

MAP REFERENCES:

- A. PLAN SHOWING LAND TO BE ACQUIRED FROM MILTON O. SLOSBERG FOR HIGHWAY PURPOSES BY THE TOWN OF WATERFORD PUBLIC WORKS DEPARTMENT, DATE: NOV. 1996, SCALE: 1"=40', BY EDWARD D. STEWARD
- B. PLAN OF PROPERTY ON RICHARDS GROVE ROAD TOWN OF WATERFORD, CONN. BELONGING TO MARJORIE SLOSBERG, SCALE: 1"=40' FEB. 1942 BY E.L. DESHEFY, SURVEYOR

NOTES:

- THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS A PROPERTY SURVEY, THE BOUNDARY DETERMINATION CATEGORY IS A DEPENDENT RESURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.
- REFERENCE IS MADE TO TOWN OF WATERFORD LAND EVIDENCE RECORDS VOLUME 304 AT PAGE 701 FOR A WARRANTY DEED RECORDED APRIL 6, 1986 REGARDING RECORD TITLE TO THE SUBJECT PROPERTY.
- THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO OR BENEFIT BY THE FOLLOWING EASEMENTS, RIGHTS OF WAY AND/OR AGREEMENTS: STEWART TITLE GUARANTY COMPANY, FILE NUMBER: CTF62653, EFFECTIVE DATE OF COMMITMENT: JULY 26, 2016, SCHEDULE B - SECTION II (SPECIAL EXCEPTIONS):
 - A. RIGHTS OF OTHERS IN AND TO THE BROOK AND COVE CROSSING OR ABUTTING THE PREMISES. [EXCEPTION 1]
 - B. SEE VOLUME 208 AT PAGE 208 REGARDING A NOTICE OF ORDER ESTABLISHING THE BOUNDS OF THE WETLANDS DATED JANUARY 15, 1974 [EXCEPTION 2]
- THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE TOWN OF WATERFORD WD (WATERFRONT DEVELOPMENT DISTRICT) ZONE DISTRICT.
- "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, NEW LONDON COUNTY, CONNECTICUT, ALL JURISDICTIONS, PANEL 363 OF 554, COMMUNITY: WATERFORD, TOWN OF, NUMBER: 090107, PANEL: 0363, SUFFIX: J, MAP NUMBER: 0901103633, MAP REVISED: AUGUST 5, 2013 FEDERAL EMERGENCY MANAGEMENT AGENCY" INDICATES THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE AE (EL1), X WITHIN 0.2% ANNUAL FLOOD CHANCE FLOOD PLAIN AND X OUTSIDE 0.2% ANNUAL FLOOD CHANCE FLOODPLAIN.
- THE SUBJECT PROPERTY IS SHOWN ON THE TOWN OF WATERFORD TAX ASSESSOR MAP 55 AND HAS AN ASSIGNED STREET ADDRESS OF 45 RICHARDS GROVE ROAD, QUAKER HILL, CT 06375
- THE BASIS FOR BEARINGS IS CONNECTICUT COORDINATE SYSTEM NAD 83.
- THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY ON SEPTEMBER 6, 2018. RECORD TITLE AND ADDITIONAL INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS ON JULY 15, 2018.

LEGAL DESCRIPTION (BY SURVEY)

A CERTAIN PARCEL OF LAND LOCATED SOUTHERLY OF RICHARDS GROVE ROAD IN THE TOWN OF WATERFORD, COUNTY OF NEW LONDON, STATE OF CONNECTICUT, SAID PARCEL BEING SHOWN ON A PLAN TITLED "ALTA / NSPS LAND TITLE SURVEY, PROPERTY OF MCN PARTNERSHIP 45 RICHARDS GROVE ROAD, QUAKER HILL, WATERFORD, CONNECTICUT SCALE: 1" = 40' DATE: 9/07/2018 LOUREIRO ENGINEERING ASSOCIATES, INC." AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED P.O.B. ON THE SOUTHERLY STREET LINE OF RICHARDS GROVE ROAD AT THE NORTHEASTLY CORNER OF LAND NOW OR FORMERLY OF BRUCE S. BORDNER AND THE NORTHWESTLY CORNER OF THE HEREIN DESCRIBED PARCEL, AS SHOWN ON THE ABOVE REFERENCED MAP;

