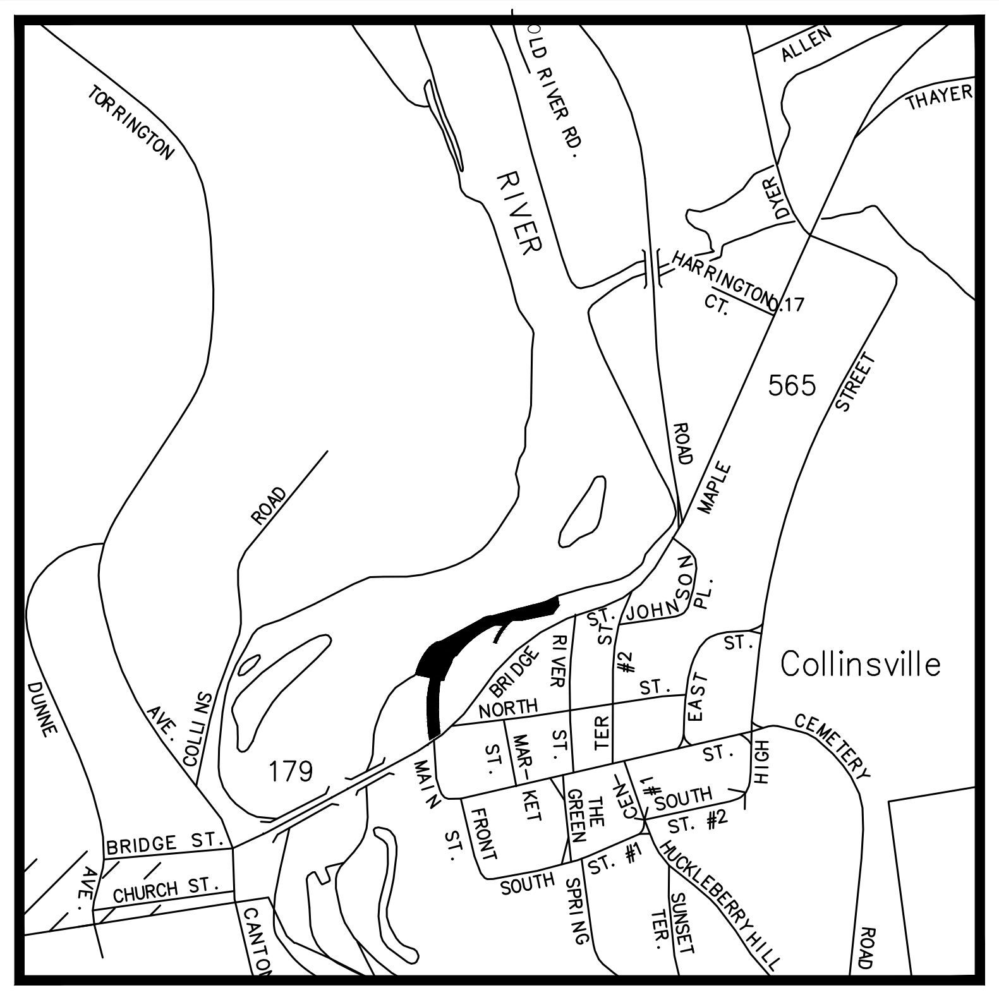
TORRINGTON ROAD
OLD RIVER RD.
ALLEN
THAYER
RIVER
DYER
HARRINGTON CT.
17
565
STREET
ROAD
MAPLE
ROAD
ST. JOHNSON PL.
ST.
Collinsville
BRIDGE
NORTH
RIVER ST.
#2
ST.
TER
EAST
CEMETERY
HIGH
DUNNE AVE.
COLLINS AVE.
179
MAIN ST.
ST.
MAR-KET
THE GREEN
CEN-T #1
SOUTH ST. #2
BRIDGE ST.
CHURCH ST.
CANTON
FRONT
SOUTH
SPRING
ST. #1
HUCKLEBERRY HILL
SUNSET TER.
ROAD

SITE LOCATION

NOT TO SCALE

SURVEYORS NOTES

1.) This survey and map has been prepared in accordance with the regulations of Connecticut State Agencies, Sections 20-300b-1 thru 20-300b-20 and "The Minimum Standards for Surveys and Maps in the State of Connecticut" endorsed by the Connecticut Association of Land Surveyors, Inc. on September 29, 2019.

