

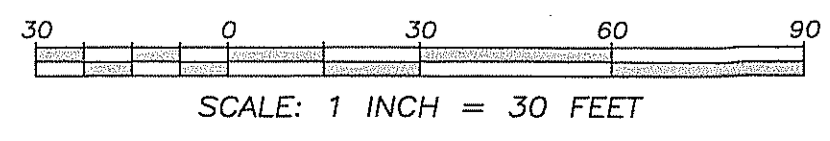
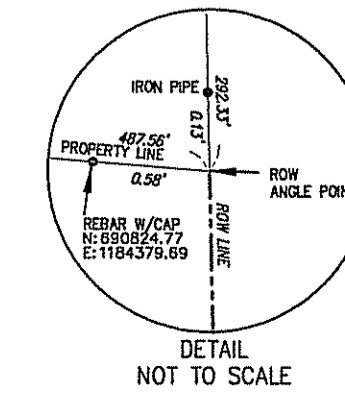
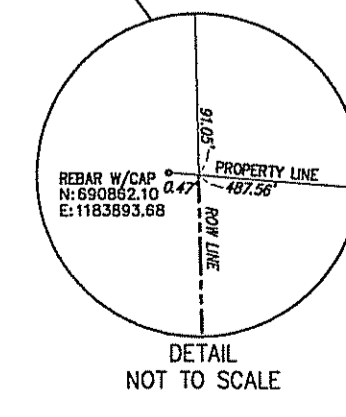
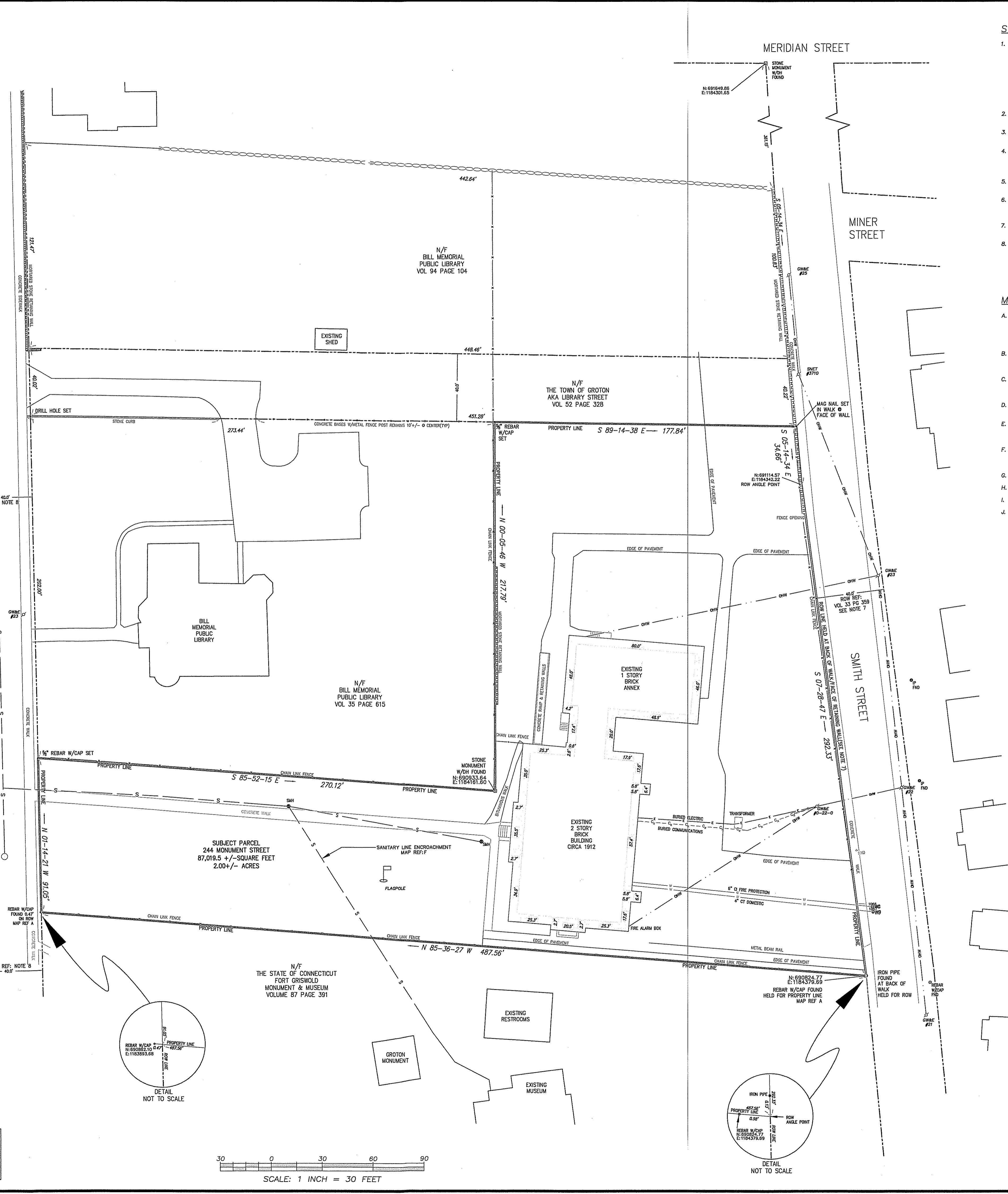
ABBREVIATIONS