THENCE RUNNING S 81° 33' 30" E BY AND WITH THE SOUTHERLY STREET LINE OF RICHARDS GROVE ROAD A DISTANCE OF 305.34' TO A POINT ON A CURVE, SAID CURVE BEING CONVEX TO THE EAST AND HAVING A RADIUS OF 1226.23', A CHORD OF 147.23' AND A CHORD BEARING OF S 11° 36' 18" W;

THENCE RUNNING IN A GENERALLY SOUTHERLY DIRECTION BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF NEW ENGLAND CENTRAL RAILROAD BY AND WITH THE ARC OF SAID CURVE A DISTANCE OF 147.23' THROUGH A CENTRAL ANGLE OF 6° 53' 01" TO A POINT OF COMPOUND CURVATURE, SAID CURVE BEING CONVEX TO THE EAST, HAVING A RADIUS OF 4603.66', A CHORD OF 307.95' AND A CHORD BEARING OF S 07° 22' 17" W;

THENCE CONTINUING IN A GENERALLY SOUTHERLY DIRECTION BOUNDED EASTERLY BY SAID LAND OF NEW ENGLAND CENTRAL RAILROAD BY AND WITH THE ARC OF SAID CURVE A DISTANCE OF 154.35' THROUGH A CENTRAL ANGLE OF 7° 12' 44" TO A POINT;

THENCE CONTINUING IN A GENERALLY SOUTHERLY DIRECTION BOUNDED EASTERLY BY SAID LAND OF NEW ENGLAND CENTRAL RAILROAD BY AND WITH THE ARC OF SAID CURVE A DISTANCE OF 154.35' THROUGH A CENTRAL ANGLE OF 7° 12' 44" TO A POINT;

THENCE RUNNING S 69° 02' 52" W BOUNDED SOUTHERLY BY SAID LAND OF NEW ENGLAND CENTRAL RAILROAD A DISTANCE OF 62.79' TO A POINT, SAID POINT BEING THE FIRST POINT OF A SURVEY CLOSING LINE;

THENCE RUNNING S 67° 18' 08" W A DISTANCE OF 189.24' TO THE SECOND AND FINAL POINT OF SAID SURVEY CLOSING LINE, SAID SURVEY CLOSING LINE BEING USED FOR THE PURPOSE OF PROVIDING A MATHEMATICAL CLOSURE, THE TRUE PROPERTY LINE BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE ABOVE MENTIONED FIRST POINT OF SAID SURVEY CLOSING LINE;

THENCE RUNNING IN A GENERALLY WESTERLY DIRECTION BY AND ALONG THE MEAN HIGH WATER LINE OF CATES COVE FOR A DISTANCE OF 194' MORE OR LESS TO A POINT AT THE BROOK;

THENCE RUNNING IN A GENERALLY NORTHWESTERLY DIRECTION ALONG THE BROOK A DISTANCE OF 14' MORE OR LESS TO A POINT;

THENCE DEPARTING SAID BROOK AND RUNNING N 13° 21' 42" W BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF SOUTHERN NEW ENGLAND HOMES LLC A DISTANCE OF 17' MORE OR LESS TO A POINT, SAID POINT BEING THE FINAL POINT OF THE ABOVE MENTIONED SURVEY CLOSING LINE;

THENCE CONTINUING N 13° 21' 42" W BOUNDED WESTERLY BY SAID LAND OF SOUTHERN NEW ENGLAND HOMES LLC A DISTANCE OF 66.00' TO A POINT;

THENCE CONTINUING N 13° 21' 42" W BOUNDED WESTERLY BY SAID LAND OF SOUTHERN NEW ENGLAND HOMES LLC A DISTANCE OF 66.00' TO A POINT;

THENCE RUNNING N 03° 56' 46" E BOUNDED WESTERLY IN PART BY SAID LAND OF SOUTHERN NEW ENGLAND HOMES LLC AND IN PART BY LAND NOW OR FORMERLY OF MATTHEW WILDMAN A DISTANCE OF 94.78' TO A POINT;

THENCE RUNNING N 12° 14' 47" E BOUNDED WESTERLY IN PART BY SAID LAND OF WILDMAN, IN PART BY LAND NOW OR FORMERLY OF NEW ENGLAND HOMES LLC A DISTANCE OF 17' MORE OR LESS TO A POINT, SAID POINT BEING THE FINAL POINT OF THE ABOVE MENTIONED SURVEY CLOSING LINE;

