

J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING

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**TOWN OF NEWTOWN
6 & 8 COMMERCE ROAD
NEWTOWN, CONNECTICUT**

REVISIONS

#	DATE	DESCRIPTION
1	XXX	XXX

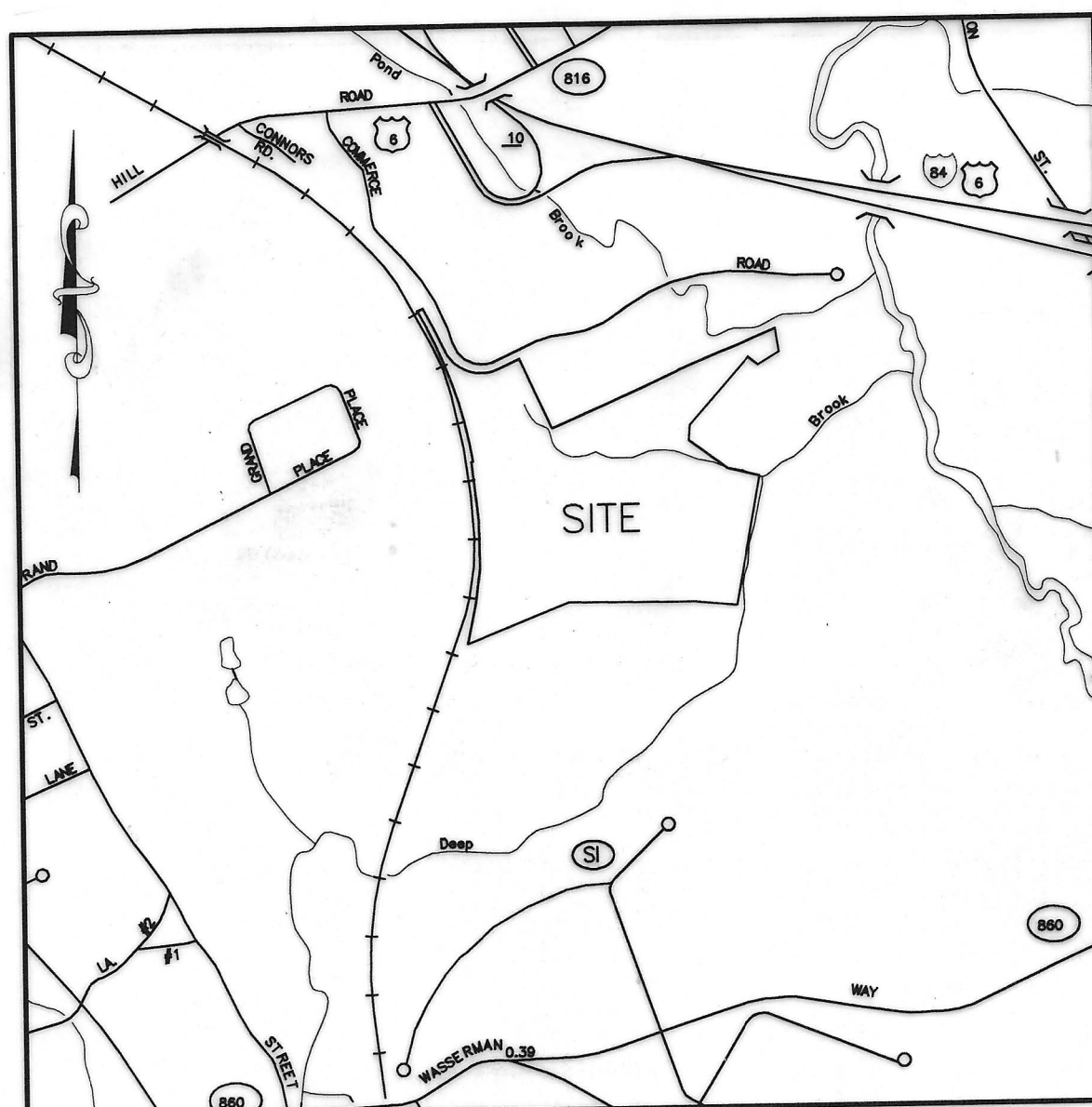
DATE: 02-14-2023
PROJECT #: 5704X
DRAWING FILE: 5704X
DRAWN BY: NC/JE
SCALE: 1"=100'

