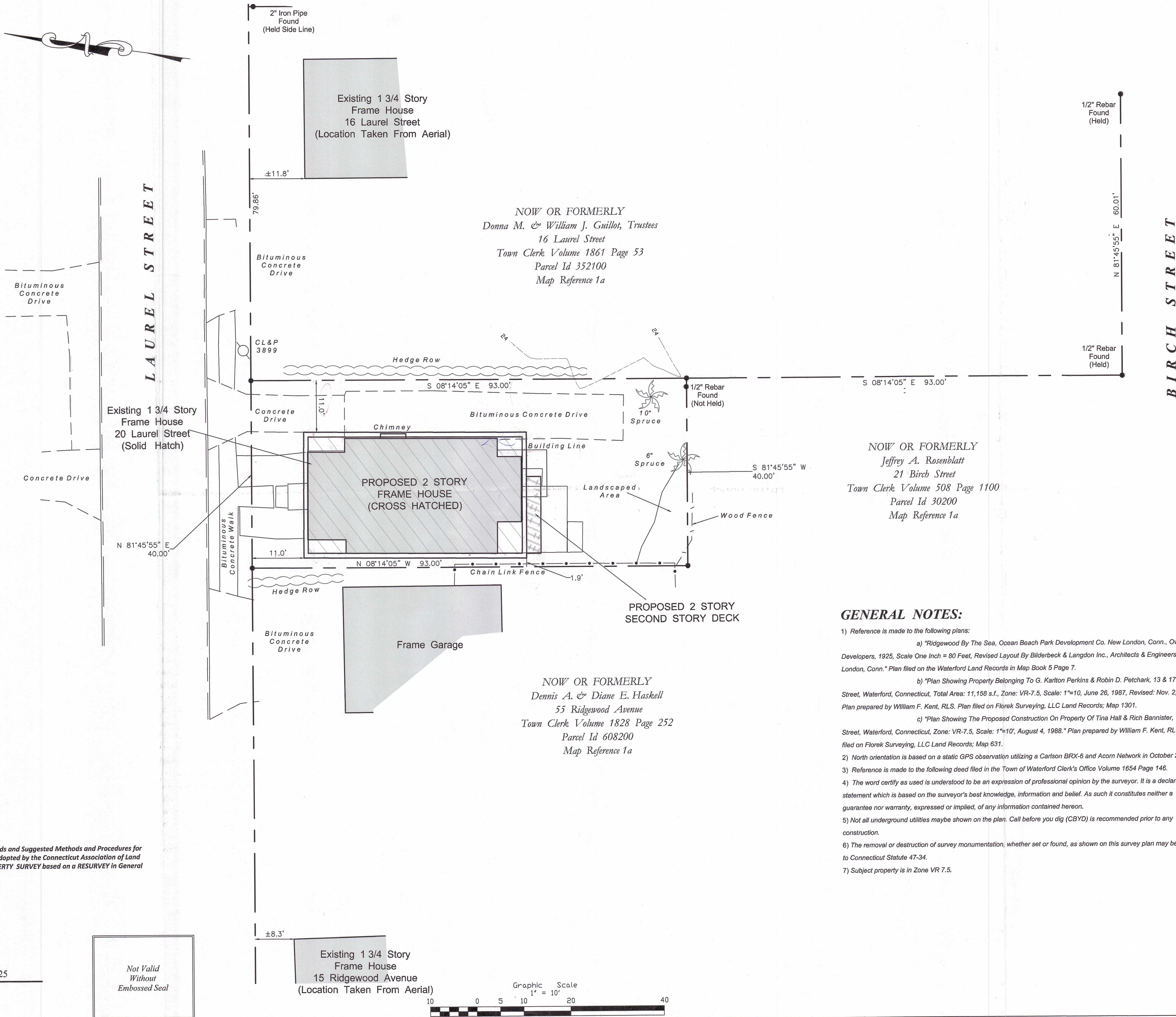


LEGEND

These standard symbols might be found in the drawing.

