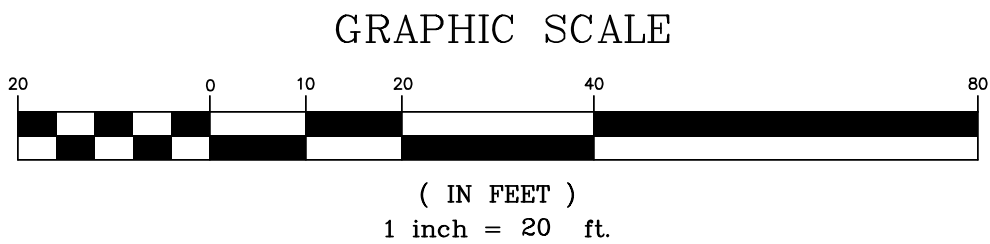


LEGEND
THE FOLLOWING SYMBOLS/ABBREVIATIONS
MAY APPEAR ON THIS DRAWING

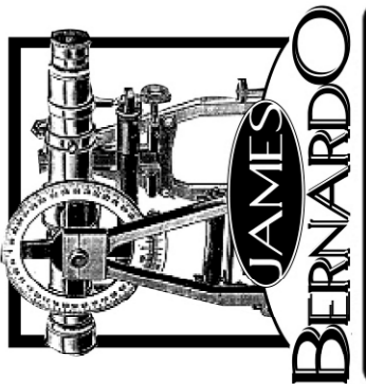
AC	ACRES	THB	SOIL DEEP TEST LOCATION
BF	BASEMENT FLOOR	W	WELL
BIT	BITUMINOUS	HYD	HYDRANT
BCLC	BITUMINOUS CONCRETE LIP CURBING	TR	TO REMAIN
CONC	CONCRETE	W/B	WIDE BUSH
DIA	DIAMETER	SP	SPARTINA PATENS
DB	DISTRIBUTION BOX	SA	SPARTINA ALTERNIFLORA
EDP	EDGE OF PAVEMENT	TBR	TO BE REMOVED
ELEV	ELEVATION	TYP	TYPICAL
FF	FINISHED FIRST FLOOR	VF	VERIFY IN FIELD
LF	LINEAR FOOT	W	WATER
(MIN)	MINIMUM		
M/L	MORE OR LESS		
N/F	NOW OR FORMERLY		
PVC	POLY VINYL CHLORIDE		
SCH 40	SCHEDULE 40		
S.E.	SPOT ELEVATION		
SF	SQUARE FEET		
TR	TO REMAIN		
W/B	WIDE BUSH		
SP	SPARTINA PATENS		
SA	SPARTINA ALTERNIFLORA		
TBR	TO BE REMOVED		
TYP	TYPICAL		
VF	VERIFY IN FIELD		
W	WATER		



- NOTES:
- THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS. THE TYPE OF SURVEY IS TOPOGRAPHIC CLASS 1-2 AND THE VERTICAL ACCURACY CONFORMS TO CLASS V-2. THIS IS NOT A PROPERTY SURVEY OR BOUNDARY SURVEY AND ANY PROPERTY LINES DEPICTED DO NOT REPRESENT A SURVEYOR'S PROPERTY/BOUNDARY OPINION.
 - REFERENCE IS MADE TO LISBON LAND EVIDENCE RECORDS VOLUME 188 AT PAGE 632 FOR A QUIT CLAIM DEED DATED SEPTEMBER 2, 2023 REGARDING RECORD TITLE TO THE SUBJECT PROPERTY.
 - THE SUBJECT PROPERTY IS SHOWN ON THE LISBON TAX ASSESSOR MAP 04 AS LOT 006-000A AND HAS AN ASSIGNED STREET ADDRESS OF 0 PRESTON ALLEN ROAD.
 - BEARINGS AND COORDINATES NOTED HEREON ARE REFERENCED TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (NAD 83) EPOCH 2011 (2010.0). ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88). TRANSFORMED FROM ELLIPSOID HEIGHT TO ORTHOMETRIC HEIGHT UTILIZING NGS2018 GEOD. AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING THE STATE OF CONNECTICUT'S ADVANCED CONTINUOUSLY OPERATING REFERENCE NETWORK (ACORN) BASE STATION: MA3. HAVING THE FOLLOWING VALUES:
LATITUDE = N41.435291739000"
LONGITUDE = W72.123887705900"
ELLIPSOID HEIGHT = 55.16 METERS
 - THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY ON MARCH 27, 2024. RECORD TITLE AND ADJOINER INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS ON MARCH 27, 2024.
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. 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 JAMES BERNARDO LAND SURVEYING, LLC. 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.

MAP REFERENCE:
PROPERTY/BOUNDARY SURVEY PREPARED FOR LAURIE A. BALCHUNAS #240 PRESTON ALLEN ROAD & ALLEN ROAD LISBON, CONNECTICUT DATE: 4-19-2017 SCALE: 1"=40' REVISED: 6-1-2019 BY MARK H. SULLIVAN, LS

JAMES BERNARDO
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102A SPITHEAD ROAD
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WWW.JBSURVEY.COM



NOTICE: THESE DOCUMENTS ARE PROTECTED UNDER A PROFESSIONAL SEAL. ANY REPRODUCTION OR ALTERATION OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR SHALL REMAIN THE PROPERTY OF THE SURVEYOR.

LTR	DESCRIPTION	DATE
REVISIONS		

TOPOGRAPHIC SURVEY
PROPERTY OF
JOHN E. MCCARTHY
FOR PROPERTY LOCATED AT
240 PRESTON ALLEN ROAD
TOWN OF LISBON - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No.
S-01
SHEET 1 OF 1
Scale:
1" = 20'
Date
MARCH 27, 2024
Project No.
24022-1

PRELIMINARY 3-28-2024