate valve
	Water gate valve
	Water meter
	Hydrant
	Water main (existing)
	Water service lateral
	Gas Main (existing)
	Sanitary Sewer Main (existing)
	Electrical Line (existing)
	Sanitary Manhole
	Drain Manhole
	Chain Link or Split Rail Fence
	Metal/Wire Fence
	Wooden or Vinyl Fence
	Utility Pole
	Existing Catch Basin/Pipe
	Invert Elevation of Pipe
	Building (existing)
	Evergreen Tree
	Deciduous Tree
	Swamp or Wetlands
	Watercourse
	Existing Contours
	Reinforced Concrete Pipe
	Corrugated Metal Pipe
	Percolation Test Location
	Deep Test Pit Location
	Stone Retaining Wall
	Retaining Wall
	Stone Well
	Wetland Limit
	Wetland Flag Number
	Wetland Setback
	Benchmark
	Well (existing)

No.	Date	REVISION DESCRIPTION
6.	12/23/2020	UPDATED NOTES FOR TOTAL AREA
5.	8/7/2020	ADDED PARCEL AREAS
4.	07/06/2020	CORRECTED BOUNDARY S.W. CORNER OF 7180 MAIN ST.
3.	07/03/2020	ADDED ADDITIONAL TOPOGRAPHY AND TREES
2.	12/19/2019	UPDATED TOPOGRAPHY AND ADDED TREES
1.	11/18/2019	REVISED TRUMBULL ZONING DISTRICTS



**ACCURATE LAND SURVEYING, LLC**  
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WOODBRIE, CT 06525 MONROE, CT 06468  
TEL: 203.881.8145 TEL: 203.880.5455

#### PROPERTY SURVEY

OF  
4 MAIN STREET, MONROE &  
7180 & 7192 MAIN STREET, TRUMBULL,  
CONNECTICUT

PREPARED FOR  
7182 MAIN STREET, LLC

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

DRAFT  
12/31/2020

DATE 9/9/2019  
SCALE 1"=40'  
JOB NO. 952  
DRAWING NO. 1 OF 1  
BRYAN P. NESTERAK, PE, LS 23556

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