THENCE RUNNING N 19° 04' 11" W BOUNDED WESTERLY IN PART BY SAID TERMINUS OF UNCAS AVENUE EXTENSION, IN PART BY LAND NOW OR FORMERLY OF GREGORY P. & LISA I. SMITH, IN PART BY LAND NOW OR FORMERLY OF BARBARA B. HUFF AND IN PART BY LAND NOW OR FORMERLY OF PETER S. TRAFACONDA A DISTANCE OF 225.75' TO A POINT AT THE SOUTHEASTLY TERMINUS OF UNCAS AVENUE EXTENSION;

THENCE RUNNING S 81° 33' 30" E BOUNDED NORTHERLY IN PART BY LAND NOW OR FORMERLY OF MICHAEL & ANDREA D. DAUNIS AND IN PART BY LAND NOW OR FORMERLY OF BRUCE S. BORDNER A DISTANCE OF 119.51' TO A POINT;

THENCE RUNNING N 08° 26' 30" E BOUNDED WESTERLY BY SAID LAND OF BORDNER A DISTANCE OF 100.00' TO THE POINT AND PLACE OF BEGINNING;

SAID PARCEL CONTAINS 209,208 SQUARE FEET MORE OR LESS (4.80 ACRES MORE OR LESS).

LEGAL DESCRIPTION (OF RECORD)

TRACT ONE:
A CERTAIN PIECE OR PARCEL OF LAND WITH THE BUILDINGS THEREON SITUATED IN THE TOWN OF WATERFORD, COUNTY OF NEW LONDON, AND STATE OF CONNECTICUT, ON THE SIDE OF RICHARDS GROVE ROAD AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

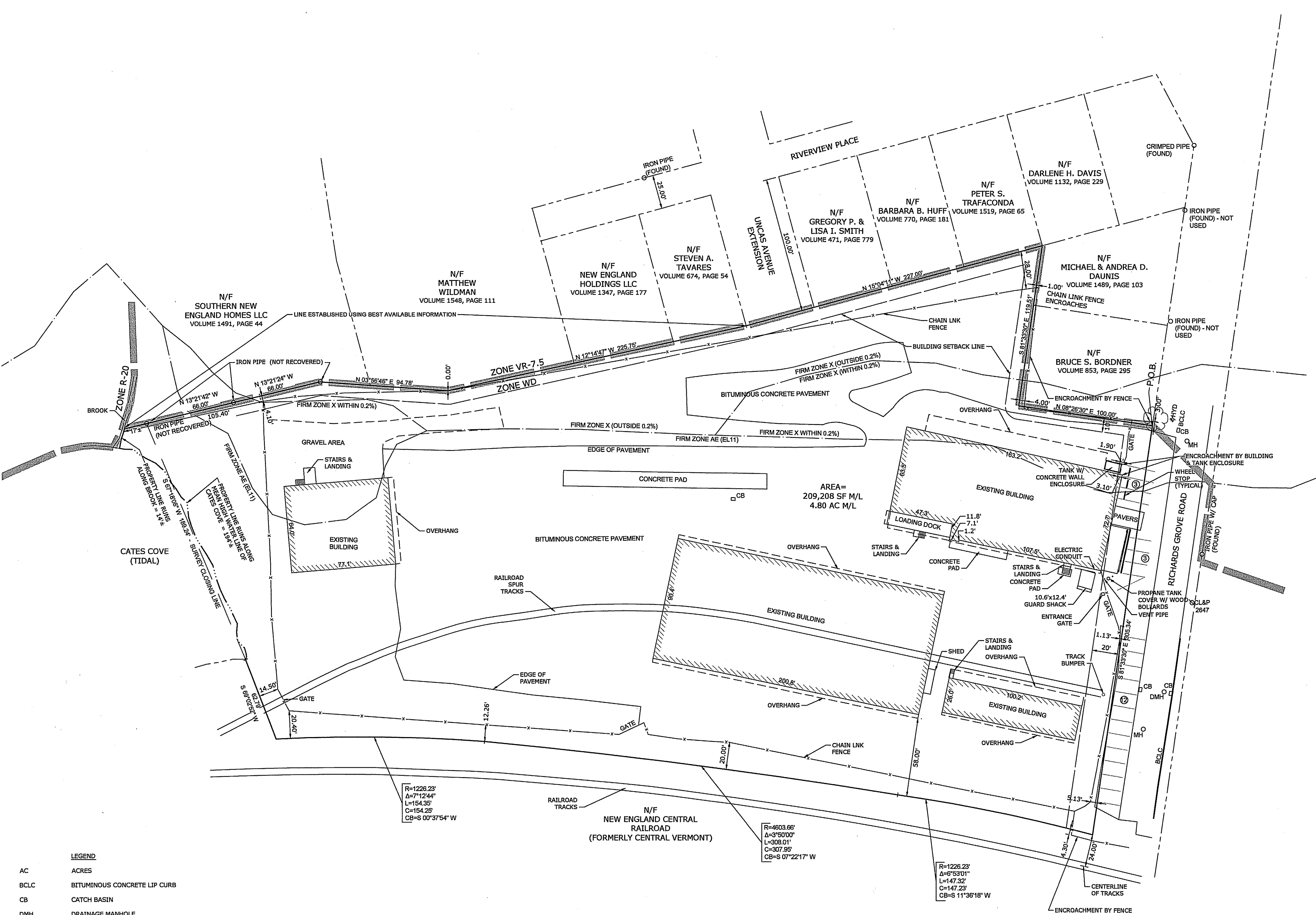
BEGINNING AT A POINT ON THE SOUTH SIDE OF RICHARDS GROVE ROAD WHERE LAND NOW OR FORMERLY OF THE CENTRAL VERMONT RAILWAY ADJOINS LAND HEREIN DESCRIBED; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF RICHARDS GROVE ROAD TWO HUNDRED AND THIRTY (230) FEET, MORE OR LESS TO LAND NOW OR FORMERLY OF ANDREW W. SMITH; THENCE AT RIGHT ANGLES RUNNING SOUTHERLY ALONG LAND NOW OR FORMERLY OF SAID SMITH ONE HUNDRED (100) FEET, MORE OR LESS TO A POINT;

