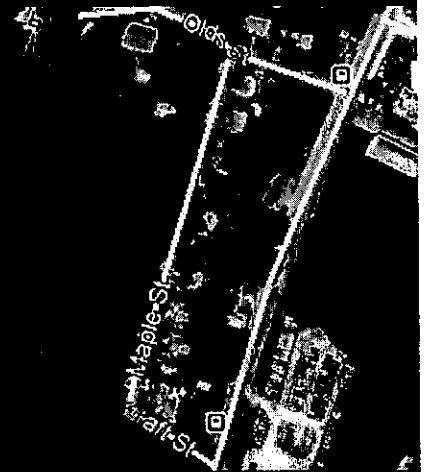


PROPERTY SURVEY REPORT



Town Project RFP 20-07
Survey and Wetland Delineation for
High Meadows Property
825 Hartford Turnpike
Hamden, CT



August 2020

Prepared for :
Town of Hamden, Connecticut

Prepared by:
Martinez Couch and Associates, LLC

1.0 Introduction

Martinez Couch and Associates was retained by the Town of Hamden to complete an A-2 Boundary and Topographic survey and wetland delineation of the High Meadows Property located at 825 Hartford Turnpike in Hamden, CT. The survey was prepared in accordance with Sections 20-300B-1 thru 20-300B-20 of the regulations of the Connecticut State Agencies " Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc.

The certified and sealed survey entitled "825 Hartford Turnpike, Hamden Connecticut" was submitted in digital, hard copy and PDF to the Town of Hamden.

2.0 Research

MCA began the project by conducting Town Hall research to obtain deeds, maps and documented rights related to the subject parcel and abutting parcels. Connecticut State Department of Transportation (CTDOT) was also contacted to request ROW mapping for the easterly portion of the parcel bordering State Street. The maps and deeds were primary in the determination of the parcel boundary.

3.0 Survey Control

Horizontal and vertical data for the boundary and topographic survey was established on Connecticut State Plane Coordinate Systems and are in NAD 83 and NAVD 88 datums. Site control was established utilizing GPS RTK methods in select locations and performing a full traverse control loop using conventional methods throughout the property. Upon completion of the control, MCA utilized the availability of two conventional survey crews to perform the remainder of the survey.

4.0 Topographic Survey

MCA completed a topographic survey of the property. The full scope of the topographic survey included the location and mapping of:

1. Ground surface contours at 1' intervals extending to the limits of pavement and landscaped areas.
2. Ground surface contours at 2' intervals to other limits of the property and 25' beyond property lines, as accessible.
3. Edge of pavement and curbing, type of curb, sidewalks and ramps, hydrants, guide railing, driveways, walls, fences, mailboxes, walkways and steps, signs, parking striping and other pavement markings, landscaping, buildings, and street furniture.
4. Significant trees greater than 8" (dbh) within the formally landscaped areas. Beyond the existing tree lines where dense vegetation exists, provide significant trees greater than 18" (dbh) within fifty (50') feet, and greater than 30" beyond fifty (50') feet.
5. Drainage pipes catch basins with top of frame elevation and culverts. Approximate pipe sizes and invert elevations of pipes at catch basins and manholes are shown to the extent that they are visible and accessible. All drainage outlets within the project limits have been located.
6. Utility poles, gate valves, manholes and other such evidence of utilities visible and accessible at the time of the field survey. Utility field marking services were utilized where present.
7. Wetlands flagged by certified soil scientist.

5.0 Utility Location

Prior to the commencement of the survey, MCA contacted local utility companies to request and obtain underground utility mapping. Utilities shown on the plan are based on visual field locations, complimented by information shown on the requested utility maps. MCA crews also took invert measurements on sanitary and storm structures to obtain depths of underground connections. Utility record mapping and above ground evidence were used to depict the structure to structure connectivity. Some areas remain where connectivity remains unknown. These areas are depicted as such on the mapping.

6.0 Wetland Location and Delineation

Martinez Couch and Associates retained the services of REMA Ecological Services to identify and delineate state and federal wetlands on the site. The wetland flags were located and included in the survey mapping. A wetland report was submitted to the Town of Hamden with the final deliverables of the survey.

7.0 Boundary Determination

The Boundary opinion depicted in the survey is an independent survey. Areas of encroachment and easements are depicted on the survey.

