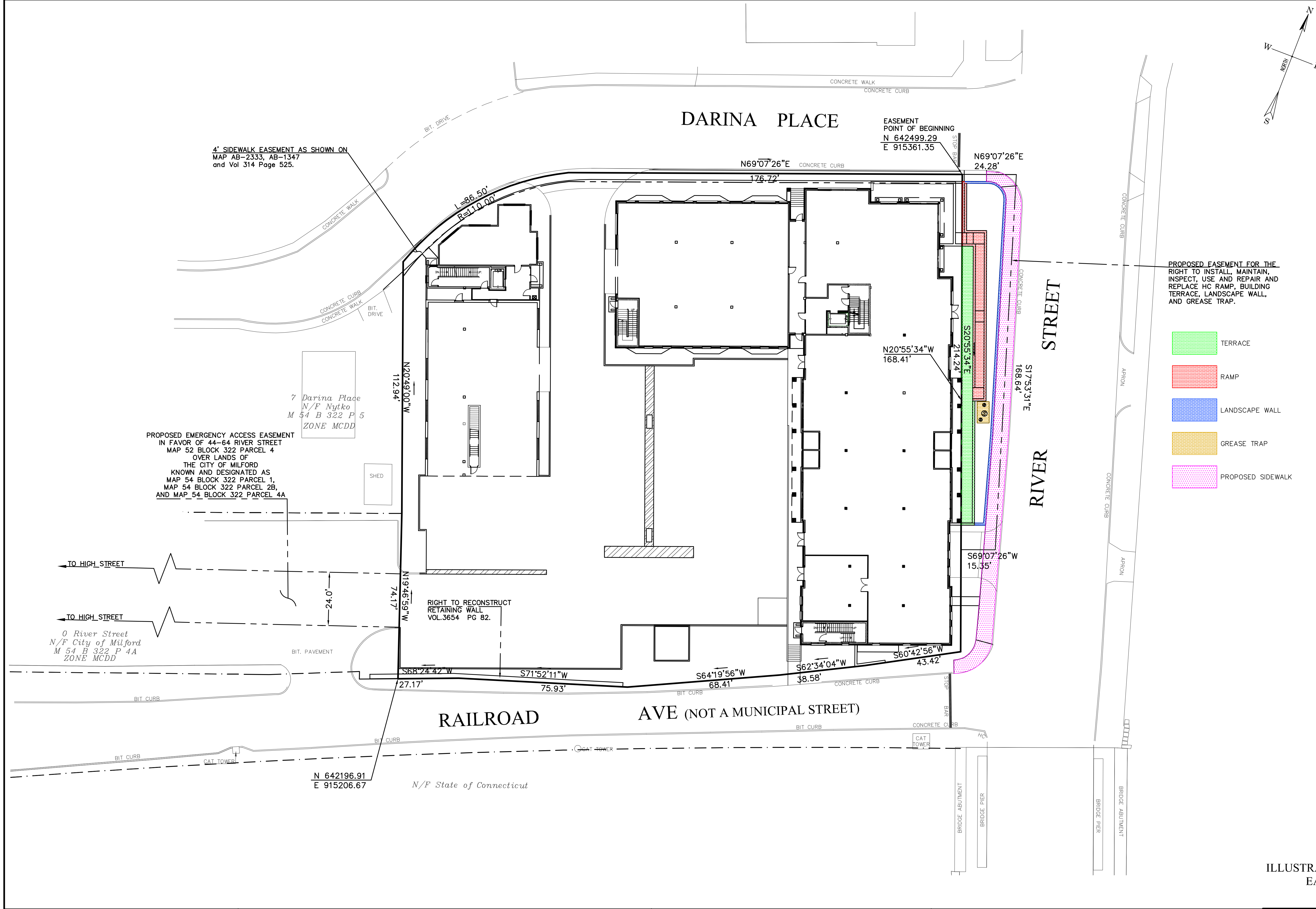


LOCUS MAP SCALE 1"=400'  
MAP 54 BLOCK 322 PARCEL 4



- PROPOSED EASEMENT FOR THE RIGHT TO INSTALL, MAINTAIN, INSPECT, USE AND REPAIR AND REPLACE HC RAMP, BUILDING TERRACE, LANDSCAPE WALL, AND GREASE TRAP.
- TERRACE
  - RAMP
  - LANDSCAPE WALL
  - GREASE TRAP
  - PROPOSED SIDEWALK

ILLUSTRATIVE PLAN OF EXCLUSIVE EASEMENT FEATURES  
2023-05-09

**C.C.G. CT CIVIL GROUP, LLC**  
Civil + Structural Engineering · Land Surveying  
Designers + Planners  
158 RESEARCH DRIVE, MILFORD, CT 06460  
(203) 874-8316 info@ctcivilgroup.com

REVISIONS		
△	Revised Building lower level garage entrance	LML 04/10/2023
△	Revised Building and parking layout	LML 01/09/2023
△	Issued for Planning and Zoning Meeting	LML 05/06/2021

NOTES:  
This survey and map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Survey and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.  
It is an Easement Map based upon a Dependent Resurvey and is intended to depict the position of an existing or proposed easement.  
This survey conforms to Horizontal Accuracy Class A-2.

