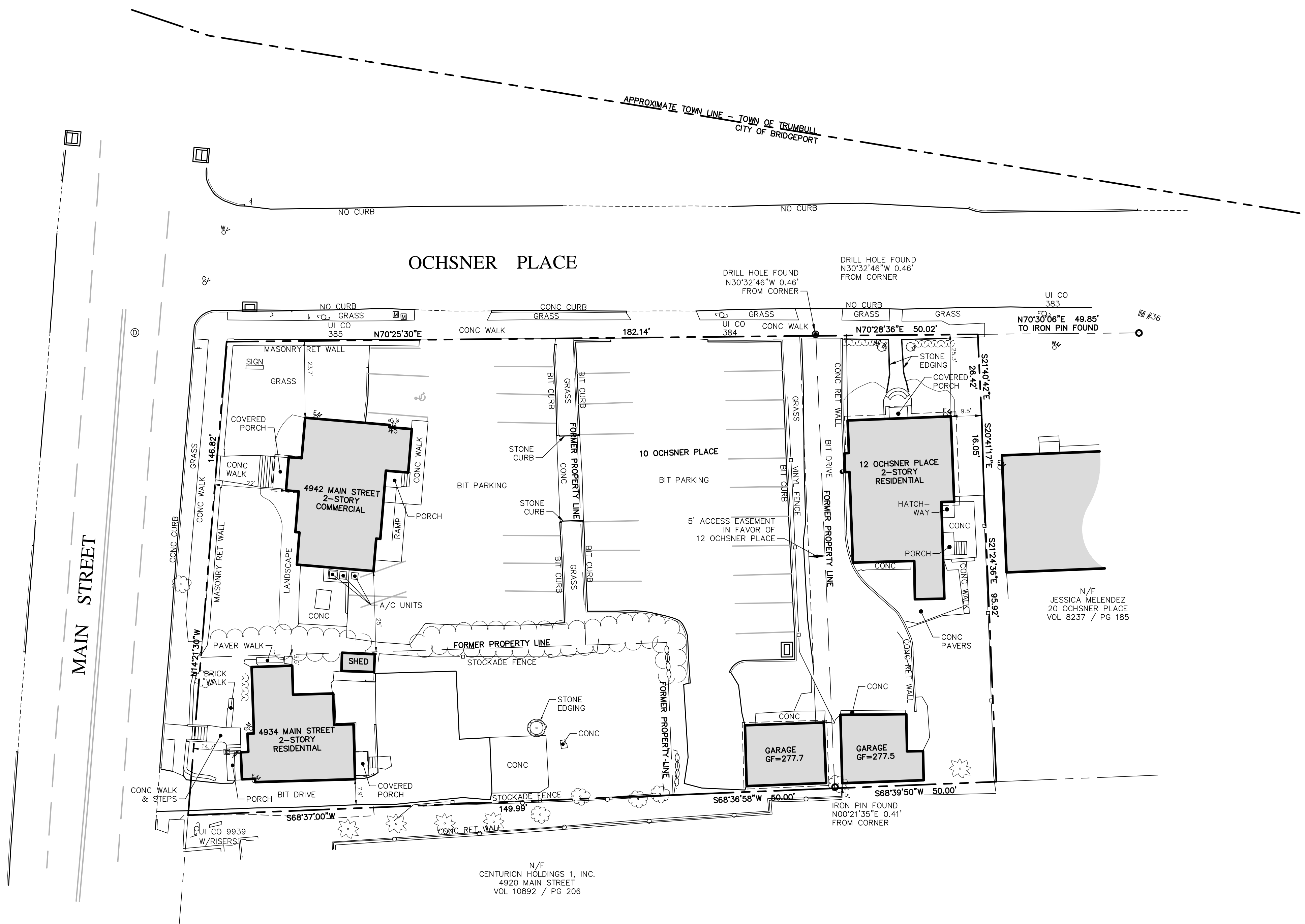


**LOCATION MAP**  
NOT TO SCALE



- SURVEY NOTES:**
- THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AS REVISED ON OCTOBER 26, 2018, AND THE STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC ON AUGUST 29, 2019.
    - THE TYPE OF SURVEY AND MAP IS A LOT CONSOLIDATION PLAN INTENDED TO DEPICT THE CONSOLIDATION OF THE SUBJECT PROPERTIES INTO A SINGLE PARCEL.
    - THE BOUNDARY DETERMINATION/OPINION CATEGORY IS BASED UPON A RESURVEY OF MAP REFERENCE 3.
    - THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
  - THE BEARINGS DEPICTED HEREON WERE DERIVED USING GNSS SURVEY METHODS IN JUNE 2024 AND ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983.
  - THE SUBJECT PARCEL APPEARS TO LIE WITHIN FLOOD ZONE X AS DEPICTED ON FEMA'S FLOOD INSURANCE RATE MAP (FIRM) ENTITLED: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS); PANEL 427 OF 628; MAP NUMBER 090100427; EFFECTIVE DATE: JUNE 18, 2010; SCALE: 1"=500'. ANY FEMA FLOODPLAIN AND/OR FLOODWAY INFORMATION DEPICTED HEREON IS APPROXIMATE ONLY AND DOES NOT IN ANY WAY CONSTITUTE AN OPINION OR REPRESENTATION OF ACTUAL FLOODPLAIN AND/OR FLOODWAY INFORMATION BY PEREIRA ENGINEERING, LLC (PE). PE DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION, AND MAKES NO REPRESENTATIONS UPON WHICH THE CLIENT SHOULD RELY IN CONNECTION WITH THE FLOOD ZONE OF THE SUBJECT PARCEL OR ANY FEMA FLOODPLAIN AND/OR FLOODWAY INFORMATION DEPICTED HEREON.
  - UTILITY INFORMATION DEPICTED HEREON IS APPROXIMATE AND IS BASED ON VISIBLE EVIDENCE OF SURFACE AND OVERHEAD STRUCTURE LOCATIONS AND AS COMPILED FROM EXISTING RECORD MAPPING AVAILABLE DURING THE PREPARATION OF THE SURVEY. ALL CONTRACTORS SHOULD CONTACT "CALL BEFORE YOU DIG" AT 1(800)922-4455 FOR VERIFICATION OF UTILITY INFORMATION PRIOR TO START OF ANY WORK.

- MAP REFERENCES:**
- "PROPERTY SURVEY PREPARED FOR MARK GREENGARDEN FOR PROPERTY LOCATED AT 4942 MAIN STREET, BRIDGEPORT, CT; SCALE: 1"=20'; DATED: NOVEMBER 12, 2004; PREPARED BY: PEREIRA ENGINEERING, LLC.
