

SURVEY NOTES

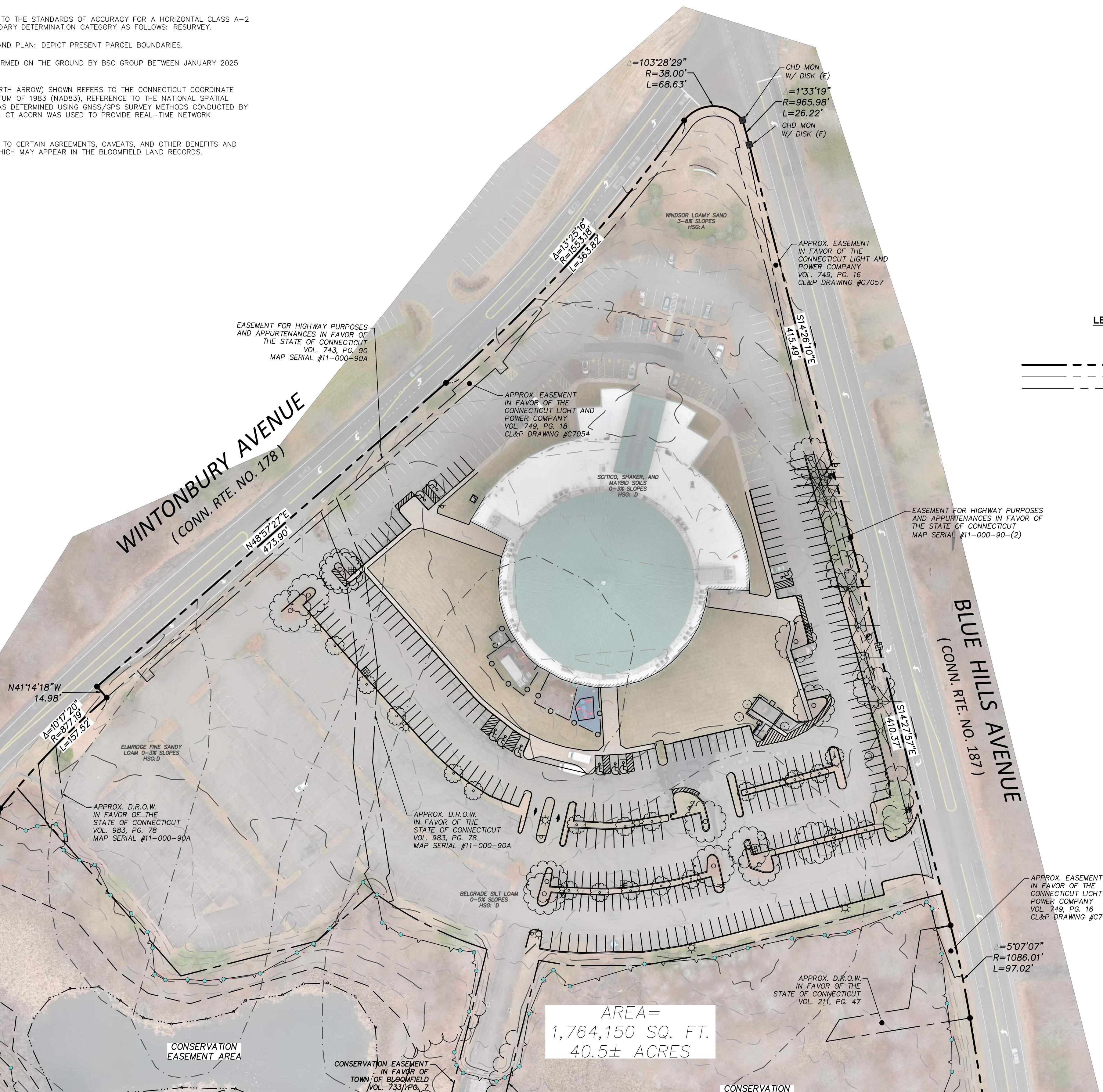
1. THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20, AS REVISED AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

