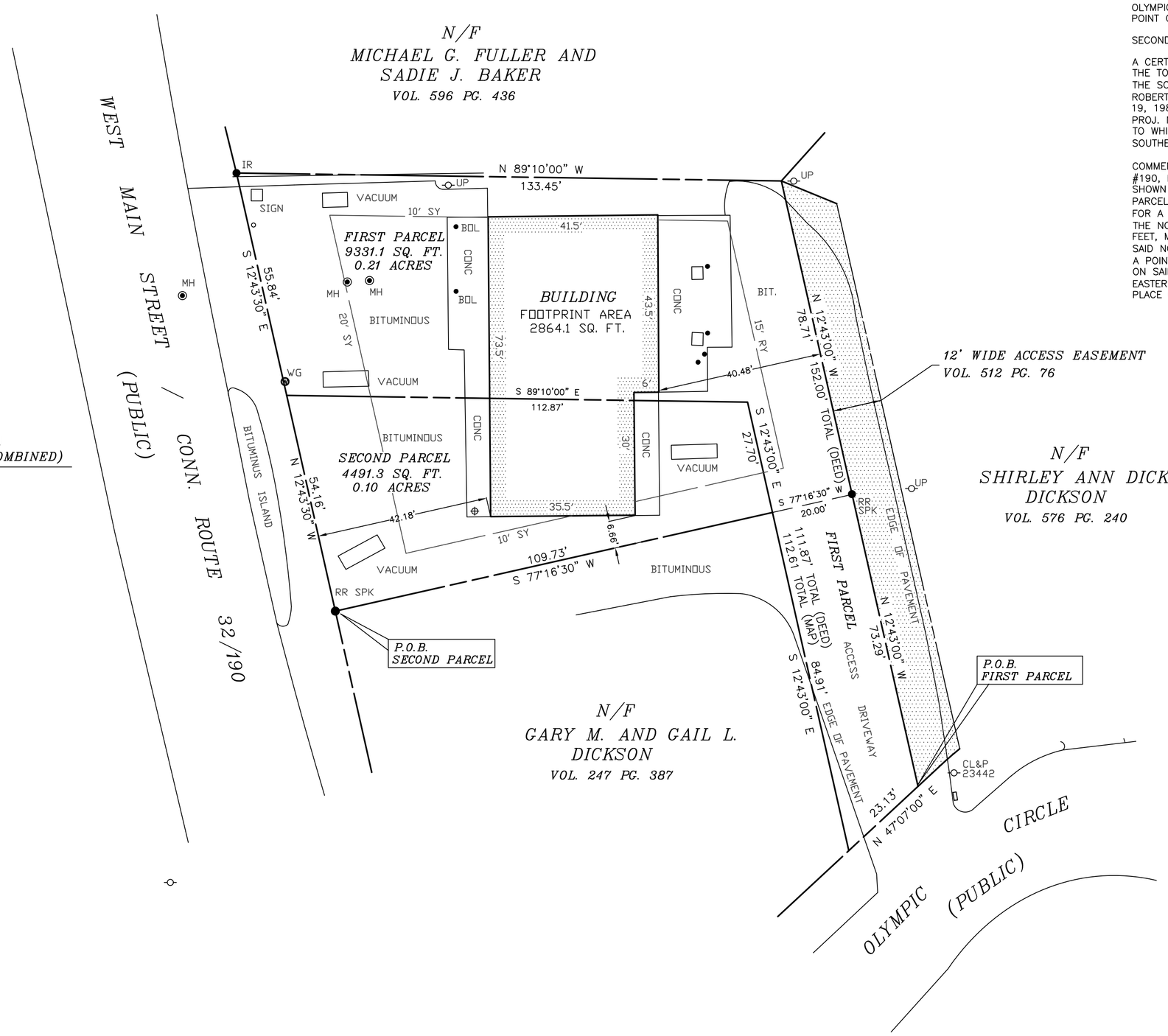
MAP REF.1




TOTAL PARCEL AREA
(FIRST & SECOND PARCELS COMBINED)
13822.4 SQ. FT.
0.31 ACRES

## PROPERTY DESCRIPTION

CONNECTICUT ATTORNEY'S TITLE INSURANCE POLICY
FILE NO. : NCSH-18-1037C EFFECTIVE DATE : JANUARY 23, 2018

"EXHIBIT A "

FIRST PARCEL:

