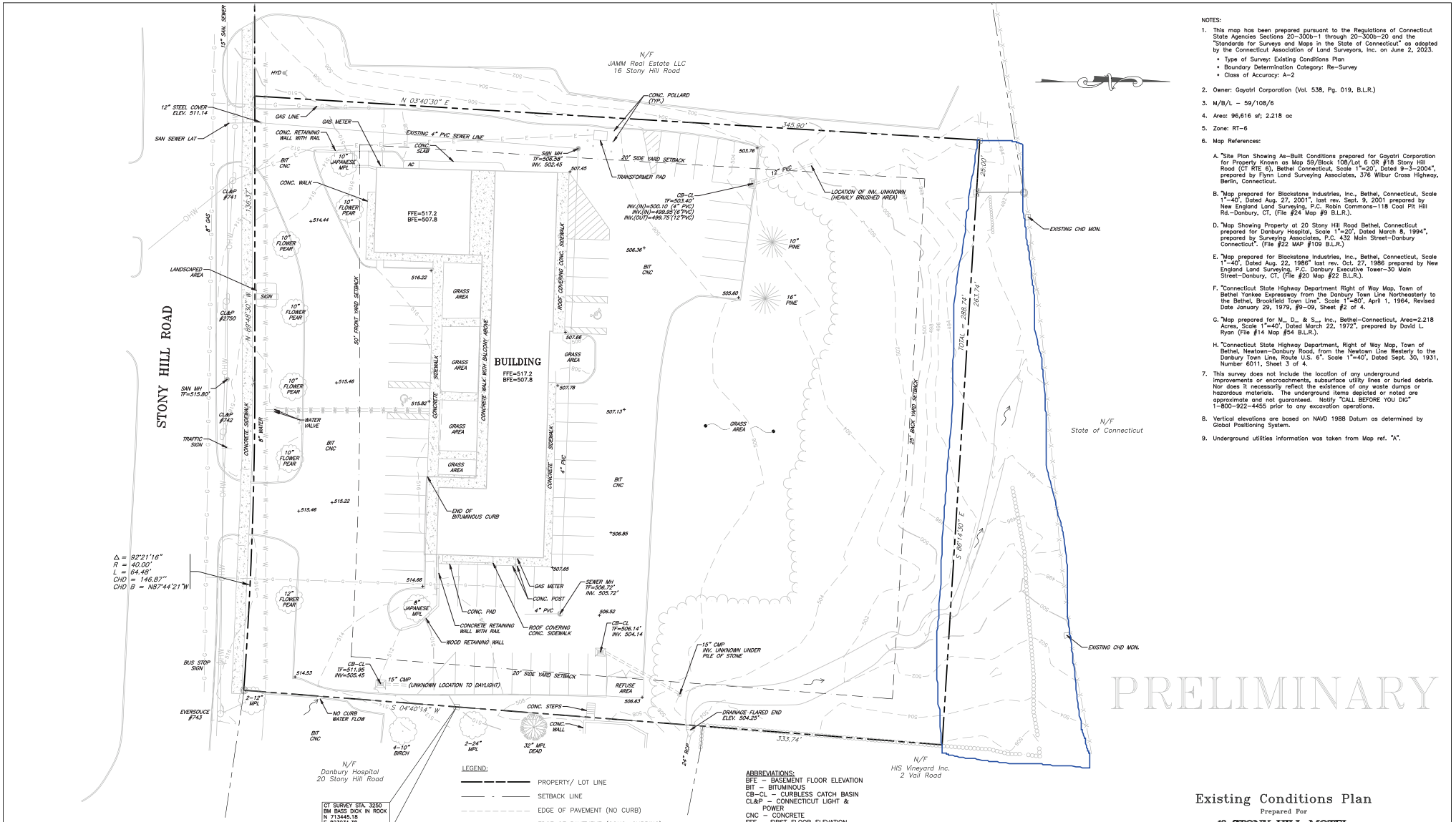

NOTES:

