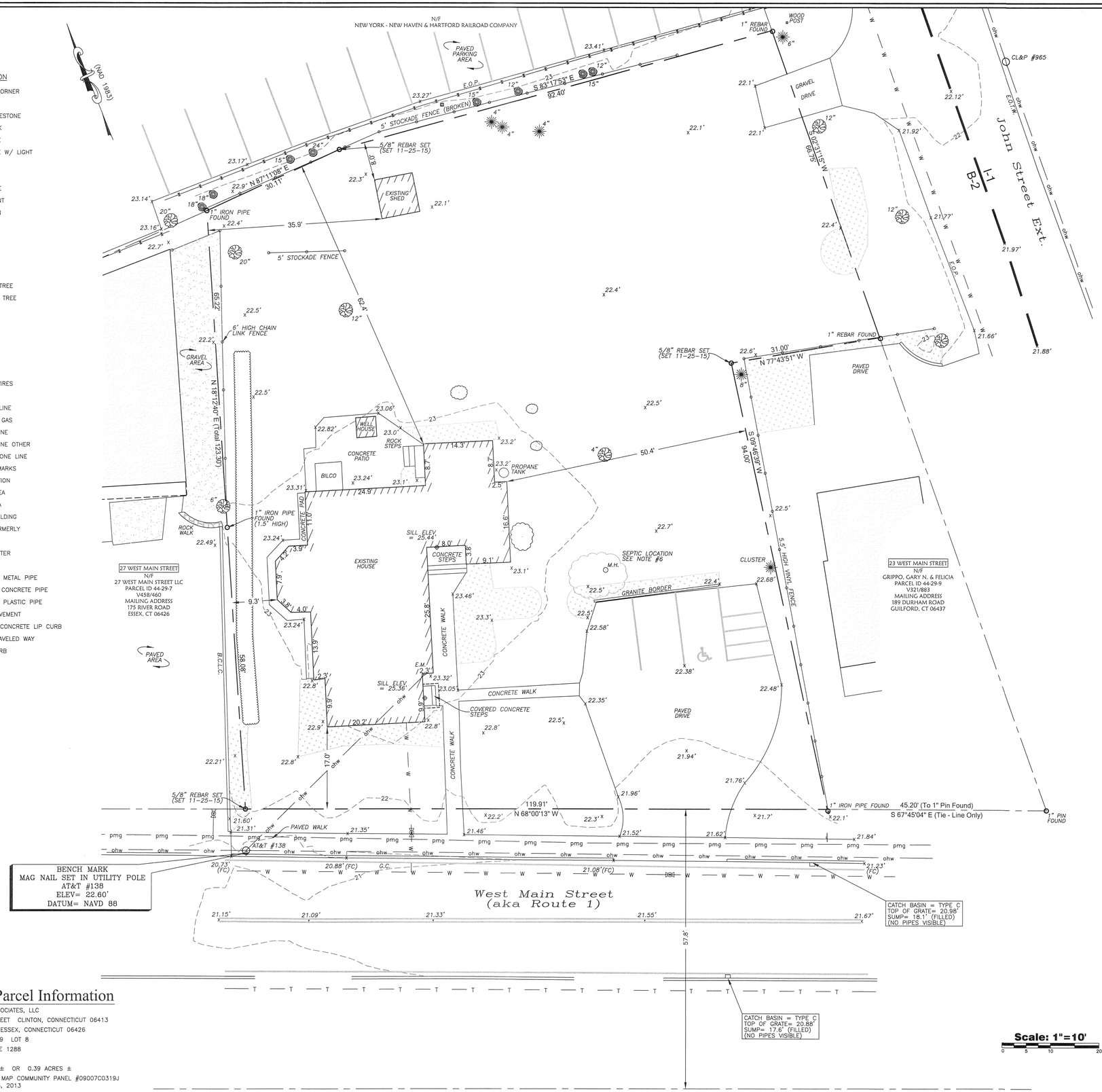
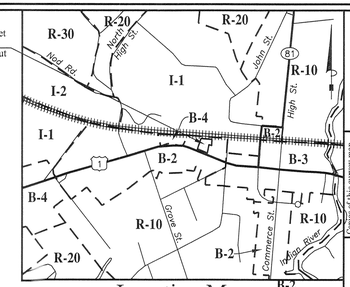
Legend