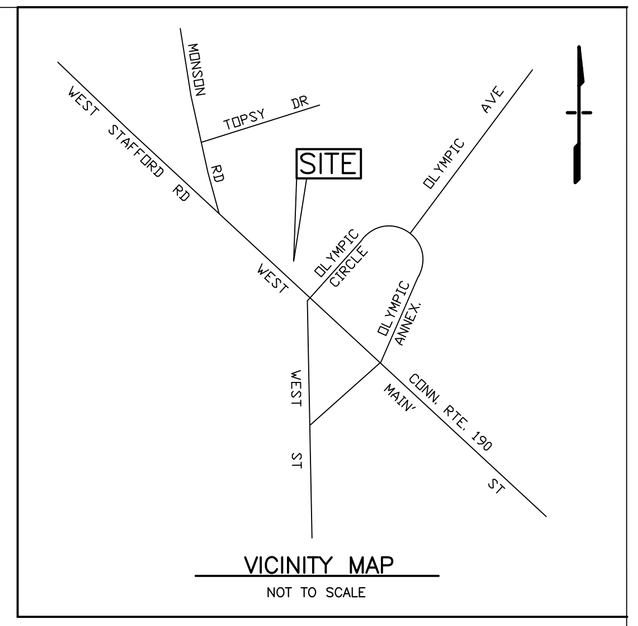
A CERTAIN PIECE OR PARCEL OF LAND WITH THE BUILDINGS THEREON LOCATED ON THE EAST SIDE OF WEST MAIN STREET IN THE TOWN OF STRATFORD, COUNTY OF TOLLAND AND STATE OF CONNECTICUT, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, WHICH POINT ALSO MARKS THE SOUTHWEST CORNER OF LAND NOW OR FORMERLY OF DAVID J. DICKSON, JR. ET AL., FORMERLY OWNED BY WILLIAM ARGENTA; THENCE N. 12° 43' 00" W. 152 FEET ALONG LAND NOW OR FORMERLY OF DAVID J. DICKSON, JR. ET AL. TO A POINT; THENCE N. 89° 10' 00" W. 133.45 FEET ALONG LAND NOW OR FORMERLY OF DAVID J. DICKSON, JR.; THENCE S. 12° 43' 30" E. 55.84 FEET ALONG WEST MAIN STREET TO A POINT; THENCE S. 89° 10' 00" E. 112.87 FEET ALONG LAND NOW OR FORMERLY OF DAVID J. DICKSON, JR. TO A POINT; THENCE S. 12° 43' 00" E. 111.87 FEET LAND NOW OR FORMERLY OF DAVID J. DICKSON, JR. TO OLYMPIC CIRCLE; THENCE N. 47° 07' 00" E. 23.13 FEET ALONG OLYMPIC CIRCLE TO THE POINT OF BEGINNING.

SECOND PARCEL:

A CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE BOROUGH OF STAFFORD SPRINGS, IN THE TOWN OF STAAFORD, COUNTY OF TOLLAND AND STATE OF CONNECTICUT, BEING SHOWN AS THE SOUTHERLY PORTION OF LOT #25, ON A MAP OR PLAN ENTITLED, "MAP PREPARED FOR ROBERT J. DICKSON WEST MAIN ST. STAFFORD SPRINGS, CONN. SCALE: 1" = 20' DATE: NOV. 19, 1987 SREENATH & SYMONDS 139 HAZARD AVENUE ENFIELD, CONN. SHEET NO. 1 OF 1 PROJ. NO.3498", WHICH MAP IS ON FILE IN THE OFFICE OF THE STAFFORD TOWN CLERK AND TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. SAID SOUTHERLY PORTION OF LOT #25 IS BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT A POINT IN THE EASTERLY LINE OF WEST MAIN STREET, CONN. RTE. #32 AND #190, BEING THE NORTHWESTERLY CORNER OF THE WESTERLY PORTION OF LOT #24, AS SHOWN ON SAID MAP, AND BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE N 12° 43' 30" W ALONG WEST MAIN STREET, CONN. RTE. #32 AND #190, FOR A DISTANCE OF 54.16 FEET, MORE OR LESS, TO A POINT; THENCE S 89° 10' E ALONG THE NORTHERLY PORTION OF LOT #25, AS SHOWN ON SAID MAP, FOR A DISTANCE OF 112.87 FEET, MORE OR LESS, TO A POINT; THENCE IN A SOUTHEASTERLY DIRECTION, STILL ALONG SAID NORTHERLY PORTION OF LOT #25 FOR A DISTANCE OF 27.70 FEET, MORE OR LESS, TO A POINT; THENCE S 77° 16' 30" W ALONG THE WESTERLY PORTION OF LOT #24, AS SHOWN ON SAID MAP, FOR A DISTANCE OF 109.73 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY LINE OF WEST MAIN STREET, CONN. RTE. #32 AND #190, WHICH IS THE POINT AND PLACE OF BEGINNING. SAID PARCEL CONTAINS 4,490 SQUARE FEET, MORE OR LESS.