1. This map 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 adopted by the Connecticut Association of Land Surveyors, Inc. on June 2, 2023.
   - Type of Survey: Existing Conditions Plan
   - Boundary Determination Category: Re–Survey
   - Class of Accuracy: A–2
2. Owner: Gayatri Corporation (Vol. 538, Pg. 019, B.L.R.)
3. M/B/L – 59/108/6
4. Area: 96,616 sf; 2.218 ac
5. Zone: RT–6
6. Map References:
   A. "Site Plan Showing As–Built Conditions prepared for Gayatri Corporation for Property Known as Map 59/Block 108/Lot 6 OR #18 Stony Hill Road (CT RTE 6), Bethel Connecticut, Scale 1"=20', Dated 9–3–2004", prepared by Flynn Land Surveying Associates, 376 Wilbur Cross Highway, Berlin, Connecticut.
   B. "Map prepared for Blackstone Industries, Inc., Bethel, Connecticut, Scale 1"=40', Dated Aug. 27, 2001", last rev. Sept. 9, 2001 prepared by New England Land Surveying, P.C. Robin Commons–118 Coal Pit Hill Rd.–Danbury, CT. (File #24 Map #9 B.L.R.).
   D. "Map Showing Property at 20 Stony Hill Road Bethel, Connecticut prepared for Danbury Hospital, Scale 1"=20', Dated March 8, 1994", prepared by Surveying Associates, P.C. 432 Main Street–Danbury Connecticut". (File #22 MAP #109 B.L.R.)
   E. "Map prepared for Blackstone Industries, Inc., Bethel, Connecticut, Scale 1"=40', Dated Aug. 22, 1986" last rev. Oct. 27, 1986 prepared by New England Land Surveying, P.C. Danbury Executive Tower–30 Main Street–Danbury, CT. (File #20 Map #22 B.L.R.).
   F. "Connecticut State Highway Department Right of Way Map, Town of Bethel Yankee Expressway from the Danbury Town Line Northeasterly to the Bethel, Brookfield Town Line". Scale 1"=80', April 1, 1964, Revised Date January 29, 1979, #9–09, Sheet #2 of 4.
   G. "Map prepared for M_ D_ & S_, Inc., Bethel–Connecticut, Area=2.218 Acres, Scale 1"=40', Dated March 22, 1972", prepared by David L. Ryan (File #14 Map #54 B.L.R.).
   H. "Connecticut State Highway Department, Right of Way Map, Town of Bethel, Newtown–Danbury Road, from the Newtown Line Westerly to the Danbury Town Line, Route U.S. 6". Scale 1"=40', Dated Sept. 30, 1931, Number 6011, Sheet 3 of 4.
7. This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and not guaranteed. Notify "CALL BEFORE YOU DIG" 1–800–922–4455 prior to any excavation operations.
8. Vertical elevations are based on NAVD 1988 Datum as determined by Global Positioning System.
9. Underground utilities information was taken from Map ref. "A".

LEGEND:

- PROPERTY/ LOT LINE
- SETBACK LINE
- EDGE OF PAVEMENT (NO CURB)
- EDGE OF PAVEMENT (CONC. CURBING)
- EXISTING MONUMENT
- EXISTING I.PIN
- EXISTING I.PIPE
- EXISTING DRILL HOLE
- STONE WALL
- EXISTING STORM MANHOLES
- EXISTING CATCH BASINS
- EXISTING HYDRANT
- EXISTING UTILITY POLE#

ABBREVIATIONS:

BFE – BASEMENT FLOOR ELEVATION
BIT – BITUMINOUS
CB–CL – CURBLESS CATCH BASIN
CL&P – CONNECTICUT LIGHT & POWER
CNC – CONCRETE
FFE – FIRST FLOOR ELEVATION
G – GAS LINE
GV – GAS VALVE
HYD – HYDRANT
INV – INVERT
I.PIPE – IRON PIPE
LP – LIGHT POST
MH – MANHOLE
MW – MONITORING WELL
OH – OVERHANG
RBR – REBAR
RCP – RIGID CONCRETE PIPE
RET. – RETAINING
TF – TOP OF FRAME
TR – TREE
TYP. – TYPICAL
WM – WATER METER
WV – WATER VALVE

GRAPHIC SCALE
0 10 20 40
SCALE: 1"=20'

Existing Conditions Plan

Prepared For

18 STONY HILL MOTEL

18 STONY HILL ROAD
Bethel, Connecticut
June 2, 2023 Scale: 1"=20'
Sheet 1 of 1

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

STEVEN M. GABRIELE #12326 REG. NO.
NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED HERETO

DATE	REVISION

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