

**NOTES -**

1. WITH REGARDS TO THE PROPOSED LOT DIVISION LINE, THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 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/BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL CLASS A-2 AND IS INTENDED TO BE USED FOR AN IMPROVEMENT LOCATION SURVEY.
2. THE OVERALL EXISTING BOUNDARY HAS BEEN TAKEN FROM REFERENCE PLAN #1. AS NOTED ON THE REFERENCED PLAN, THE TYPE OF SURVEY, PROPERTY SURVEY, BOUNDARY DETERMINATION CATEGORY: FIRST SURVEY AND HORIZONTAL ACCURACY CLASS: A-2.
3. THE BEARINGS (NORTH ORIENTATION) SHOWN ARE BASED ON REFERENCE PLAN #1 NOTED BELOW.
4. EXISTING IMPROVEMENTS HAVE BEEN FIELD VERIFIED BY ALFORD ASSOCIATES, INC. ON OCTOBER 19, 2021.
5. ZONE OF "550 MATIANUCK AVENUE" PARCEL IS "AG", AGRICULTURAL AND "AA", RESIDENTIAL.
6. THERE ARE NO ZONING VIOLATIONS WITH RESPECT TO THE LOCATION OF THE EXISTING BUILDINGS.

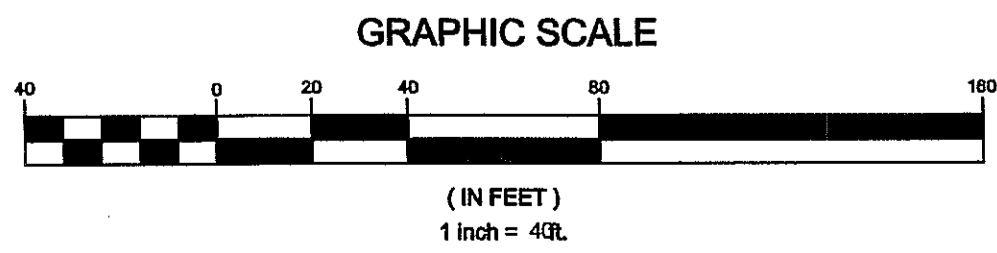
**REFERENCE PLANS -**

1. "PROPERTY SURVEY, PROJECT TITLE: MATIANUCK SUBDIVISION, MATIANUCK AVENUE, WINDSOR, CT, PREPARED FOR: ST. GERTRUDES CHURCH CORP., 550 MATIANUCK AVENUE, WINDSOR, CT" SCALE: 1"=60', DATE: SEPTEMBER 30, 2021. THIS PLAN IS RECORDED IN WINDSOR LAND RECORDS AS MAP NO. 6153.

**LEGEND -**

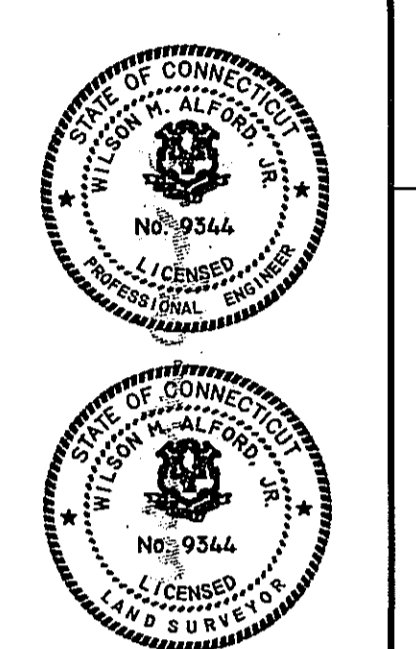
- ☆ LIGHT POLE
- UTILITY POLE
- E— UNDERGROUND ELECTRIC SERVICE
- H— OVERHEAD UTILITY LINES
- W— WATER SERVICE
- ⊗ WG WATER GATE
- ⊗ HYDRANT
- ⊗ GAS SERVICE
- ⊗ OR ⊗ GG GAS GATE
- ⊗ SANITARY SEWER MAN HOLE
- S— SANITARY SEWER LINE
- CB CATCH BASIN
- S— STORM DRAINAGE PIPE INDICATING DIRECTION OF FLOW

RECEIVED  
APR 6 2022  
TOWN OF WINDSOR  
PLANNING DEPT



THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.