Eastern Boundary

To the east, the property is bounded in part by State Street (CT Route #5). MCA recovered Connecticut Highway Department (CHD) monuments and rotated the ROW maps to match the field. Craft and Maple Streets bond the property to the east. Property corners markers were recovered to establish the street's ROW. Existing survey maps and deeds were used to match the field evidence and establish the boundary in this area.

Areas of Discrepancies

Some areas include discrepancies between abutting subdivisions, unrecorded maps (See Figure Below) and field evidence. In these cases, the property line, as shown, is placed on the best possible evidence based on information obtained through deeds and the presumed intent.

Image 1: Unrecorded Map



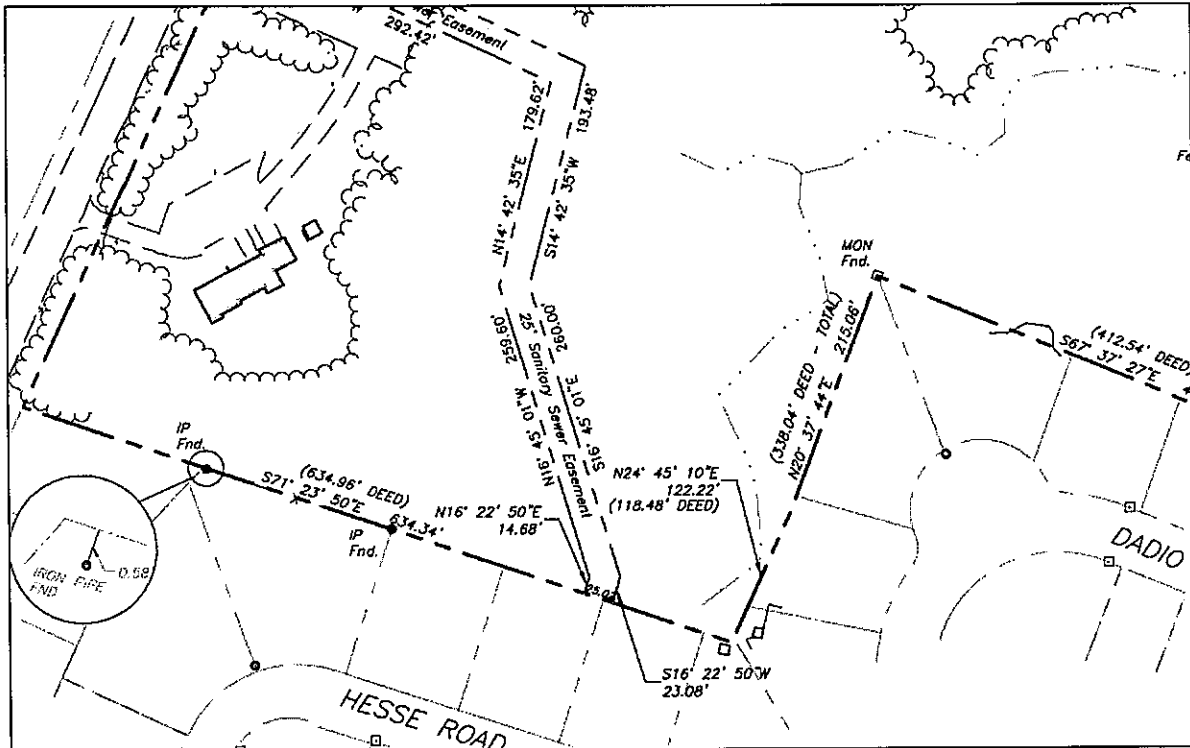
Western Boundary

To the west, little evidence was found on the easterly side of Hartford Turnpike ROW. Several monuments and individual property corners were found on the west side of the ROW. The easterly ROW was established by offsetting the westerly line 66 feet as the established width of Hartford Turnpike. On the Hartford Turnpike frontage of the subject parcel, the deed calls for 1708.58 feet and the field yielded 1732.87 feet, a difference of 24.29 feet.

