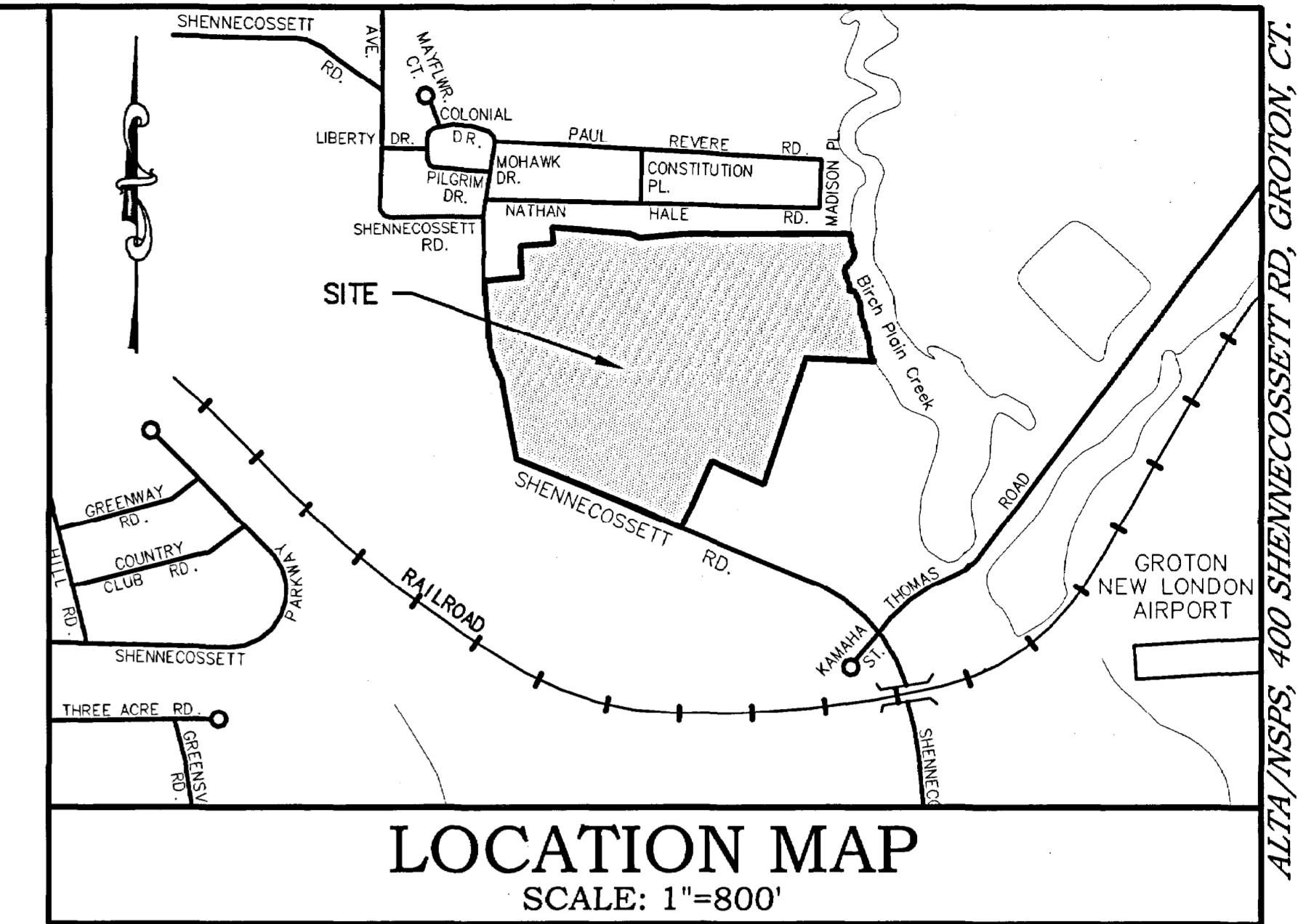


RECEIVED
TOWN CLERK'S OFFICE
2017 MAY 31 PM 1:38
RECORDED VOL. PAGE
Celia Malachuk
TOWN CLERK GROTON, CT



GENERAL SURVEY NOTES

- 1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATION OF CONNECTICUT STATE AGENCIES, SECTION 20-309-1 THROUGH 20-309-20, AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
2. THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.
3. THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO CLASS T-2 STANDARDS AND REFERS TO NAVD 88 DATUM.
4. BEARINGS, COORDINATES AND ELEVATIONS ARE DERIVED FROM THE CONNECTICUT GEODETIC SURVEY (CTS) VIA GPS TECHNOLOGY AND CONVENTIONAL SURVEY METHODS.
5. THIS IS AN ALTA /ACSM LAND TITLE SURVEY.
6. PROPERTY IS ALSO KNOWN AS TOWN OF GROTON TAX LOT 5733 MAP 1688 BLOCK 1682.
7. TOTAL AREA = 1,640,935± SQ.FT. OR 37.7± ACRES
8. PROPERTY LIES IN ZONING DISTRICT "RM".
9. A PORTION OF THE PARCEL LIES WITHIN FLOOD ZONES AE (EL.10') AND 0.2% ANNUAL CHANCE FLOOD HAZARD ZONE X (NO EL.) AS SHOWN ON FEMA FIRM MAP 09010508L, EFFECTIVE DATE AUGUST 5, 2013.
10. ALL BUILDINGS ON THE LOT ARE TYPICALLY 25'± x 85'± & 25'± x 70'±, EXCLUDING BUILDINGS NUMBERED 11, 12, 32, 33 [25'± x 85'± & 25'± x 85'±] AND THE MAINTENANCE BUILDING [DIMENSIONS SHOWN ON PLAN].
11. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND OTHER THAN DEPICTED HEREON, IF ANY, IS UNKNOWN.
12. THERE IS "NO" OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
13. MAP REFERENCE:
13.1. PLAN ENTITLED "LOT LAYOUT, COLONIAL MANOR SUBDIVISION PROPERTY O & G CONSTRUCTION CO. INC., SHENNECOSSETT ROAD, GROTON, CONN.", SCALE: 1" = 40', DATED: FEBRUARY 1984, REVISED THRU: NOV. 1984, BY DICESARE-BENTLEY-WELLING-ENGRS. ON FILE IN THE TOWN OF GROTON CLERK'S OFFICE AS MAP BOOK 2 PAGES 69 & 70.