SYMBOL	DESCRIPTION
•	PROPERTY CORNER
	IP / REBAR
	MON / MERESTONE
	BENCH MARK
	UTILITY POLE
	UTILITY POLE W/ LIGHT
	GUY WIRE
	GAS VALVE
	WATER VALVE
	FIRE HYDRANT
	CATCH BASIN
	MANHOLE
	SIGN
	LIGHT POLE
	YARD LIGHT
	WOOD POST
	DECIDUOUS TREE
	CONIFEROUS TREE
	SHRUB
	STUMP
	HEDGE
	STONEWALL
	TREELINE
	FENCE LINE
ohw	OVERHEAD WIRES
W	WATER LINE
T	TELEPHONE LINE
pmg	PAINT MARK GAS
	PROPERTY LINE
	PROPERTY LINE OTHER
	LAND USE ZONE LINE
	ROAD PAINTMARKS
X X.X'	SPOT ELEVATION
	PLANTED AREA
	GRAVEL AREA
	EXISTING BUILDING
N/F	NOW OR FORMERLY
ELEV / EL	ELEVATION
E.M.	ELECTRIC METER
(TYP)	TYPICAL
C.M.P.	CORRUGATED METAL PIPE
R.C.P.	REINFORCED CONCRETE PIPE
C.P.P.	CORRUGATED PLASTIC PIPE
E.O.P.	EDGE OF PAVEMENT
B.C.L.C.	BITUMINOUS CONCRETE LIP CURB
E.O.T.W.	EDGE OF TRAVELED WAY
(FC)	FACE OF CURB
M.H.	MANHOLE



25 West Main Street
(aka Route 1)
Clinton, Connecticut



Location Map

Scale: 1"=800'

0 400 800 1600

Notes

1) THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF THE LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
A. TYPE OF SURVEY: TOPOGRAPHIC SURVEY
B. WITH RESPECT TO THE PERIMETER OF THE PROPERTY THE BOUNDARY DETERMINATION IS BASED UPON A FIRST SURVEY.
C. THIS SURVEY CONFORMS TO THE STANDARDS AND THE ACCURACY OF CLASS: A-2 HORIZONTAL & T-2 TOPOGRAPHIC ACCURACY.
D. BEARINGS AS DEPICTED ARE BASED UPON THE CONNECTICUT GRID SYSTEM NORTH AMERICAN DATUM OF 1983
E. ELEVATIONS BASED UPON NORTH AMERICAN VERTICAL DATUM 1988
F. CONTOUR INTERVAL = 1'
G. THE INTENT OF THIS MAP IS TO DEPICT THE EXISTING CONDITIONS OF THE PROPERTY

2) BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

3) THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR. IT IS A DECLARATORY STATEMENT, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS MAP UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.

4) THIS MAP IS THE PROPERTY OF GESICK & ASSOCIATES P.C. AND HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. IT IS NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION, OR OWNER WITHOUT THE EXPRESS WRITTEN CONSENT OF GESICK & ASSOCIATES P.C.

5) BASE MAPPING PREPARED BY GESICK & ASSOCIATES P.C. FROM A 11/20/15 THRU 11/25/15 FIELD SURVEY.

6) SEPTIC INFORMATION PROVIDED BY THE TOWN OF CLINTON LAND USE DEPARTMENT.

7) UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND LIMITED FIELD MEASUREMENTS. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GESICK & ASSOCIATES. P.C. THE SIZE LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