2.) The type of survey performed and the mapped features depicted hereon are in accordance with the requirements of an Boundary & General Location Survey. The Intent of this survey is to depict the proposed Land Exchange between The Town of Canton and Waterfront Preservation And Management Corp. This map is a Dependent Resurvey.

3.) This survey conforms to Horizontal Accuracy Class 'A-2' and underground utilities to Class 'D' (if depicted).

4.) Property Lines as depicted are based upon the maps referenced in note 6.

5.) The bearings depicted on the plan represent the NAD '83 Horizontal datum. Coordinates were established on the site based upon GPS observations taken on December 30, 2021 using Trimble RTK Receivers and solutions provided through the Keystone KEYNET Network.

6.) Reference is made to the following maps:

A.) " Boundary And General Location Survey Land of The State of Connecticut. #37 Bridge Street Collinsville, Connecticut. Survey date January 16, 2022 Scale 1"=30' Prepared By Yellow Dog Surveys LLC."

7.) Not all underground utilities and improvements were depicted as part of this survey. Improvements depicted upon this plan have been field surveyed by Yellow Dog Surveys LLC survey crews.

8.) All contractors will contact Call-Before-You-Dig at 1-800-922-4455 for location and markout of utilities prior to any excavation.

NAD 83

LEGEND

— - - —	Property Line
— X —— X —	Fence / Railing
— o —— o —	Fence - Post/Rail
○ YD	Yard Drain
● I.P. Fnd.	Iron Pin / Pipe Found
■ Mon. Fnd.	Monument Found
	Tree

FARMINGTON RIVER
Flow
FARMINGTON RIVER
Flow
Property Line Along Farmington River
Edge of Water Located 12/31/21
15" CMP Outlet
Stone Bridge Abutment
Trees / Bushes
775 +/- Feet Along The Farmington River
Stone Retaining Wall
Property Line
Stone Retaining Wall
Ground Mats - canoe access to river
Edge of Trees
Broken Bituminous / Gravel
Stone Retaining Wall @ Water Edge
Trees / Bushes
Edge of Trees
Stone Retaining Wall @ Water Edge
Edge of Water Located 12/31/21
Stone Retaining Wall
Bituminous
Gate
36' +/-
Calculated Closing Line A-B
N60° 38' 39"E 704.16'
N77° 31' 02"W 35.00'
S74° 38' 14"E 44.12'
Proposed Lot Line
MH
Pole
Edge of Pavement
N12° 28' 58"E 45.93'
CB
Broken Bituminous / Gravel
S25° 58' 36"W 64.77'
S14° 14' 06"W 20.00'
S88° 39' 06"W 17.00'
S18° 39' 06"W 23.00'
S43° 26' 16"W 18.17'
N73° 54' 54"W 4.00'
CB
L= 227.00'
R= 440.28'
D= 029° 32' 26"
CH= 224.49'
CH BR= S51°20'46"W
N/F
Town of Canton
#37 Bridge Street
N/F
Waterfront Preservation and Management Corp.
Vol. 186 / Pg. 848
Parcel 1
#41 Bridge Street
N07° 24' 23"E 40.68'
N01° 40' 16"E 55.46'
N02° 17' 02"W 60.67'
N04° 41' 46"W 41.56'
N08° 18' 55"W 36.40'
N08° 18' 55"W 2.75'
To PK In Wall
S62° 15' 12"W 1.35'
Existing Building
Wood Deck
Existing Building
Wood Deck
Existing Building
Brick Walk
Gate
Walk
Fence
Bituminous Driveway
Bituminous Driveway
A
A
Painted Parking Stripe (typ) (see note 10)
Bench
Ped x
Gas
Ped x
Bench
CB
Existing Building
L= 242.00'
R= 924.37'
D= 015° 00' 00"
CH= 241.31'
CH BR= S00°10'33"W
Existing Building
N/F
Waterfront Preservation and Management Corp.
Vol. 186 / Pg. 848
Parcel 2
#39 Bridge Street
L= 89.90'
R= 264.00'
D= 019° 30' 42"
CH= 89.47'
CH BR= N30°15'54"E
N87° 48' 00"W 39.74'
Proposed Lot Line
N59° 55' 41"E 46.36'
B
N69° 29' 40"W 12.00'
Pole
L= 129.63'
R= 252.00'
D= 029° 28' 19"
CH= 128.20'
CH BR= S35°14'20"W
S89° 35' 20"W 29.90'
S89° 35' 20"W 12.10'
75.09'
S25° 15' 55"E
Proposed Lot Line
Wire Fence
Wood Retaining Wall
Boat Ramp
Bituminous
30'
Wood Retaining Wall
Table
Bench
Bench
Plaque
Bench
Bench
S78° 53' 20"W
142.54'
C
Farmington River Trail
Calculated Closing Line A-B
B
21'+/-
Plaque
CHD Mon Found
Pole
I.Pin Found
S07° 55' 21"E 25.00'
S37° 43' 41"W 48.19'
N: 856895.24
E: 953234.24
Bituminous Curb
Bituminous Walk
CB
CHD Mon Not Found
CHD Mon Not Found
L= 153.38'
R= 1225.00'
D= 007° 10' 25"
CH= 153.28'
CH BR= S51°28'37"W
Wood Split-Rail Fence
Wood Split-Rail Fence
Farmington River Trail (see Vol. 227 / Pg. 100)
S36° 36' 37"W
207.08'
Pole
Bituminous Curb
CHD Mon Not Found
CB
L= 242.25'
R= 1225.00'
D= 011° 19' 50"
CH= 241.85'
CH BR= S42°13'29"W
46.99' To CHD
Pole
CHD Mon Found
CHD Mon Not Found
CB
CB
L= 53.71'
R= 450.00'
D= 006° 50' 13"
CH= 53.66'
CH BR= S58°49'52"W
L= 46.99'
R= 450.00'
D= 005° 58' 40"
CH= 46.93'
CH BR= S52°25'26"W
L= 100.70'
R= 450.00'
D= 012° 49' 29"
CH= 100.50'
CH BR= S43°01'22"W
BRIDGE STREET
A.K.A. RTE. 179