NO.	DATE	INCORPORATED TOWN STAFF COMMENTS	REVISION
4-5-22			



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL



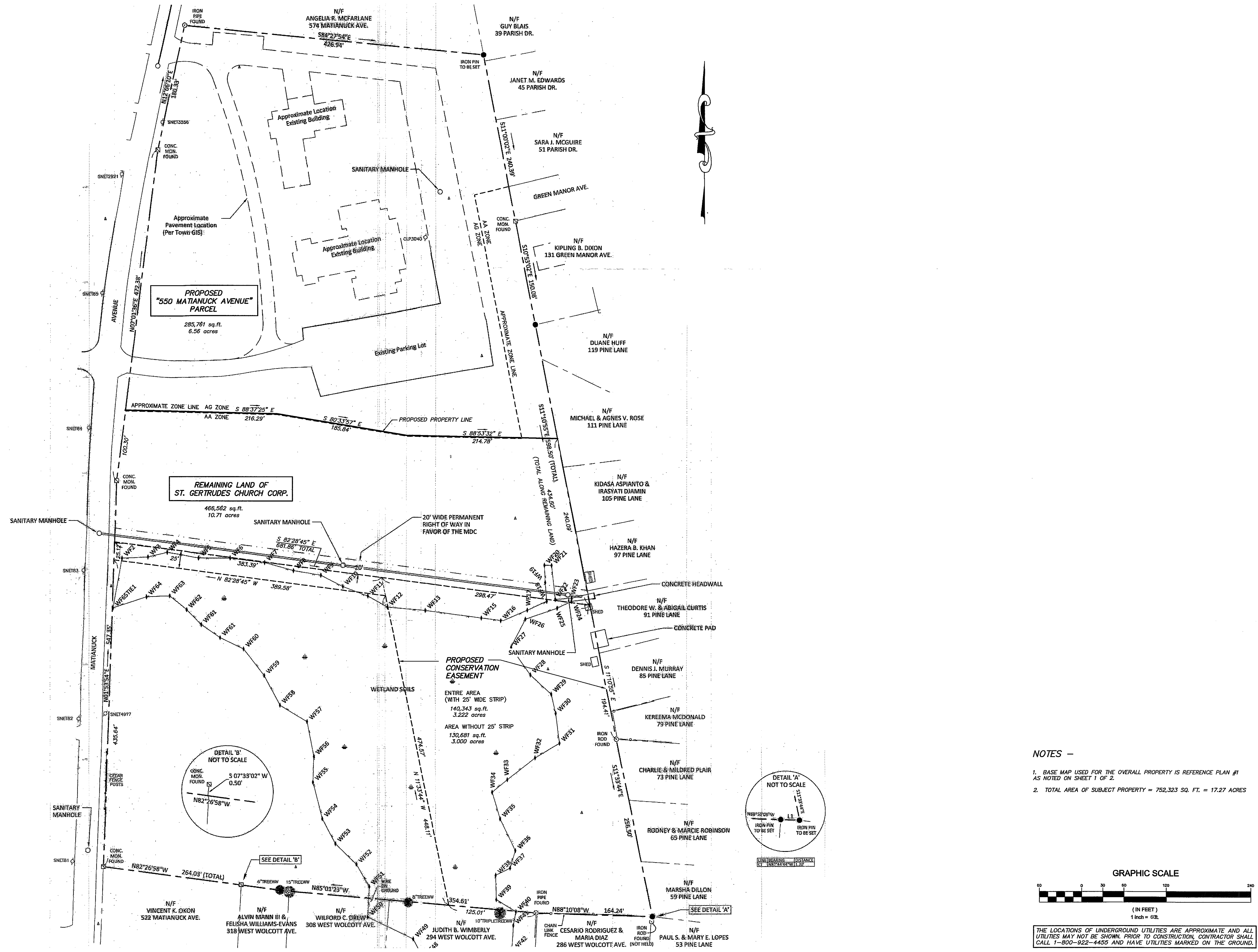
CIVIL ENGINEERS  
WINDSOR, CONNECTICUT  
WILSON M. ALFORD, R.P.E. & L.S.

DATE: NOVEMBER 24, 2021

SCALE: 1 IN. = 40 FT.