VICINITY MAP
NOT TO SCALE

## MAP REFERENCES

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

(1) "MAP PREPARED FOR ROBERT J. DICKSON WEST MAIN ST. STAFFORD SPRINGGS CONN. SCALE:1"=20' DATE: NOV.19, 1987 SHEET NO. 1 OF 1" BY SREENETH & SYMONDS

(2) "EASEMNENT MAP EASEMENT TO BE GRANTED TO: STAFFORD CAR WASH, LLC ACROSS THE PROPERTY OF ROBERT J. DICKSON SR., ET AL. 12 OLYMPIC AVENUE STAFFORD, CONNECTICUT SCALE 1"=10' DATE 5-01-16 SHEET 1 OF 1" BY GARY B. LeCLAIR, LLC LICENSED LAND SURVEYOR

(3) "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF STAFFORD STAFFORD SPRINGS-SOMERS ROAD FROM C.V.R.R. OVERPASS SOUTHERLY TO MAIN ST. ROUTES NO. 15 & 20 SCALE 1"=40' DATE JUNE 28, 1935 NUMBER 134-07 SHEET NO. 2 OF 4.

## GENERAL NOTES

1. BASIS OF BEARING: MAP REFERENCE NO.1

2. SUBJECT PARCEL ARE SUBJECT TO AN ACCESS EASEMENT AS SET FORTH IN A DEED FROM ROBERT J. DICKSON SR. AND SHIRLEY ANN DICKSON TO STAFFORD CAR WASH. VOL.512 PG.76

**NOTE #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, THE 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 PROPERTY/BOUNDARY, THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, AND THE HORIZONTAL ACCURACY CONFORMS TO A-2.

**DECLARATION:**

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

I HEREBY DECLARE TO : 1852 CT OPCO, LLC, WEBSTER BANK, N.A. AND CONNECTICUT ATTORNEY'S TITLE INSURANCE COMPANY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

_____

RICHARD MEEHAN, L.L.S. 12330

DRAFT

## LEGEND

| | |
|---|---|
| ——— | PROPERTY LINE |
| ——— | EASEMENT |
| ● IP | IRON PIN |
| ● RR SPK | RAILROAD SPIKE |
| ☌ | UTILITY POLE |
| MH | MANHOLE |
| FY | FRONT YARD |
| SY | SIDE YARD |
| RY | REAR YARD |

## ZONING TABLE

(COMBINED FIRST & SECOND PARCEL)

| ZONE: LB | REQUIRED | PROVIDED |
|---|---|---|
| LOT AREA | 7500 SF | 13822.4 SF |
| MIN. LOT WIDTH | 50 FT | 110 FT |
| MIN. FRONT YARD | 20 FT | 42.18 FT |
| MIN. SIDE YARD | 10 FT | 6.66 FT* |
| MIN. REAR YARD | 15 FT | 40.48 FT |
| MAX. HEIGHT | 3 ST | 1 ST |
| MAX. LOT COVERAGE | 35% | 20.7% |

SOURCE OF DATA: TOWN OF STAFFORD ZONING REGULATIONS
* DENOTES NON-CONFORMING TO CURRENT ZONING REQUIREMENTS

0' 20' 40' 60'

| REVISION | DATE |
|---|---|
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| | |
| | |

SEAL & SIGNATURE:

NOTE:
THIS DRAWING IS AN INSTRUMENT OF SERVICE OF AND REMAINS THE PROPERTY OF MEEHAN & GOODIN. IT IS TO BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE MODIFIED WITHOUT THE WRITTEN CONSENT OF MEEHAN & GOODIN. ANY UNAUTHORIZED MODIFICATIONS WILL INVALIDATE ALL SIGNATURES, CERTIFICATIONS AND DECLARATIONS CONTAINED HEREON.


Meehan & Goodin
Engineers – Surveyors, P.C.
387 North Main Street, Manchester, CT 06042
(860) 643-2520 FAX (860) 649-8806


PLAN PREPARED FOR

1852 CT OPCO, LLC

127 WEST MAIN STREET/CONN. RTE 32 & 190 STAFFORD, CONN.

# PROPERTY/BOUNDARY SURVEY

| | | | |
|---|---|---|---|
| SCALE: 1" = 20' | DESIGN: RED | PROJECT: 18006C | ACAD: 18006C.DWG |
| DATE: 2-1-2018 | DRAFT: ERJ | DISK NO.: | SHEET NO. 1 OF 1 |