



NOTES

1. This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a LIMITED PROPERTY SURVEY based on a RESURVEY and conforms to a Horizontal Accuracy Class A-2 and a Vertical Accuracy of 1-2,7-3.
2. OWNER OF RECORD - Connecticut Camping Center, LLC (Vol.1228-Pg.1067)
3. TOTAL AREA - 735,466 S.F. or 16.884 Acres
4. ZONE - B - Business
5. TAX ASSESSOR PARCEL - Parcel 1 & 2 - 2123 Meriden Waterbury Turnpike - 019/026 Parcel 3 - 2113 Meriden Waterbury Turnpike - 019/027
6. Refer to Vol.164-Pg.499 for Drainage and Access rights.
7. Refer to Vol.635-Pg.268 for Sanitary Sewer & Sanitary Pump Station Temporary Construction Easement.
8. Refer to Vol.314-Pg.587 for Sewer Easement over 2123 Meriden Waterbury Turnpike.
9. Refer to Vol.769-Pg.874 for Easement in favor of The Town of Southington to repair sewer pipes.
10. Refer to Vol.636-Pg.366 for Water Pipeline Easement in favor of The Town of Southington.
11. Refer to Vol.683-Pg.158 for Easement in Favor of The Connecticut Light & Power Company.
12. Refer to Vol.749-Pg.396 for Easement in favor of The Southern New England Telephone Company.
13. Refer to Vol.457-Pg.509 for possible restrictive covenants.
14. Refer to Vol.639-Pg.555 & Vol.649-Pg.727 for Sign Variance.
15. Wetland boundaries shown are field locations of flagging provided by William Kenny Associates. Delineated on 7/12/2022.
16. Location of Judd Brook and other watercourses taken from aerial photography.
17. Underground utilities shown are derived from field locations of paint marking provided by others, field locations of structures, physical evidence and record mapping and should be considered approximate. Field verify as needed.
18. Elevations based on NAVD 1988 Vertical Datum.
19. Refer to Flood Insurance Rate Map panel #0900300583F effective 9/26/2008.

TOPOGRAPHIC SURVEY

PREPARED FOR

HEMLOCK HILL RV

2123 MERIDEN-WATERBURY TURNPIKE
SOUTHINGTON, CONNECTICUT

SCALE: 1"=50' DATE: AUGUST, 2022 SHEET NO. 1 OF 1 JOB NO. 0334-101

Timothy G. Wyllie Jr., Land Surveyor
Barkhamsted, Connecticut

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DATE	REVISIONS
12/16/2022	WETLAND NUMBER REVISIONS

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TIMOTHY G. WYLLIE, JR. LICENSE # 70421
NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED
GRAPHIC SCALE (INCHES)

