

ZONING TABLE

(AS TO PARCEL 1)

| ZONE: GC | REQUIRED | PROVIDED |
|-------------------|----------|------------|
| LOT AREA | 10000 SF | 18612.7 SF |
| MIN. WIDTH | 50 FT | 80 FT |
| MIN. FRONT YARD | 20 FT | 68.25 FT |
| MIN. SIDE YARD | 10 FT | 10.30 FT |
| MIN. REAR YARD | 20 FT | 68.90 FT |
| MAX. HEIGHT | 3 ST | 1 ST |
| MAX. LOT COVERAGE | 25% | 15.6% |

SOURCE OF DATA: CITY OF NORWICH ZONING DEPARTMENT

MAP REF. 1

PARCEL DESCRIPTION

CONNECTICUT ATTORNEYS' TITLE INSURANCE COMPANY
COMMITMENT FILE NO.: NSCH-18-10270 EFFECTIVE DATE: JANUARY 19, 2018

"EXHIBIT A
TWO CERTAIN CONTIGUOUS PARCELS OF LAND, WITH ALL BUILDINGS AND IMPROVEMENTS
LOCATED IN THE TOWN OF NORWICH, COUNTY OF NEW LONDON, AND STATE OF
CONNECTICUT, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL ONE:
BEGINNING AT A POINT SET ON THE WESTERLY STREETLINE OF BOSWELL AVENUE, SAID
POINT BEING THE SOUTH-EAST CORNER OF THE PARCEL HERIN DESCRIBED, THE NORTHEAST
CORNER OF LANDS OF BENJAMIN FERTMAN ET AL.,

THENCE, FOLLOWING SAID FERTMAN LADS FOR THE FOLLOWING COURSES AND DISTANCES: N
56° 44' 40" W. 200.00' TO A POINT BE SET, SAID POINT BEING THE SOUTHWEST CORNER
OF THE PARCEL HERIN DESCRIBED. THENCE, FOLLOWING SAID FERTMAN LADS N 20° 37' 23" E.
E. 80.00' TO POINT TO SET, SAID POINT BEING THE NORTHEAST CORNER OF THE PARCEL
PARCEL HERIN DESCRIBED. THENCE, FOLLOWING SAID FERTMAN LADS, PARCEL #2 ON THE
HERIN REFERRED SURVEY PLAN, AND LANDS OF HESS REALTY CORPORATION, IN PART BY
REFERRED SURVEY PLAN, THENCE FOLLOWING SAID PARCEL #1 N 56° 44' 40" W. 25.62' TO
A POINT TO BE SET, SAID POINT BEING THE SOUTHWEST CORNER OF THE PARCEL HERIN
DESCRIBED AND FURTHER BEING THE SOUTHEAST CORNER OF LANDS OF BENJAMIN FERTMAN
ET AL. THENCE, FOLLOWING SAID FERTMAN LADS N 20° 37' 23" E. 200.00' TO A POINT TO
BE SET, THE SOUTHEAST CORNER OF THE PARCEL HERIN DESCRIBED. THENCE, FOLLOWING
A POINT TO BE SET, SAID POINT BEING THE SOUTHEAST CORNER OF THE PARCEL HERIN
DESCRIBED, THE NORTHERLY PROPERTY LINE OF PARCEL #1 ON THE HERIN
REFERRED SURVEY PLAN, THENCE FOLLOWING SAID PARCEL #1 N 56° 44' 40" W. 25.62' TO
EACH: S 56° 44' 40" E. 200.00' TO A POINT TO BE SET ON THE WESTERLY STREETLINE OF
BOSWELL AVENUE, SAID POINT BEING THE SOUTHEAST CORNER OF THE PARCEL HERIN
DESCRIBED. THENCE, FOLLOWING THE WESTERLY STREETLINE OF BOSWELL AVENUE S 20° 37' 23" W.
80.00' TO A POINT TO BE SET, SAID POINT BEING THE POINT AND PLACE OF BEGINNING.

SAD PARCEL CONTAINS 0.36 ACRES. MORE OR LESS.

