

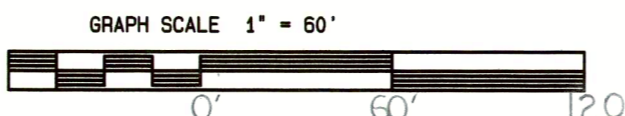
AREA = 15.84 ACRES TOTAL
13.42 ACRES RESIDENTIAL

TO: HAPPY TOWN, LLC, DIME BANK, & CONNECTICUT ATTORNEYS TITLE INSURANCE CO.
This survey was conducted on the ground on Aug 2016, and that to my knowledge and belief this map is substantially correct as noted hereon and that unless otherwise depicted or noted hereon: A) Title lines and lines of occupation are the same; B) All buildings have been located; C) Buildings do not encroach over street, title or easement lines; D) Buildings do not violate municipal setback requirements or deed restrictions pertaining to the location of buildings; E) There are no encroachments or projections on or over the property or on easements appurtenant to the same by buildings or improvements erected on adjacent lands; F) The property is not located within a FEMA flood hazard zone; G) There are no easements or encroachments affecting this property from a careful inspection of the same, other than those depicted thereon.

- MAP REFERENCES:
- CONNECTICUT STATE HIGHWAY DEPT. RIGHT OF WAY MAP TOWN OF BOLTON HARTFORD - WILLIMANTIC ROAD FROM THE COVENTRY TOWN LINE WESTERLY ABOUT 6,300 FT. ROUTES U.S. 6 & U.S. 44 SCALE 1" = 40' NO. 12-04 SHEET NO. 1 OF 3 JOHN A. MACDONALD ST. HWY. COMMISSIONER OCT. 31, 1935.
 - PROPERTY OF JABEZ L. & HELEN B. WHITE COVENTRY, CONN. SCALE 1" = 100' OCT. 15, 1938 HAYDEN L. GRISWOLD C. E.
 - MAP SHOWING PROPERTY TO BE CONVEYED TO THE AMERICAN TEL. & TEL. CO. BOLTON, CONN. SCALE: 1" = 40' NOV. 1939
 - REDIVISION FOR L. F. DEMARS, BOLTON, CONN. BY JOHN C. ROTHWELL #2549 JUNE 15, 1951 SCALE 1" = 50'
 - SUBDIVISION PLAN GIGLIO ESTATES CEDAR SWAMP ROAD COVENTRY, CT GARDNER & PETERSON ASSOCIATES PE & LS, TOLLAND, CT SCALE 1" = 40' DATE 2-3-2003 SH 3 OF 6 LAST REV. DATE 12-29-04

NOTE: IN LIEU OF MAPS NOT BEING FILED SEE DEEDS FILED IN THE BOLTON TOWN CLERKS OFFICE VOL. 167 PG. 232-234, VOL. 138 PG. 1229, VOL. 45 PG. 178, VOL. 48 PG. 807, VOL. 117 PG. 40, VOL. 59 PG. 180

- THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., EFFECTIVE ON 02/09/96.
 - THIS SURVEY CONFORMS TO A CLASS "A-2" HORIZONTAL ACCURACY.
 - THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY.
 - BOUNDARY DETERMINATION CATEGORY IS A RESURVEY.
- TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



- LEGEND
- IRON PIN FOUND
 - MONUMENT FOUND
 - △ CONTROL POINT
 - - - EDGE OF ROAD
 - UTILITY POLE
 - STONE WALL
 - WIRE FENCE
 - * STONE PILES

LINE	BEARING	DISTANCE
L1	N 30°04'00" E	72.50

FILIP ASSOCIATES
LAND SURVEYING LAND PLANNING
56-6 MOREY ROAD, CHAPLIN, CONNECTICUT 06235
(860) 429 - 3658

BOUNDARY SURVEY
PREPARED FOR

HAPPY TOWN, LLC

1230 BOSTON TURNPIKE

BOLTON, CONNECTICUT

SCALE: 1" = 60'	JULY 10, 2017
SHEET 1 OF 1	REV: REV: REV:
DRAWN BY: SAF	CHECKED BY: LVF REV: REV: FILE: GIGLIO