TITLE

**LOT LINE REVISION
MAP**

SHEET NUMBER

1



VICINITY MAP
SCALE: 1"=1000'

NOTES:

- This map has been prepared pursuant to the regulations of Connecticut State Agencies Sections 20-300b-1 thru 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 September 26, 1996. The boundary is shown per the maps referenced below. This map conforms to Horizontal Class "A-2".
- Reference is hereby made to the following maps on file in the Newtown Town Clerk's office:
 - "Perimeter Survey; Property to be used by the Town of Newtown; State of Connecticut; Department of Public Works; Fairfield Hills Hospital property disposition; Mile High Rd, Queen St, & Mile Hill South Road; Newtown, Connecticut; dated: 1/13/98; scale: 1"=100'; sheet 1 of 1."
 - Rm 7660 - "Perimeter Survey; Open space parcel along Deep Brook to be conveyed to the Town of Newtown; State of Connecticut; Department of Public Works; Fairfield Hills Hospital property disposition; Mile High Rd, Queen St, & Mile Hill South Road; Newtown, Connecticut; dated: 3/17/98; scale: 1"=100'; sheet 1 of 2 and 2 of 2."
 - RM 3820 - "Newtown Industrial Park; final subdivision map; prepared for: Western Connecticut Development Corp.; Newtown, Connecticut; scale: 1"=100'; 3/2/67; prepared by Robert M. Henrici."
 - JRM 6571 - "COMPILED PLAN - LOT LINE REVISIONS PREPARED FOR TOWN OF NEWTOWN; 6 & 8 COMMERCE ROAD; NEWTOWN, CONNECTICUT DATED 02-08-21; PREPARED BY BRAUTIGAM."
 - JRM 8407 - "INGRESS/EGRESS EASEMENT PREPARED FOR CATHERINE VIOLET HUBBARD SANCTUARY ACROSS LAND OF TOWN OF NEWTOWN; OLD FARM ROAD NEWTOWN, CONNECTICUT DATED 03-24-17; PREPARED BY CCA"
- Reference is also hereby made to the following documents listed:
 - Volume 822 Pages 632-638 (Newtown Town Clerk's Office)
 - Connecticut Special Act No. 03-19 Sec. 16 dated January 2003
 - Connecticut Public Act No. 05-279 Sec. 29 dated January 2005
- The underground utilities shown, if any, have been located from field survey information and/or from existing drawings by others as noted hereon. The engineer/surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. J. Edwards Associates, Inc. further does not warrant that the underground utilities shown are in the exact location indicated, although they are located as accurately as possible from the information available. J. Edwards Associates, Inc. makes no certification as to the condition or suitability of the underground utilities for any intended use.
- The north arrow bearing is based on the map referenced in note 2a.
- The property is located in Zone AAHCCD.
- The inland wetlands were marked in the field by Soil Science Services, Inc. and were located in the field by a representative of J. Edwards Associates, Inc.
- The existing features depicted hereon are shown according to the Town of Newtown topographical maps.

APPROVED FOR RECORDING
TOWN OF NEWTOWN
Land Use Agency

2/22 2023

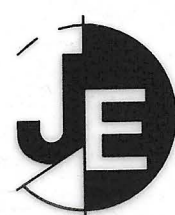
Paul S. King
Zoning Enforcement Officer

2-23 2023
OWN Clerk of Newtown
1:29pm
Debra A. Quinlan

THIS MAP PRODUCED BY
DIGITAL INK DRAWING ON
POLYESTER FILM
MADE BY
J. EDWARDS & ASSOCIATES, LLC
227 STEEPLY ROAD, EASTON, CT 06612

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

THIS MAP IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OR AFFIXED WITH
THE LIVE STAMP OF THE SIGNATORY.



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