13.2. PLAN ENTITLED "PLAN SHOWING PROPOSED ROAD ACROSS LAND OF EDWARD W. O'BRIEN, TRUSTEE, BAKER'S COVE - GROTON, CONN.", SCALE: 1" = 100', DATED: OCTOBER 1988, BY DICESARE-BENTLEY-WELLING-ENGRS. ON FILE IN THE TOWN OF GROTON CLERK'S OFFICE AS MAP BOOK 54 PAGE 21.
13.3. PLAN ENTITLED "SOUND BREEZE CONDOMINIUM PROPERTY OF G & E, INC., SHENNECOSSETT RD. & SHENNECOSSETT RD., GROTON, CONNECTICUT", SCALE: 1" = 40', DATED: SEPTEMBER, 1986, REVISED: JUNE 1987, BY DEPARTMENT OF PUBLIC WORKS TOWN OF GROTON, ON FILE IN THE TOWN OF GROTON CLERK'S OFFICE AS MAP BOOK 513 PAGE 197.
13.4. PLAN ENTITLED "SEWER EASEMENTS TO BE ACQUIRED BY THE TOWN OF GROTON, THOMAS RD. & SHENNECOSSETT RD., GROTON, CONNECTICUT", SCALE: 1" = 40', DATED: SEPTEMBER, 1986, REVISED: JUNE 1987, BY DEPARTMENT OF PUBLIC WORKS TOWN OF GROTON, ON FILE IN THE TOWN OF GROTON CLERK'S OFFICE AS MAP BOOK 513 PAGE 197.
13.5. PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY, PROPERTY OF COLONIAL MANOR ASSOCIATES, 200 SHENNECOSSETT RD., GROTON, CONNECTICUT", SCALE: 1" = 40', DATED: NOVEMBER 28, 2001, REVISED THRU: 7-3-02, BY DICESARE-BENTLEY ENGRS. INC. ON FILE IN THE TOWN OF GROTON CLERK'S OFFICE AS MAP BOOK 523 PAGES 148 & 149.
13.6. PLAN ENTITLED "COMPILED PLAN - FILE NO. E0092, MAP SHOWING ACCESS EASEMENT AND ACCESS & UTILITY EASEMENT AREAS TO BE GRANTED TO YANKEE GAS SERVICES COMPANY ACROSS THE PROPERTY OF BRANFORD MANOR ASSOCIATES, SHENNECOSSETT ROAD (BRANFORD AVENUE AND MATHER AVENUE), GROTON, CONNECTICUT", SCALE: 1" = 80', DATED: SEPTEMBER 17, 2010, BY DICESARE-BENTLEY, ON FILE IN THE TOWN OF GROTON CLERK'S OFFICE AS MAP BOOK 529 PAGE 44.