8) TREES SHOWN ON THIS MAP WERE FIELD LOCATED BUT ARE NOT SHOWN TO SCALE

Reference Maps

1. "RIGHT OF WAY AND TRACK MAP – THE NEW YORK NEW HAVEN AND HARTFORD RAILROAD CO"
PREPARED BY THE NEW YORK NEW HAVEN AND HARTFORD RAILROAD CO
DATED JUNE 30, 1915 SCALE 1"=100' SHEET 23 OF 55 (NOT ON FILE)
2. "LAND IN CLINTON CONN TO BE AQUIRED OF STURGES G. REDFIELD"
PREPARED BY NEW YORK – NEW HAVEN & HARTFORD RAILROAD
DATED APRIL, 1924 SCALE 1"=50' CLINTON TOWN CLERK MAP #16
3. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP
TOWN OF CLINTON BOSTON POST ROAD FROM GROVE ST
EASTERLY TO INDIAN RIVER ROUTE US 1"
PREPARED BY THE CONNECTICUT STATE HIGHWAY DEPARTMENT
DATED NOVEMBER 7, 1930 SCALE 1"=40' DRAWING # 898-A
4. "LAND IN CLINTON CONN TO BE CONVEYED TO R.G. DAVIS & SONS INC."
PREPARED BY NEW YORK – NEW HAVEN & HARTFORD RAILROAD
DATED SEPTEMBER, 1946 SCALE 1"=40' CLINTON TOWN CLERK MAP #116
5. "MAP SHOWING LAND CONVEYED TO LEWIS H. MUNSON CLINTON, CONN"
PREPARED BY KELSEY ENGINEERING CO.
DATED OCTOBER, 1951 SCALE 1"=10' CLINTON TOWN CLERK MAP #160
6. "MAP OF PROPERTY OWNED BY NORMAN R. FOERCH WEST MAIN STREET CLINTON, CONN"
PREPARED BY J.H.F CLARK
DATED NOVEMBER, 1956 SCALE 1"=10' CLINTON TOWN CLERK MAP #370
7. "LAND IN CLINTON CONN TO BE CONVEYED TO NORMAN R. FOERCH"
PREPARED BY NEW YORK – NEW HAVEN & HARTFORD RAILROAD
DATED APRIL, 1960 SCALE 1"=20' CLINTON TOWN CLERK MAP #483
8. "GENERAL PIPING & ELECTRICAL PLAN – NEW CONSTRUCTION SERVICE STATION, CLINTON CONN. 31 – 33 WEST MAIN STREET"
PREPARED BY KOLLER ASSOCIATES INC.
DATED MAY 26, 1961 SCALE 1/8"=1' (NOT ON FILE)
9. "SITE PLAN FOR ADVANCED FOOTCARE CENTER, PC – DR GARY N. GRIPPO
LANDS OF FELICIA AND GARY N. GRIPPO #23A & #23B WEST MAIN STREET
MAP 44 BK 29 LOT 9 CLINTON CONNECTICUT"
PREPARED BY BARDEN SURVEY LLC
DATED AUGUST 16, 2002 SCALE 1"=20' (NOT ON FILE)
10. "TOPOGRAPHIC SURVEY OF 27 WEST MAIN STREET (AKA ROUTE 1) CLINTON, CONNECTICUT PREPARED FOR TODD MILLER"
PREPARED BY GESICK & ASSOCIATES P.C.
DATED MARCH 1, 2012 SCALE 1"=10' (NOT ON FILE)

Subject Parcel Information

OWNER:	25 WEST MAIN ASSOCIATES, LLC
PARCEL ADDRESS:	25 WEST MAIN STREET CLINTON, CONNECTICUT 06413
MAILING ADDRESS:	175 RIVER ROAD ESSEX, CONNECTICUT 06426
PARCEL ID:	MAP 44 BLOCK 29 LOT 8
DEED:	VOLUME 488 PAGE 1288
LAND USE ZONE:	B-2
AREA:	17100.24 SQ. FT. ± OR 0.39 ACRES ±
FLOOD ZONE:	ZONE X PER FIRM MAP COMMUNITY PANEL #09007C0319J DATED FEBRUARY 6, 2013

STATE OF CONNECTICUT DONALD T. GESICK JR. NO. 18417 LICENSED LAND SURVEYOR

Copies of this survey map not bearing the Land Surveyor's original seal shall not be considered to be valid copies, certification shall not be transferred to the additional parties listed hereon Certificates are not transferable to additional parties, or subsequent owners not listed hereon.

To the best of my knowledge and belief this map is substantially correct as noted hereon.

Donald T. Gesick Jr. L.S.
Reg. No. 18417

GESICK & ASSOCIATES, P.C.
SURVEYORS † MAPPERS † PLANNERS
19 CEDAR ISLAND AVE.
CLINTON, CONNECTICUT 06413
OFFICE: 860-669-7799 FAX: 860-669-5833
www.gesicksurveyors.com

Topographic Survey
of
25 West Main Street (aka Route #1)
Clinton, Connecticut
Prepared for
Robert Miller

Revisions
12/3/15-Subject Parcel Information Updated

Date: November 26, 2015

Drawing: 15-153b

Drawn: P.H.

Sheet
1 OF 1