  - "RESUBDIVISION MAP OF PROPERTY LOCATED AT 12 & 20 OCHSNER PLACE, BRIDGEPORT, CONNECTICUT PREPARED FOR MARK GREENGARDEN"; SCALE: 1"=20'; DATED: AUGUST 10, 2005; PREPARED BY: PEREIRA ENGINEERING, LLC.
  - "IMPROVEMENT LOCATION SURVEY OF PROPERTY LOCATED AT 10 & 12 OCHSNER PLACE AND 4934 & 4942 MAIN STREET, BRIDGEPORT, CONNECTICUT PREPARED FOR MARK GREENGARDEN"; SCALE: 1"=20'; DATED: JULY 10, 2024; PREPARED BY: PEREIRA ENGINEERING, LLC.

TOTAL PARCEL AREA:  
34,270 SF (0.787 AC)±

MAP / BLOCK / LOT:  
89 / 2600 / A16  
89 / 2600 / A2 B  
89 / 2600 / A18  
89 / 2600 / A2 A

VOLUME / PAGE  
8777 / 24  
8445 / 104  
10167 / 29  
3953 / 344

LEGEND			
	PROPERTY LINE		CONTOURS
	RIGHT OF WAY		SPOT ELEVATION
	EASEMENT LINE		CONIFEROUS TREE
	STONE WALL		DECIDUOUS TREE
	STRUCTURE		BUSH
	EDGE OF PAVEMENT		CHAIN LINK FENCE
	TEST BORING		WOOD FENCE
	CATCH BASIN		GUTTER RAIL
	STORM MANHOLE		LIGHT POLE
	SANITARY MANHOLE		UTILITY POLE
	WATER		HYDRANT
	GAS		WATER VALVE
	ELECTRIC		GAS VALVE
	TELEPHONE		MONUMENT FOUND
	FIBER OPTIC LINE		IRON PIPE OR PIN FOUND
	OVERHEAD WIRES		DRILL HOLE FOUND

THIS MAP IS VALID AND AUTHORIZED BY THE BELOW SIGNATORY WHEN AND ONLY WHEN ACCOMPANIED WITH A BLUE LIVE SIGNATURE, A STAMPED SEAL IN BLUE INK AND A LIVE EMBOSSED SEAL OVER THE SIGNATURE'S NAME. ANY OTHER REPRODUCTIONS SHALL BE CONSIDERED UNAUTHORIZED

To my knowledge and belief, this map is substantially correct as noted herein.

Todd A. Andrews, P.L.S. Conn. # 70001

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REVISIONS	
NO.	DATE

**LOT CONSOLIDATION PLAN**  
OF PROPERTY LOCATED AT  
10 & 12 OCHSNER PLACE AND 4934 & 4942 MAIN STREET  
BRIDGEPORT, CONNECTICUT  
PREPARED FOR  
MARK GREENGARDEN

COPYRIGHT © 2024  
DATE: DECEMBER 11, 2024  
SCALE: 1"=20'  
DWG: TAA FLD: DJC  
**S** SHEET 1 OF 1  
CAD REF. NO. 0257LLRV-24

G:\0257\dwg\0257LLRV-24.dwg, Layout1, 12/11/2024 9:39:27 AM, toad, 1:1