THENCE AT RIGHT ANGLES RUNNING WESTERLY ONE HUNDRED TWENTY-FIVE (125) FEET, MORE OR LESS, ALONG LAND NOW OR FORMERLY OF SAID SMITH, LAND NOW OR FORMERLY OF RAYMOND AND DOROTHY BORDNER AND LAND NOW OR FORMERLY OF MARY E. CHURCH TO A POINT WHERE LAND HEREIN DESCRIBED ADJOINS LAND NOW OR FORMERLY OF THOMAS AND EDITH HOLMES; THENCE RUNNING SOUTHERLY ALONG SAID HOLMES LAND AND LAND NOW OR FORMERLY OF DAVID AND LILLIAN CARLISLE ONE HUNDRED AND SEVENTY-FOUR (174) FEET, MORE OR LESS TO THE NORTHEAST CORNER OF UNCAS AVENUE EXTENSION; THENCE CONTINUING SOUTHERLY ACROSS THE HEAD OF UNCAS AVENUE EXTENSION FIFTY-TWO (52) FEET, MORE OR LESS, TO LAND NOW OR FORMERLY OF LEROY AND DORIS PERRY; THENCE CONTINUING SOUTHERLY ALONG THE EASTERLY BORDER OF SAID PERRY LAND FIFTY-FIVE (55) FEET, MORE OR LESS ALONG THE EASTERLY BORDER OF LAND NOW OR FORMERLY OF YVON AND FRANCIS DRISCOLL SEVENTY-FIVE (75) FEET, MORE OR LESS, ALONG THE EASTERLY BORDER OF LAND NOW OR FORMERLY OF WALTER AND EDITH COLE ONE HUNDRED (100) FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF OTHER LAND NOW OR FORMERLY OF MARY E. CHURCH; THENCE SOUTHWESTERLY ALONG THE EASTERLY BORDER OF SAID CHURCH LAND NINETY (90) FEET, MORE OR LESS, TO AN IRON PIPE; THENCE SOUTHERLY CONTINUING ALONG SAID CHURCH LAND AND THROUGH A LINE OF PIPES ONE HUNDRED FIFTY-TWO (152) FEET, MORE OR LESS, TO CHURCH BROOK; THENCE EASTERLY ALONG SAID BROOK AND THE SHORE OF A COVE ONE HUNDRED EIGHTY-FIVE (185) FEET, MORE OR LESS, TO PROPERTY NOW OR FORMERLY OF THE CENTRAL VERMONT RAILWAY; THENCE NORTHERLY ALONG THE WESTERLY BORDER OF SAID RAILWAY LAND IN A CURVE SIX HUNDRED AND FIFTY (650) FEET TO THE SOUTH LINE OF RICHARDS GROVE ROAD AND THE POINT OF BEGINNING.