EXISTING AREA
66,455 +/- Sq. Ft. or 1.53 +/- Acres

PROPOSED AREA
57,262 +/- Sq. Ft. or 1.31 +/- Acres

EXISTING AREA
87,157 Sq. Ft. or 2.00 Acres

PROPOSED AREA
83,249 Sq. Ft. or 1.91 Acres

Proposed Area Ⓑ
To Be Conveyed To
Waterfront Preservation And
Management Corp.
#39 Bridge Street Parcel 2
From The
Town of Canton
Area = 1288 Sq. Ft. 0.03 Acres

Proposed 30' Wide Access Easement
To Be Granted To
Waterfront Preservation And
Management Corp.
#39 Bridge Street Parcel 2
From The
Town of Canton
Area = 3606 Sq. Ft. 0.08 Acres

Proposed Area Ⓒ
To Be Conveyed To
The Town of Canton
From
Waterfront Preservation And
Management Corp.
#39 Bridge Street Parcel 2
Area = 5196 Sq. Ft. 0.12 Acres

Proposed Area Ⓐ To Be Conveyed To
Waterfront Preservation And
Management Corp.
#41 Bridge Street Parcel 1
From The Town of Canton
Area = 13,101 Sq. Ft. 0.30 Acres
Town of Canton To Retain An Easement
Over Area Ⓐ For Ingress And Egress.

0 30 60

SCALE 1" = 30'

MAP SHOWING PROPOSED LAND EXCHANGE

Between Land of

The Town Of Canton &
Waterfront Preservation and
Management Corp.

#37 & #39,#41 Bridge Street Collinsville, Connecticut.

Survey Date June 7, 2022

PREPARED BY YELLOW DOG SURVEYS LLC.

To my knowledge and belief this map is substantially correct as noted hereon.

Jonathan Kula L.S.#70257 Date

(Not Valid without live Signature and Embossed Seal)