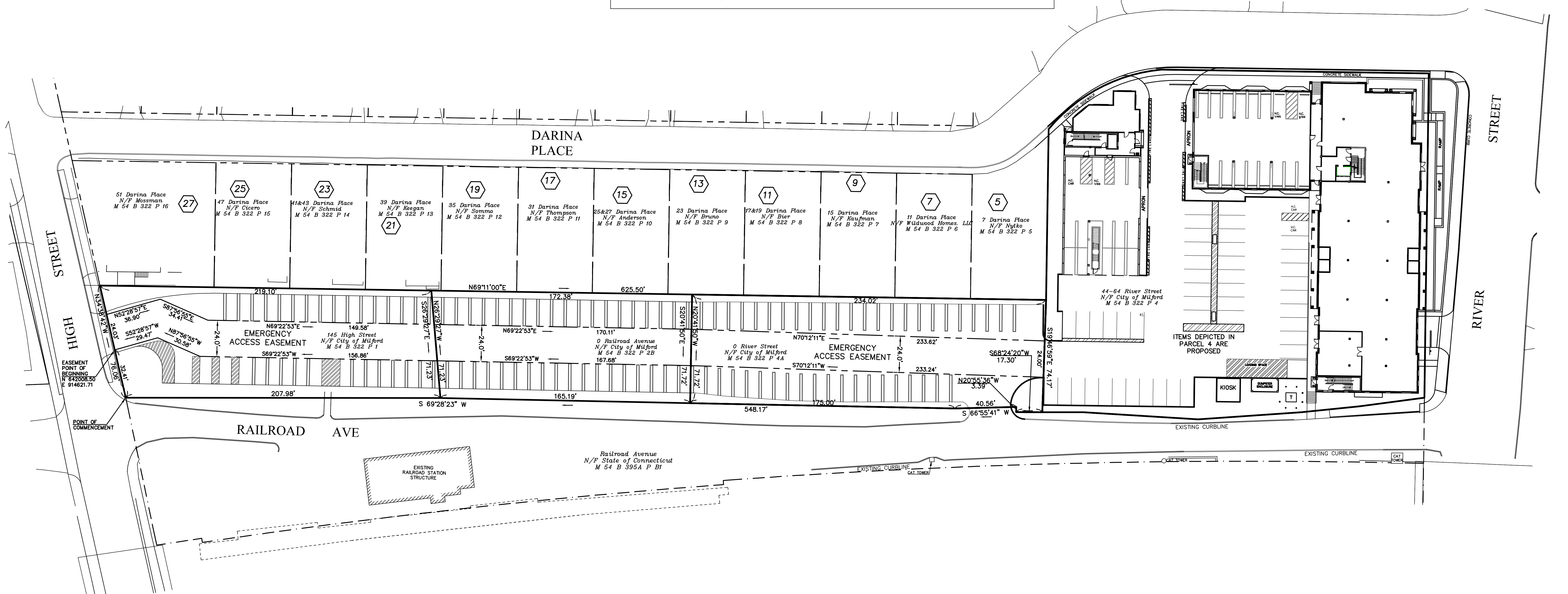
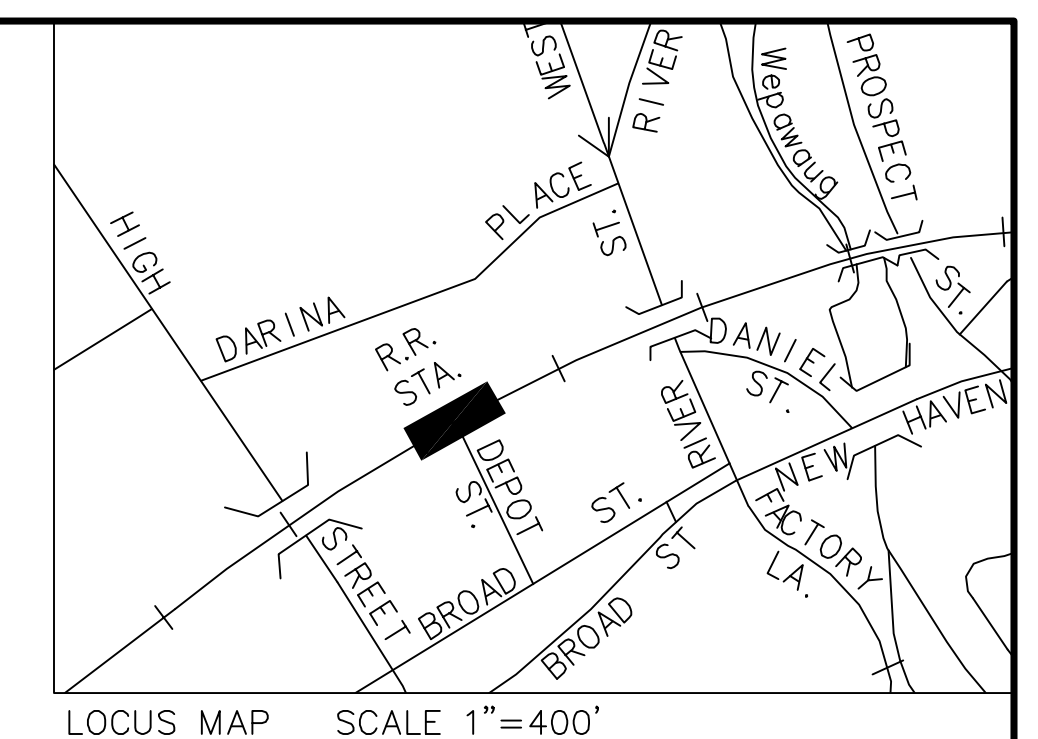
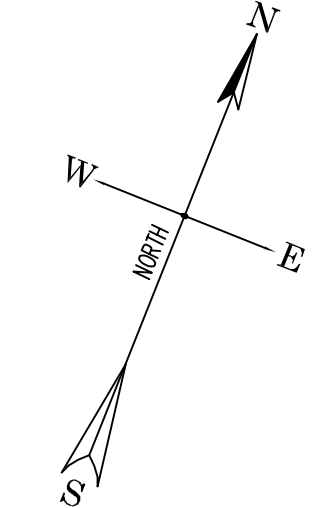
To my knowledge and belief, this map is substantially correct as noted hereon.  
Date April 12, 2023 By Ronald W. Wassmer, PE LS CT Lic. No. 16975  
This survey is not valid unless it bears a live signature and live seal.  
The word "certify" is understood to be an expression of professional opinion by the land surveyor that is based on his best knowledge, information, and belief. As such, it constitutes neither a guarantee nor warranty, expressed or implied.