SUBDIVISION PLAN  
SHOWING PROPOSED "550 MATIANUCK AVENUE" PARCEL  
PREPARED FOR  
**THE ST. GERTRUDES CHURCH CORPORATION**  
IMPROVEMENT LOCATION SURVEY  
WINDSOR, CONNECTICUT  
550 MATIANUCK AVENUE

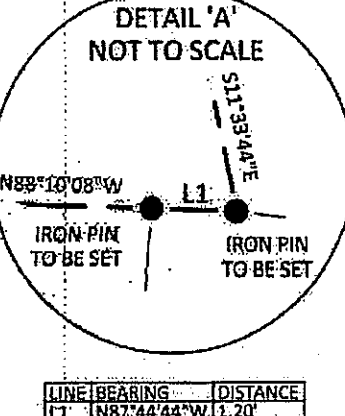
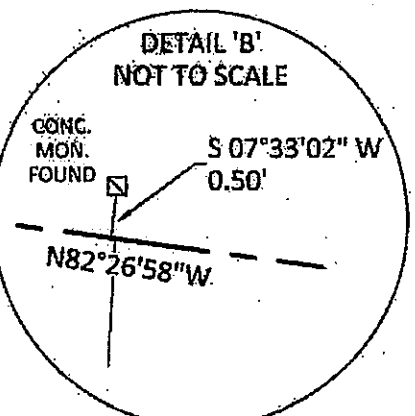
Sheet  
1 of 2



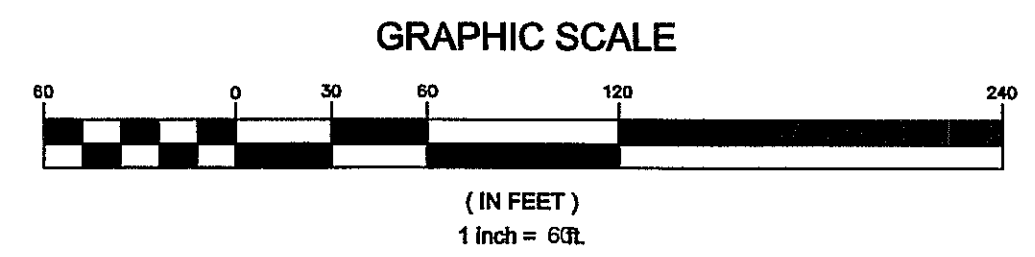
**PROPOSED "550 MATIANUCK AVENUE" PARCEL**  
285,781 sq. ft.  
6.56 acres

**REMAINING LAND OF ST. GERTRUDES CHURCH CORP.**  
466,562 sq. ft.  
10.71 acres

**PROPOSED CONSERVATION EASEMENT**  
ENTIRE AREA (WITH 25' WIDE STRIP)  
140,343 sq. ft.  
3.222 acres  
AREA WITHOUT 25' STRIP  
130,681 sq. ft.  
3.000 acres

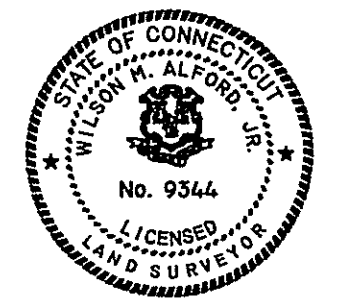
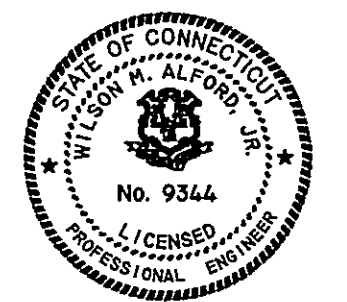


- NOTES -**
1. BASE MAP USED FOR THE OVERALL PROPERTY IS REFERENCE PLAN #1 AS NOTED ON SHEET 1 OF 2.
  2. TOTAL AREA OF SUBJECT PROPERTY = 752,323 SQ. FT. = 17.27 ACRES



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NO.	REVISION	DATE



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L.S. No. 9344

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**CIVIL ENGINEERS**  
WINDSOR, CONNECTICUT  
WILSON H. ALFORD, JR., P.E. & L.S.

DATE: APRIL 5, 2022  
SCALE: 1 IN. = 40 FT.

**SUBDIVISION PLAN**  
 SHOWING OVERALL PROPERTY  
 PREPARED FOR  
**THE ST. GERTRUDE'S CHURCH CORPORATION**  
 IMPROVEMENT LOCATION SURVEY  
 WINDSOR, CONNECTICUT  
 550 MATIANUCK AVENUE

Sheet  
2 of 2