PARCEL TWO:
BEGINNING AT A POINT SET ON THE SOUTHERLY STREETLINE OF BERYL ROAD, SAID PONT
TO THE NORTHEAST CORNER OF LANDS OF HESS REALTY CORPORATION, AND FURTHER BEING THE
NORTHEAST CORNER OF LANDS OF HESS REALTY CORPORATION S 20° 37' 23" W. 200.00' TO
A POINT TO BE SET, SAID POINT BEING THE SOUTHEAST CORNER OF THE PARCEL HERIN
DESCRIBED, THE SOUTHWEST CORNER OF HESS REALTY CORPORATION PROPERTY AND FURTHER
BEING LOCATED ON THE NORTHERLY PROPERTY LINE OF PARCEL #1 ON THE HERIN
REFERRED SURVEY PLAN, THENCE FOLLOWING SAID PARCEL #1 N 56° 44' 40" W. 25.62' TO
A POINT TO BE SET, SAID POINT BEING THE SOUTHWEST CORNER OF THE PARCEL HERIN
DESCRIBED AND FURTHER BEING THE SOUTHEAST CORNER OF LANDS OF BENJAMIN FERTMAN
ET AL. THENCE, FOLLOWING SAID FERTMAN LADS N 20° 37' 23" E. 200.00' TO A POINT TO
BE SET, THE SOUTHEAST CORNER OF THE PARCEL HERIN DESCRIBED. THENCE, FOLLOWING
A POINT TO BE SET, SAID POINT BEING THE SOUTHEAST CORNER OF THE PARCEL HERIN
DESCRIBED, THE NORTHERLY PROPERTY LINE OF PARCEL #1 ON THE HERIN
REFERRED SURVEY PLAN, THENCE FOLLOWING SAID PARCEL #1 N 56° 44' 40" W. 25.62' TO
EACH: S 56° 44' 40" E. 200.00' TO A POINT TO BE SET, SAID POINT BEING THE SOUTHERLY
STREETLINE OF BERYL ROAD S 56° 44' 40" E. 26.62' TO A POINT TO BE SET, SAID POINT BEING THE
POINT AND PLACE OF BEGINNING. SAID PARCEL CONTAINS 0.11 ACRES. MORE OR LESS.

SAID PARCEL ONE AND PARCEL TWO ARE MORE PARTICULARLY SHOWN ON A SURVEY PLAN BY
ROLAND J. HARRIS, L.S., ENTITLED "SURVEY PLAN PREPARED FOR CARLOS VILLEGA'S BOSWELL
AVENUE, NORWICH, CONN. SCALE 1" = 20' DATE: OCT 1987 ROLAND J. HARRIS & ASSOC. INC.
LAND SURVEYORS - CIVIL ENGINEERS - LAND PLANNERS WHICH MAP IS ON FILE IN THE
NORWICH TOWN CLERK'S OFFICE AS MAP VOLUME 11, PAGE 297.

MAP REFERENCES

THE FOLLOWING MAPS WERE USED IN THE PREPARATION OF THIS SURVEY.

(1) "SURVEY PLAN PREPARED FOR CARLOS VILLEGA'S BOSWELL AVENUE NORWICH, CONN.
SCALE 1" = 20' DATE: OCT 1987 IDENT. NO. 87-1027" BY ROLAND J. HARRIS & ASSOC. INC.
(2) "HESS OIL & CHEMICAL CORP., NORWICH, CONN. SCALE 1" = 10' MARCH 1968" BY CAHN
ENGINEERS NEW HAVEN, CONN.

(3) "PILOT PLAN ROBO-WASH OF NORWICH, INC. BOSWELL AVE. SCALE 1" = 10' MAY 1988" BY
CHANDLER & PALMER, ENGRS.

1. BASIS OF BEARING. MAP REFERENCE NO. 1

2. PARCEL IS SUBJECT TO AN ACCESS EASEMENT OVER PARCEL TWO AS DEFINED IN VOLUME
559 AT PAGE 7 OF THE NORWICH LAND RECORDS.