EASEMENT PLAN				
PREPARED FOR 44-64 River St Milford, Connecticut				
DATE: July 21, 2020	FB: 470	TFF: 7	DRAWN BY: LML	CHECKED: RWW
Scale: 0 1" = 20' 20 40		BOX No.: 178	PROJECT No.: 2019-006	
DWG No.: 2337				

Planed Project: 2019-006 SOUTH 44 RIVER STREET [dwg] Issue: Site Plan 2023-05-23 rev: 6.dwg, EASEMENT PLAN, 5/9/2023 9:08:29 AM, 1:1

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 parcel testimony and from other sources. These locations must be considered approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to C.C.G. 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.

LEGEND			
LD	LEADER DRAIN	①	Building Number
☆	LIGHT POLE	Ⓐ	Unit Address
☐	CATCH BASIN, TYPE "CL"	Ⓔ	ELECTRIC METER
☐	CATCH BASIN, TYPE "C"	ⓐ	AC COMPRESSOR
⊙	STORM SEWER MANHOLE	ⓐ	GAS METER
⊙	SANITARY SEWER MANHOLE	ⓐ	TRANSFORMER
DW	DRY WELL	ⓐ	ROOF DRAIN
⊙	GAS	P-D	PROPOSED ROOF DRAIN
⊙	GAS VALVE	P-UG	PROPOSED UNDERGROUND ELECTRICAL
W	WATER	P-GAS	PROPOSED GAS LINE
W	WATER VALVE	P-San	PROPOSED SANITARY SEWER
W	WATER SHUTOFF	P-W	PROPOSED WATER
⊙	PROPOSED HYDRANT		
⊙	EXISTING HYDRANT		
—	PROPOSED CONTOUR (typ.)		
—	EXISTING CONTOUR (typ.)		
⊙	TREE		
⊙	SHRUB		
⊙	IRON PIPE		
⊙	IRON PIN		
⊙	DRILL HOLE		
—	STONEWALL		
—	STOCKADE FENCE		
—	CHAIN LINK FENCE		
⊙	PERC TEST		
⊙	DEEP TEST PIT		
⊙	WELL		
⊙	WETLAND FLAG		
14X9	EXISTING SPOT GRADE		
14X9	PROPOSED SPOT GRADE		



NOTES:  
 1. Map References:  
 A. ALTA/ACSM Land Title Survey, Tax Map 54 Block 322, Parcels 1, 2B, 4, 4A, High Street, River Street and Railroad Avenue, Milford, Connecticut, dated July 8, 2015 and last revised 8/26/2015, Prepared by the City of Milford Engineering Dept. MLR Map AB5605.

**DRAFT 2023-05-05**

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<b>EMERGENCY ACCESS EASEMENT</b>				<b>AE-1</b>
FROM HIGH STREET OVER LANDS OF THE CITY OF MILFORD TO METRO TOD, LLC 44-64 River Street, Milford, Connecticut				
DATE: May 5, 2023	FB: 470	TFF: 7	DRAWN BY: LML	CHECKED: RWW
Scale: 30 0 1" = 30' 30 60		BOX No.: 178		PROJECT No.: 2019-006
		DWG No.: 2337		SHT 1 of 1

P:\land Projects\2019-06 CTT\SURVEY\44 RIVER STREET\1\Bas. Easement Map\_2023-05-04.dwg, ACCESS EASEMENT City Panels, 5/5/2023 9:41:48 AM, 1:1