TRACT TWO:
A CERTAIN PIECE OF LAND TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON IN THE CITY OF WATERFORD, COUNTY OF NEW LONDON AND STATE OF CONNECTICUT, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY BOUNDARY OF RICHARDS GROVE ROAD 24' FROM THE CENTER LINE OF EXISTING MAIN TRACK OF THE CENTRAL VERMONT RAILWAY, INC.; THENCE PROCEEDING SOUTHERLY ON A 6 DEGREE 53' 00" CURVE A CHORD DISTANCE OF 147.23' TO A POINT; THENCE CONTINUING ON A 3 DEGREE 50' 00" CURVE A CHORD DISTANCE OF 307.95' TO A POINT; THENCE CONTINUING ON A 7 DEGREE 12' 44" CURVE A CHORD DISTANCE OF 154.35' TO A POINT; THENCE TURNING AND PROCEEDING ON A BEARING OF SOUTH 74 DEGREES 20' 35" WEST A DISTANCE OF 62.79' TO A POINT; THENCE TURNING AND PROCEEDING IN A NORTHERLY DIRECTION ON A 30 DEGREE 15' 15" TO THE RIGHT AN ARC DISTANCE OF 650.00' TO A POINT IN THE SOUTHERLY BOUNDARY OF RICHARDS GROVE ROAD; THENCE PROCEEDING IN AN EASTERLY DIRECTION ON A BEARING OF SOUTH 74 DEGREES 08' 00" EAST ALONG THE SOUTHERLY BOUNDARY OF RICHARDS GROVE ROAD A DISTANCE OF 74.80' TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 1.2 ACRES, MORE OR LESS, AND SHOWN ON A SURVEY MAP PREPARED BY IGOR VECHESLOV OF HARTFORD, CONNECTICUT DATED JANUARY 15, 1979.



LEGEND

AC	ACRES
BCLC	BITUMINOUS CONCRETE LIP CURB
CB	CATCH BASIN
DMH	DRAINAGE MANHOLE
HYD	HYDRANT
MH	MANHOLE
M/L	MORE OR LESS
N/F	NOW OR FORMERLY
SF	SQUARE FEET
WV	WATER VALVE
⓪	NUMBER OF PARKING SPACES

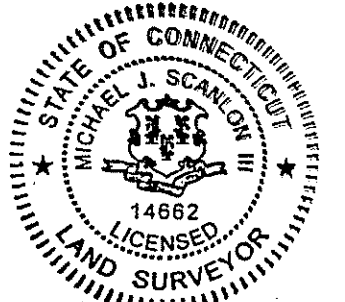
R=1226.23'
Δ=7°12'44"
L=154.35'
C=307.95'
CB=S 07°22'17" W

R=4603.66'
Δ=6°53'01"
L=147.23'
C=307.95'
CB=S 07°22'17" W

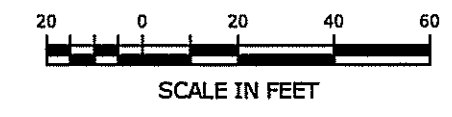
R=1226.23'
Δ=6°53'01"
L=147.23'
C=307.95'
CB=S 11°36'18" W

TO G3X LLC, ABSTRACTS, INCORPORATED (ST-3015), STEWART TITLE GUARANTY COMPANY (CTF 62653) PEOPLES UNITED BANK, NATIONAL COOPERATIVE BANK (NCB), AMBROSE & STRAZZA, LLC AND NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7a, 8, 9 AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 6, 2018. DATE OF PLAT OR MAP: SEPTEMBER 7, 2018.



MICHAEL J. SCANLON CT LICENSE # 14662



<p>ALTA / NSPS LAND TITLE SURVEY</p> <p>PROPERTY OF MCN PARTNERSHIP</p> <p>45 RICHARDS GROVE ROAD</p> <p>QUAKER HILL - WATERFORD, CONNECTICUT</p>	
<p>SCALE: 1" = 40'</p> <p>CONTRACT NO.: 3608X 02</p> <p>DATE: 9/07/2018</p> <p>DRAWN BY: JDH</p> <p>APPROVED BY: MJS</p>	<p>DATE: 9/07/2018</p> <p>APPROVED BY: MJS</p>
<p>DRAWING: 18000050.01</p> <p>SHEET NO. 1 OF 1 SHEETS</p>	