SCHEDULE B SECTION II (EXCEPTIONS)

- Exceptions Per Schedule B of First American Title Insurance Company Commitment No: CTS2279056-B having an Effective Date: February 28, 2017.
1. (not plotted / unrelated to survey).
2. Easements or claims of easements not shown by the public records, encroachments, violations, variations or adverse circumstances affecting the Title that would be disclosed by an accurate survey of the Land. (Blanket / none plotted)
3. (not plotted / unrelated to survey).
4. (not plotted / unrelated to survey).
5. (not plotted / unrelated to survey).
6. (not plotted / unrelated to survey).
7. (not plotted / unrelated to survey).
8. (not plotted / unrelated to survey).
9. (not plotted / unrelated to survey).
10. Easements, terms and conditions as set forth in an Agreement between the United States of America and the Borough of Groton dated October 2, 1957 and recorded in Volume 108 at Page 509 of the Groton Land Records. (blanket)
11. Agreement dated September 30, 1969 and recorded in Volume 246 at Page 312 of the Groton Land Records (non-locus). (See sheet 4 of 7)
12. Terms and conditions as set forth in a deed dated October 9, 1970 and recorded in Volume 252 at Page 438 of the Groton Land Records. (blanket)
13. Easement in favor of the Town of Groton dated February 23, 1971 and recorded in Volume 254 at Page 668 of the Groton Land Records. (non-locus) (See sheet 6 of 7)
14. Easement in favor of the Southern New England Telephone Company dated February 22, 1971 and recorded in Volume 254 at Page 668 of the Groton Land Records. (locus) (See sheet 7 of 7)
15. Permanent Easement in favor of the City of Groton Department of Utilities dated February 22, 1971 and recorded in Volume 255 at Page 167 of the Groton Land Records. (blanket) (See sheet 7 of 7)
16. (not plotted / unrelated to survey).
17. Easement in favor of the Town of Groton dated February 27, 1987 and recorded in Volume 439 at Page 225 of the Groton Land Records. (locus) (Rights released - See note: sheet 6 of 7)
18. Easement Deed in favor of the Town of Groton dated August 27, 1987 and recorded in Volume 453 at Page 530 of the Groton Land Records. (locus). (See sheet 6 of 7)
19. Gas Distribution Easement in favor of Yankee Gas Services Company dated November 8, 2010 and recorded in Volume 1063 at Page 1162 of the Groton Land Records. (locus). (See sheet 6 of 7)
20. Easement Grant dated December 11, 2012 and recorded in Volume 1109 at Page 1153 of the Groton Land Records. (non-locus) (See sheet 1 of 7)
21. Easements, wetland delineations and facts as shown on Map No. S13-197 on file in the Office of the Groton Town Clerk. (sewer easement-locus) (See sheet 6 of 7). Note: Wetlands delineated on said map do not affect subject parcel. (See sheets 5 & 6 of 7)
22. Notes, facts and conditions as shown on Map No. S28-44 on file in the Office of the Groton Town Clerk. (locus) (See sheets 5 & 6 of 7)
23. Rights of others in and to Birch Plain Creek, so-called, which abounds and/or flows through the subject premises and to such the subject premises as may be situated between the mean high water line thereof, as now or formerly established. (non-locus)

S-31-137

Keith May 5/31/17
B Goodrich Planner 5/31/17
SIGNATURE: CITY OFFICIAL DATE

LEGEND table with symbols for C&M, Mon., Iron Pipe, etc. and descriptions for various survey elements like water mains, sewer lines, and easements.

ORIGINAL INK MYLAR

THIS DOCUMENT, THE IDEAS, AND DESIGN INCORPORATED HEREON IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND THE PROPERTY OF ACCURATE LAND SURVEYING, LLC. AND IS NOT TO BE REPRODUCED OR USED IN WHOLE OR IN PART FOR ANY EXTENSION OF THIS PROJECT OR FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ACCURATE LAND SURVEYING, LLC.

TO: WELLS FARGO BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FEDERAL HOME LOAN MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS BRANFORD MANOR PRESERVATION, L.P., A NEW YORK LIMITED PARTNERSHIP FIRST AMERICAN TITLE INSURANCE COMPANY ROYAL ABSTRACT CORP., OF CONNECTICUT WELLS FARGO AFFORDABLE HOUSING COMMUNITY DEVELOPMENT CORPORATION, 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/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 9, 10(A), 11, 13, 16, 17, 18 AND 20 OF TABLE A THEREOF. THE ORIGINAL FIELD WORK WAS COMPLETED FEB. 13, 2016, FIELD CHECKED AND UPDATED MAR. 29, 2017.

Table with columns: No., Date, REVISION DESCRIPTION. Includes entries for ADDED SIGNATURE BLOCK and MISCELLANEOUS REVISIONS.

ACCURATE LAND SURVEYING, LLC logo and contact information: 39 NEW HAVEN ROAD, 601 MAIN STREET, BRANFORD, CT 06403, TEL: 203.661.8145

Table with columns: Date, Drawing No., Scale, Job No. Includes handwritten date 3/31/2017 and drawing number 5 of 7.