THE SURVEY WAS PERFORMED TO THE STANDARDS OF ACCURACY FOR A HORIZONTAL CLASS A-2 PROPERTY SURVEY. THE BOUNDARY DETERMINATION CATEGORY AS FOLLOWS: RESURVEY.
2. THE INTENT OF THIS SURVEY AND PLAN: DEPICT PRESENT PARCEL BOUNDARIES.
3. THE FIELD SURVEY WAS PERFORMED ON THE GROUND BY BSC GROUP BETWEEN JANUARY 2025 AND APRIL 2025.
4. THE REFERENCE MERIDIAN (NORTH ARROW) SHOWN REFERS TO THE CONNECTICUT COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), REFERENCE TO THE NATIONAL SPATIAL REFERENCE SYSTEM (NSRS) WAS DETERMINED USING GNSS/GPS SURVEY METHODS CONDUCTED BY BSC GROUP IN JANUARY 2025. CT ACORN WAS USED TO PROVIDE REAL-TIME NETWORK SOLUTIONS.
5. THE PARCEL MAY BE SUBJECT TO CERTAIN AGREEMENTS, CAVEATS, AND OTHER BENEFITS AND ENCUMBRANCES OF RECORD WHICH MAY APPEAR IN THE BLOOMFIELD LAND RECORDS.

THE WETLAND DELINEATION REPRESENTED ON THIS PLAN WAS COMPLETED IN ACCORDANCE WITH CGS CHAPTER 440, SECTION 22a-36 - 22a-45 AND THE BLOOMFIELD INLAND WETLAND AND WATFRCOURSES REGULATIONS.

ETHAN SNEESBY, R.S.S. (S.S.S.S.N.E)
BSC GROUP
180 GLASTONBURY BLVD.
GLASTONBURY, CT 06033
860-652-8227

DATE OF DELINEATION: 12/3/2024-12/4/2024



MATCH LINE - SEE SHEET 2

CT GRID (NAD83)

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY
IS NOT VALID UNLESS IT CONTAINS THE LIVE SIGNATURE
AND EMBOSSED SEAL CONTAINED HEREON. SUBSEQUENT
REVISIONS TO THIS PLAN OTHER THAN BY THE ORIGINAL
SURVEYOR EFFECTUALLY VOID THIS CERTIFICATION.

The seal is circular with a rope-like outer border. The words "STATE OF CONNECTICUT" are at the top and "LAND SURVEYOR" are at the bottom. In the center is a crest with a shield, a sword, and a compass, with the motto "QUI PRO DOMINA JUSTITIA SEQUITUR" below it. The name "TODD B. DAWIDOWICZ" is written across the center. The number "70418" is to the left of the word "LICENSED". Below the crest is a banner with "LAND SURVEYOR". A blue ink signature of the name "Todd B. Dawidowicz" is written across the bottom of the seal.

PROPERTY SURVEY

BLOOMFIELD FIRST CATHEDRAL MASTERPLAN AND HOUSING

1151 BLUE HILLS AVENUE
BLOOMFIELD, CT 06002

JULY 3, 2025

PREPARED FOR:

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SCALE: 1" = 60'



0 30 60 120 FEET

FILE: P:\010140300\SURVEY\DRAWINGS

DWG.: 0101403.00BDY - FJV

JOB. NO: 0101403.00 SHEET 1 OF 2



MY KNOWLEDGE AND BELIEF, THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY
NOT VALID UNLESS IT CONTAINS THE LIVE SIGNATURE
AND EMBOSSED SEAL CONTAINED HEREON. SUBSEQUENT
EDITIONS TO THIS PLAN OTHER THAN BY THE ORIGINAL
SURVEYOR EFFECTUALLY VOID THIS CERTIFICATION.

DD B. DAWIDOWICZ
P.L.S. #70418

PROPERTY SURVEY

BLOOMFIELD FIRST CATHEDRAL MASTERPLAN AND HOUSING

1151 BLUE HILLS AVENUE
BLOOMFIELD, CT 06002

JULY 3, 2025

VISIONS:		
).	DATE	DESC.
	11/13/25	WETLAND DELINEATION INFO.

PREPARED FOR:
PAUL B. BAILEY ARCHITECT, LLC.
110 AUDUBON STREET
NEW HAVEN, CT 06539

1. FGND & ABBRVIATIONS

MONUMENT (MON)
N/F NOW OR FORMERLY
— PROPERTY BOUNDARY
— ABUTTER PROPERTY BOUNDARY
— FASCEMENT

2025 BSC Group, Inc.

SCALE: 1" = 60'

0 30 60 120 FEET

E: P: \010140300\SURVEY\DRAWINGS

G.: 0101403.00BDY FJV

3. NO: 0101403.00 SHEET 2 OF 2