Southern Boundary

When reconciling the field evidence found on Daddio Road (*Reference Map #5 Forest Hills Section 3 Subdivision*) and Hesse Road (*Reference Map #2: Forest Hills Section 1*), the field evidence (monuments, Iron pins and other markers) for the roads and the individual lots did not agree with dimensions shown on the subdivision maps. In forming an opinion on the location of the subject parcel on southeast corner, the "best fit" method was used, holding the direction and distances from the original unrecorded map provided by the State of Connecticut Representative on site (above) and from the legal description on the deed. (*Deed Volume 296 Page 219*)

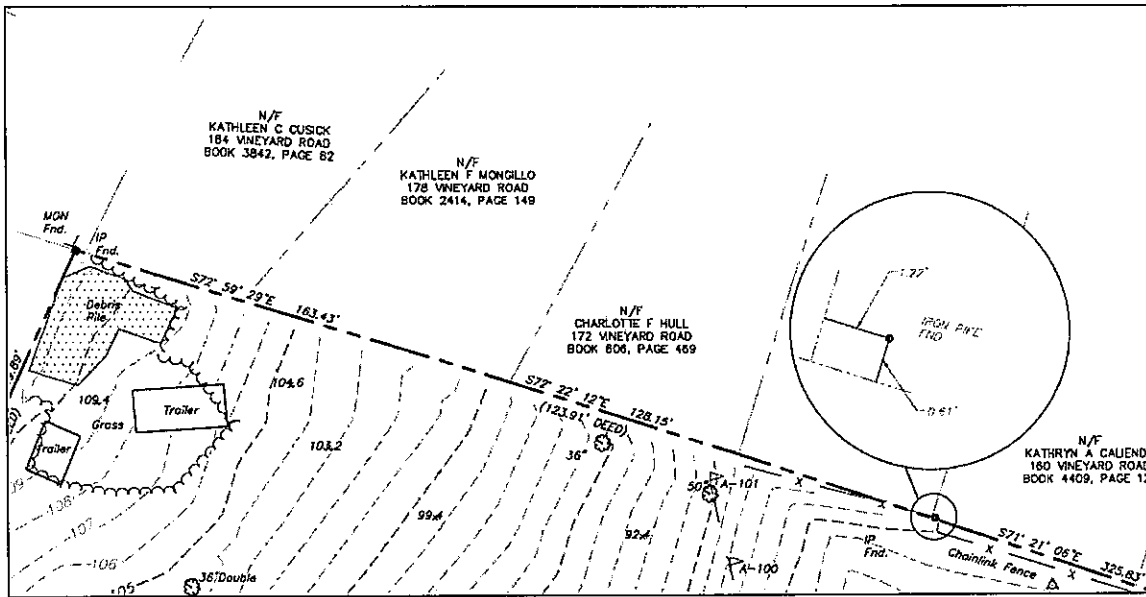
Image 2: Map Image Corner of Dadio and Hesse Road