N/F	NOW OR FORMERLY
VOL	VOLUME
PG	PAGE
AC	ACRES
SQ.FT.	SQUARE FEET
±	MORE OR LESS
TYP	TYPICAL
DH	DRILL HOLE
IP	IRON PIPE
IR	IRON PIN
RBC	REBAR WITH CAP
CHM	CONCRETE MONUMENT
REC	RECOVERED
TBS	TO BE SET
EP	EDGE OF PAVEMENT
BIT	BITUMINOUS
CONC	CONCRETE
PVMT	PAVEMENT
BFF	BASEMENT FINISHED FLOOR
GFF	GARAGE FINISHED FLOOR
FF	FINISHED FLOOR
W/F	WOOD FRAME
STY	STORY
LP	LIQUID PROPANE
FND	FOUND
ROW	RIGHT OF WAY
GW&E	GROTON WATER AND ELECTRIC
SNET	SOUTHERN NEW ENGLAND TELEPHONE
REF	REFERENCE
W/	WITH
AKA	ALSO KNOWN AS
HYD	HYDRANT
WG	WATER GATE VALVE
CI	CAST IRON
CT	COPPER TUBING
CHW	OVER HEAD WIRES

PROJECT DATA

FIELD BOOK	BOOK No. 314, Pgs. 38-42
DWG FILE	G:\School A-2.dwg
LAYOUT TAB	Boundary Survey
SHEET No.	1 OF 1

ORIGINAL INK DRAWING ON POLYESTER FILM
 PRODUCED BY
 Town of Groton
 Engineering Division
 134 Groton Long Point Rd
 Groton, Connecticut 06340



SURVEY NOTES:

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
 THIS SURVEY WAS PERFORMED TO THE STANDARDS OF ACCURACY FOR A HORIZONTAL CLASS A-2 BOUNDARY SURVEY.
 THIS "PROPERTY SURVEY" WAS PREPARED TO DEPICT THE BOUNDARIES OF THE SUBJECT PROPERTY, LOCATION OF THE EXISTING BUILDING STRUCTURE, AND APPURTENANCES.
- BOUNDARY LINE DETERMINATION AS DEPICTED HEREON: "FIRST SURVEY" FROM MAP REFERENCES, RECORD RESEARCH, AND FIELD OBSERVATIONS. FIELD WORK PERFORMED FROM FEBRUARY 20 THROUGH MARCH 1, 2018.
- THE NORTH ORIENTATION DEPICTED HEREON IS BASED ON THE CONNECTICUT GRID NORTH AS DEPICTED ON MAP REFERENCE "A".
- THE SUBJECT PARCEL WAS CONVEYED TO THE TOWN OF GROTON FIRST SCHOOL DISTRICT IN 2 TRACTS: TRACT 1 BY A WARRANT DEED FROM J. L. RANDALL ON FEBRUARY 23, 1912, WHICH IS RECORDED IN VOLUME 50 AT PAGE 598; & TRACT 2 BY WARRANT DEED FROM IDA S. CAMPBELL & CLARA B. WHITMAN ON MARCH 29, 1881, WHICH IS RECORDED IN VOLUME 31 AT PAGE 653 OF THE TOWN OF GROTON LAND RECORDS.
- THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE R-5.2 RESIDENTIAL DISTRICT AS DEFINED BY THE ZONING REGULATIONS OF THE CITY OF GROTON.
- THE SUBJECT PROPERTY IS LOCATED AT 244 MONUMENT STREET AND LISTED AS ACCOUNT #168918412020 E WITH THE TOWN OF GROTON ASSESSOR'S OFFICE. THE TOTAL AREA OF THE SUBJECT PARCEL = 87,019.54 SQUARE FEET (2.00± ACRES).
- WEST SIDE OF SMITH STREET RIGHT OF WAY LAYOUT HELD AT BACK OF CONCRETE WALK AND EAST FACE OF MORTARED STONE RETAINING WALL DUE TO LACK OF PHYSICAL EVIDENCE REFERENCED IN VOLUME 33 PAGE 359.
- MONUMENT STREET RIGHT OF WAY LAYOUT HELD AT 40 FEET WIDE SOUTH OF MERIDIAN STREET DUE TO LACK OF LEGIBLE DEED DESCRIPTION AND NO CHANGE IN THE PHYSICAL LAYOUT OF THE EXISTING RIGHT OF WAY. MAP REFERENCES B AND C AND DEED REFERENCE VOLUME 30 PAGE 541.