- CDNC. Concrete
BIT. Bituminous
U. Utility Pole
WV. Water Valve
GV. Gas Valve
--- Boundary Line
--- Edge of Road / Drive
--- Stone Wall
CB. Catch Basin
SMH. Sewer Manhole
I.P.S. 5/8" Iron Pin Set
D.H.F. Drill Hole Found
D.H.S. Drill Hole Set
WLF 2 Wetland Flag
GMS Granite Merestone
EX. CDNC. MDN. Existing Concrete Monument To Be Set
TBS Vynal Fence



SURVEY NOTES:

1. This survey has been prepared in accordance with "The Standards and Suggested Methods and Procedures for Surveys and Maps in the State of Connecticut" Prepared and Adapted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019. This survey type is a PROPERTY SURVEY based on a RESURVEY in General Note 1. This plan is intended to show EXISTING CONDITIONS.

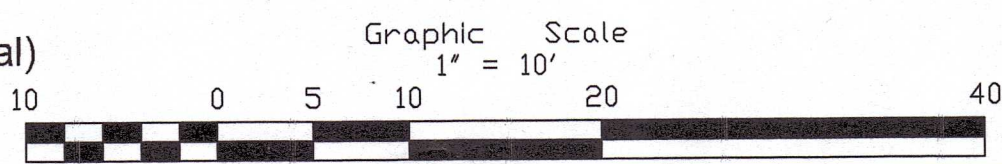
2. This survey conforms to Class A-2 / T-2.

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

October 24, 2025

Brian D. Florek, LS, CFS #70135 / NCFS-026
Managing Member, Florek Surveying, LLC
239 Shore Road, Waterford, CT 06385
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Not Valid
Without
Embossed Seal



GENERAL NOTES:

- Reference is made to the following plans:
 - "Ridgewood By The Sea, Ocean Beach Park Development Co. New London, Conn., Owners Developers, 1925, Scale One Inch = 80 Feet, Revised Layout By Bilderbeck & Langdon Inc., Architects & Engineers, New London, Conn." Plan filed on the Waterford Land Records in Map Book 5 Page 7.
 - "Plan Showing Property Belonging To G. Karlton Perkins & Robin D. Petchark, 13 & 17 Birch Street, Waterford, Connecticut, Total Area: 11,158 s.f., Zone: VR-7.5, Scale: 1"=10', June 26, 1987, Revised: Nov. 2, 1987." Plan prepared by William F. Kent, RLS. Plan filed on Florek Surveying, LLC Land Records; Map 1301.
 - "Plan Showing The Proposed Construction On Property Of Tina Hall & Rich Bannister, 17 Birch Street, Waterford, Connecticut, Zone: VR-7.5, Scale: 1"=10', August 4, 1988." Plan prepared by William F. Kent, RLS. Plan filed on Florek Surveying, LLC Land Records; Map 631.
- North orientation is based on a static GPS observation utilizing a Carlson BRX-6 and Acorn Network in October 2025.
- Reference is made to the following deed filed in the Town of Waterford Clerk's Office Volume 1654 Page 146.
- The word certify as used is understood to be an expression of professional opinion by the surveyor. It is a declaratory statement which is based on the surveyor's best knowledge, information and belief. As such it constitutes neither a guarantee nor warranty, expressed or implied, of any information contained hereon.
- Not all underground utilities maybe shown on the plan. Call before you dig (CBYD) is recommended prior to any construction.
- The removal or destruction of survey monumentation, whether set or found, as shown on this survey plan may be subject to Connecticut Statute 47-34.
- Subject property is in Zone VR 7.5.

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Surveying, LLC



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REVISION TABLE		BY	DATE
REVISION	REASON	DATE	BY
1	Prepare For Zoning	5-29-26	BF

PROPERTY SURVEY
PREPARED FOR:
DONNA COMBS
20 LAUREL STREET
WATERFORD, CONNECTICUT

SHEET NO.:	1 OF 1
SCALE:	1" = 10'
DATE:	November 2, 2025
PROJECT NO.	25-056
FILE:	25-057_152_20-LaurelStreet
DWG. NAME:	25-057_152_20-LaurelStreet_10Scale
SURVEYED BY:	TN/AD
DRAWN BY:	BF