



**LEGEND**

- STREET LINE
- PROPERTY LINE
- EASEMENT
- STONE WALL
- WATERCOURSE
- WETLAND
- WIRE FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- 100 YR FEMA FLOOD PLAIN BOUNDARY
- WATER VALVE
- GATE POST
- IRON PIPE FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- NON-ENCROACHMENT MARKER (TO BE INSTALLED)
- IRON PIN TO BE SET
- CONCRETE MONUMENT TO BE SET

**NOTES**

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-308B-1 THROUGH 20-308B-20 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, 2018. IT IS A RESUBDIVISION MAP BASED UPON AN ORIGINAL SURVEY WITH ORIGINAL BOUNDARIES BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED FOR SUBMISSION TO APPLICABLE REGULATORY AGENCIES.
- NORTH ARROW, BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM (NAD 1983).
- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
  - "RE-SUBDIVISION MAP, CLEARVIEW FARM PRESERVE, 947 CORNWALL AVENUE, CHESHIRE, CONNECTICUT, SCALE: 1"=40', DATED: JUNE 8, 2017, REVISED TO: 10/25/2017, PREPARED BY: MILONE & MACBROOM, INC. MAPS #4655 & #4656 C.L.R.
  - "PROPERTY SURVEY, DEPICTING LOT LINE REVISIONS LOTS 6, 7, 8, 9, & 12, CLEARVIEW FARM PRESERVE, 947 CORNWALL AVENUE, CHESHIRE, CONNECTICUT, SCALE: 1"=40', DATED: JANUARY 9, 2019, REVISED: 2/20/2019, PREPARED BY: MILONE & MACBROOM, INC., MAPS #4652 & #4653 C.L.R.
- PARCEL IS SUBJECT TO THE FOLLOWING:
  - EASEMENT GRANTED TO THE NEW HAVEN WATER COMPANY BY JACOB BIRK, DATED: JULY 11, 1908 AND RECORDED IN VOLUME 38 AT PAGE 310 C.L.R. AND MORE PARTICULARLY DEFINED BY AN AGREEMENT BY AND BETWEEN THE NEW HAVEN WATER COMPANY AND FREDERICK W. BEES AND PATRICK J. C. BARKS, DATED: JULY 24, 1963 AND RECORDED IN VOLUME 125 AT PAGE 452 C.L.R.
  - POSSIBLE RIGHTS OF OTHERS OVER "ABANDONED" PORTION OF CORNWALL AVENUE.
  - WETLAND FLAGS WERE SET AND FIELD LOCATED BY MILONE & MACBROOM, INC. DECEMBER 2014.
  - TOTAL AREA = 721,310 SQUARE FEET, 16.559 ACRES.
  - PER THE PLANNING AND ZONING COMMISSION APPROVAL, LOT 12-4 SHALL NOT BE FURTHER SUBDIVIDED.

**LOCATION MAP**

SCALE: 1"=100'



DATE	DESCRIPTION
10/20/2019	VEH
11/20/2019	VEH
12/20/2019	VEH
	STAFF COMMENTS
	STAFF COMMENTS

**RESUBDIVISION MAP**  
**RESUBDIVISION OF LOT 12**  
**CLEARVIEW FARMS PRESERVE - PHASE 2**  
**SINGLE FAMILY RESIDENTIAL SUBDIVISION**  
 947 CORNWALL AVENUE  
 CHESHIRE, CONNECTICUT

VEH	VEH	MFM
DELETED	DELETED	DELETED
SCALE: 1"=60'		
DATE: DECEMBER 31, 2019		
PROJECT NO: 6793-03		
SHEET NO: 02 OF 05		
<b>SM</b>		

I HEREBY CERTIFY THAT THE INLAND WETLAND BOUNDARY AND WATERCOURSE LINE(S) AS SHOWN ON THIS MAP ARE SUBSTANTIALLY CORRECT.  
 MATTHEW SANFORD - CERTIFIED SOIL SCIENTIST

**- APPROVED -**  
 PLANNING & ZONING COMMISSION  
 CHESHIRE, CONNECTICUT  
 By: [Signature]  
 Date: 12/23/2019  
 BOND IS NOT REQUIRED

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  
 [Signature]  
 MICHAEL F. MANSFIELD  
 MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

L.S. #70120