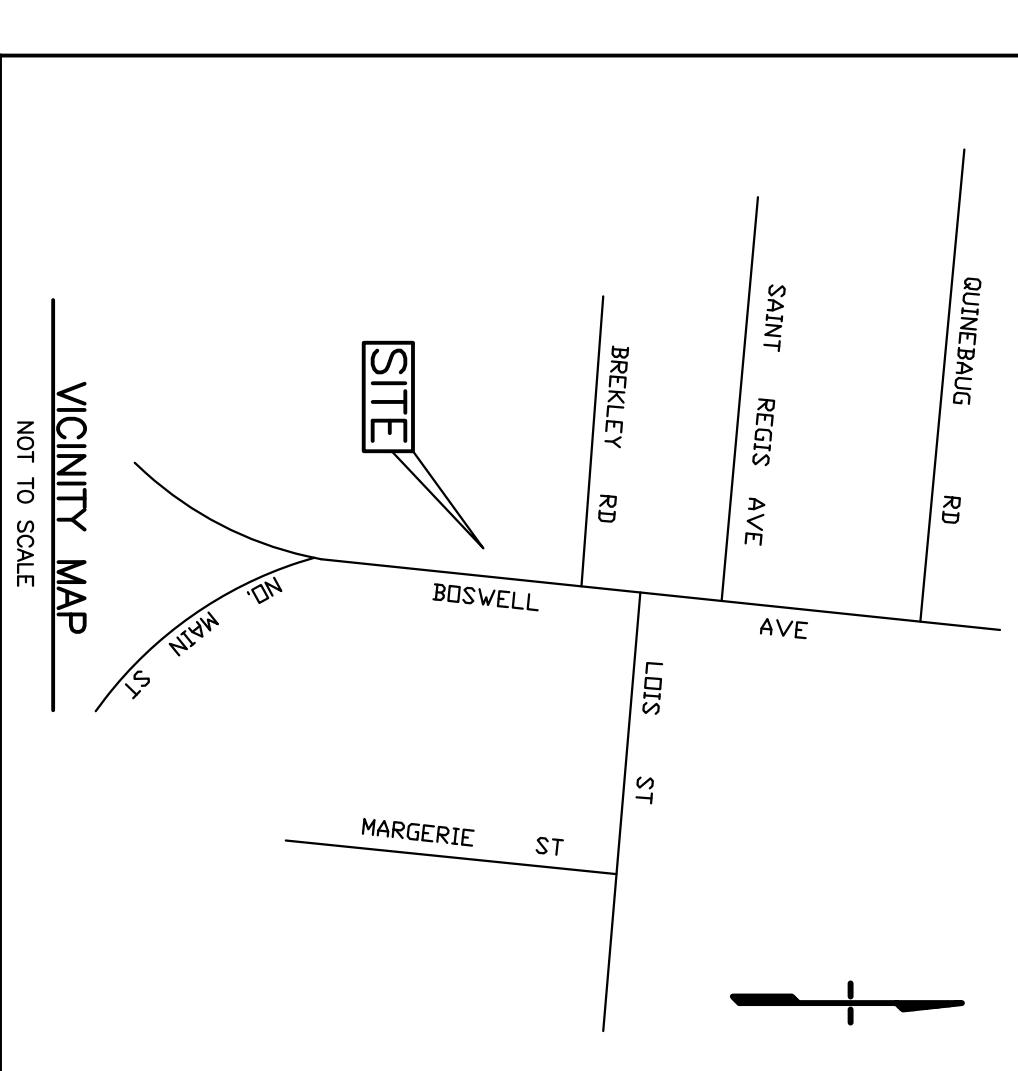
3. PARCEL IS SUBJECT TO AND TOGETHER WITH A DRAINAGE EASEMENT IN FAVOR OF THE
WESTRILY ADJACENT AS DESCRIBED IN VOLUME 257 AT PAGE 155 OF THE NORWICH LAND
RECORDS.

GENERAL NOTES

1. DRAINAGE EASEMENT.

2. PARCEL IS SUBJECT TO AN ACCESS EASEMENT OVER PARCEL TWO AS DEFINED IN VOLUME
559 AT PAGE 7 OF THE NORWICH LAND RECORDS.

3. PARCEL IS SUBJECT TO AND TOGETHER WITH A DRAINAGE EASEMENT IN FAVOR OF THE
WESTRILY ADJACENT AS DESCRIBED IN VOLUME 257 AT PAGE 155 OF THE NORWICH LAND
RECORDS.



NOT TO SCALE

N/F
MARTINEEN HANANIA
TAX ASSESSOR'S MAP 79 LOT 1

POND

PARCEL 2
AREA
5000.0 SQ. FT.
0.11 ACRES

UP 303

CB

UP 303