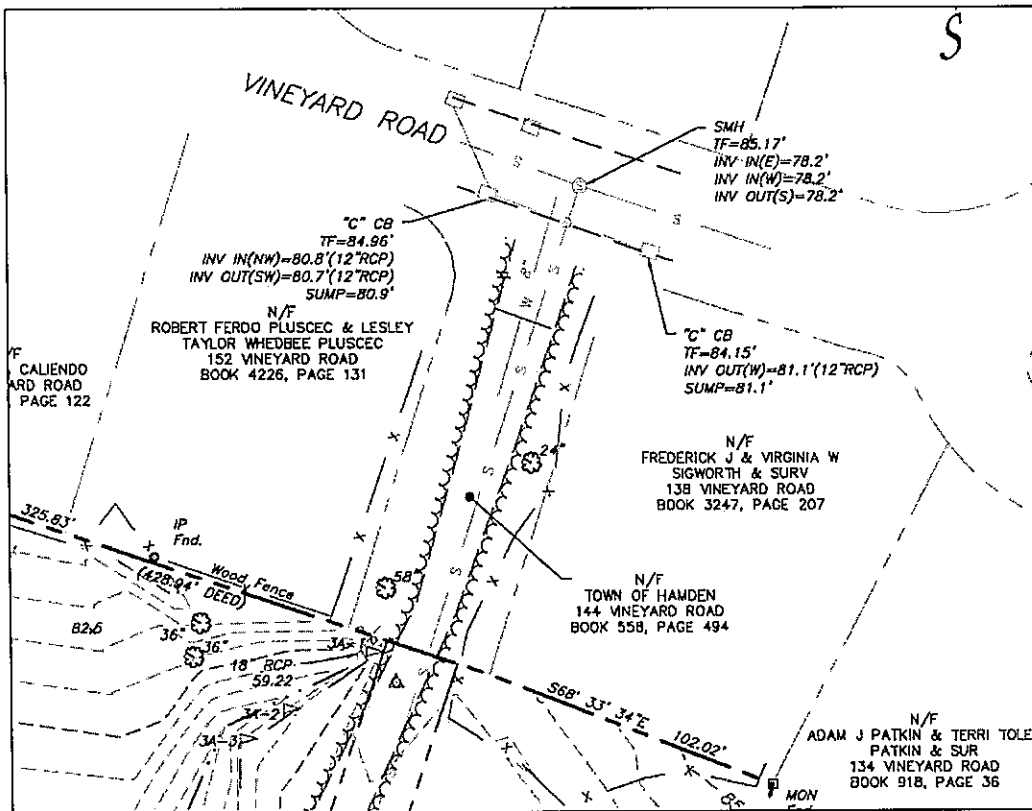
Northern Boundary

Discrepancies between the unrecorded map and the subdivision were found on the northern boundary line of the subject parcel and the rear lot lines of the lots facing Vineyard Street (*Reference Map #4 Northside Subdivision Map*) when compared to the field evidence (pins and monuments). As a result, the subdivision map cannot be reconciled with the monumentation found in the field. In this case the "best fit" method was used, holding the direction and distances from the original unrecorded map and the legal description on the deed.

Map Image 3: Map Image of North Boundary 1



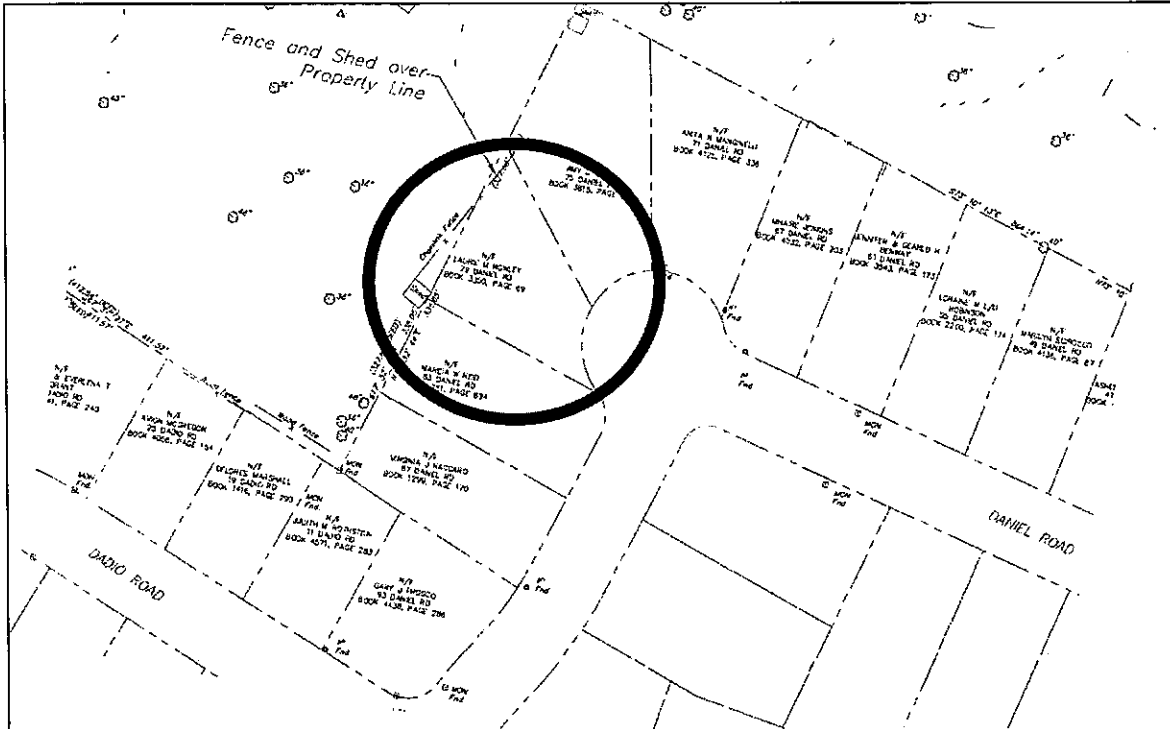
Map Image 4: Map Image of North Boundary 2



8.0 Encroachments

The survey revealed an encroachment of a chain link fence and shed on the subject property from the property of 79 Daniel Road.

Map Image 5: Map Image of Encroachment



9.0 Additional Information

All survey and wetland supporting documentation have been submitted separately to the Town of Hamden. Additional supporting information can be made available upon request.