MAP REFERENCES:

- "PROPERTY SURVEY AND EXISTING CONDITIONS STATE OF CONNECTICUT DEPARTMENT OF PUBLIC WORKS FOR TECTON ARCHITECTS PC HARTFORD, CT PROJECT: NEW TOILET FACILITY AT: FORT GRISWOLD BATTLEFIELD STATE PARK GROTON, CONNECTICUT DATE: 05/07/2005 SCALE: 1"=20' BY DICESARE-BENTLEY ENGINEERS GROTON, CT. FILED IN THE RECORDS OF LOUIERIO ENGINEERING ASSOCIATES, INC. 100 FORT HILL RD, GROTON, CT.
- "MONUMENT HILL A CONDOMINIUM PROPERTY OF MONUMENT STREET ASSOCIATES 241 MONUMENT STREET GROTON, CONNECTICUT" SCALE: 1" INCH = 20 FEET, DATED: NOV 3, 1988, AS PREPARED BY TOTAL TECHNOLOGY, NEW LONDON, CT. FILED IN BOOK S14 PAGE 201 IN THE TOWN OF GROTON LAND RECORDS.
- "BOROUGH OF GROTON, CONN.-PLAN AND PROFILE FOR PROPOSED CURB AND WALK ON WEST SIDE OF MONUMENT STREET-NOV 4TH, 1946" SCALES: HOR 1"=20' VERT 1"=4' BY L. E. DABOLL, C. ENGR NEW LONDON, CT. ON FILE WITH THE CITY OF GROTON HIGHWAY DEPT.
- "PLAN OF LIBRARY STREET GROTON, CONN. 1915" SCALE: 1"=40' BY DABOLL AND CRANDALL, C ENGS NEW LONDON, CONNECTICUT. FILED AS MAP # BD 27A-85 WITH THE CITY OF GROTON HIGHWAY DEPT.
- "REVISED SECTION OF BUILDING LOTS ON SMITH ST. IN THE BOROUGH OF GROTON, BELONGING TO THE ESTATE OF JANE E. MINER OCT, 1940" SCALE 1"=40' BY L. E. DABOLL CIVIL ENGR NEW LONDON, CONN. FILED IN MAP BOOK V51 PAGE 1 IN THE TOWN OF GROTON LAND RECORDS.
- "CITY OF GROTON, CONN. DEPT. OF UTILITIES PARK AVENUE FORT GRISWOLD MONUMENT BURIED UNDERGROUND RECORD PLAN" SCALE 1"=20' DATE 7/10/1970. FILED AS MAP # DO 274 WITH THE CITY OF GROTON UTILITY DEPT.
- CITY OF GROTON UTILITY DEPARTMENT PLAN #11 POCKET 1 FOLDER 1 - "MONUMENT STREET SEWER".
- CITY OF GROTON UTILITY DEPARTMENT SKETCH #244-WATER LINE TO GROTON HEIGHTS SCHOOL.
- CITY OF GROTON UTILITY DEPARTMENT SKETCH #306B-SEWER CONNECTION-GROTON MONUMENT MUSEUM.
- CITY OF GROTON UTILITY DEPARTMENT SKETCH #092B-WATER LINE TO GROTON HEIGHTS SCHOOL.

TOWN OF GROTON	
PUBLIC WORKS DEPARTMENT	
ENGINEERING	
134 GROTON LONG POINT ROAD GROTON, CONNECTICUT 06340 (860) 448-4066	
PROPERTY SURVEY	GROTON HEIGHTS SCHOOL
DESIGNED BY: BB	DATE: 03/20/18
DRAWN BY: BB	DATE: 03/20/18
CHECKED BY:	DATE:
APPROVED BY:	DATE:
SCALE: 1" = 30'	
DATE: MARCH 14, 2018	
PAGE NO.: 1 OF 1	

To my knowledge and belief, this map is substantially correct as noted hereon
 Robert F. [Signature], P.E. #70222
 Date: 16 April, 2018
 This survey is not valid unless it contains the live signature and embossed seal contained hereon. Subsequent revisions to this plan other than by the original surveyor effectually void this certification.

