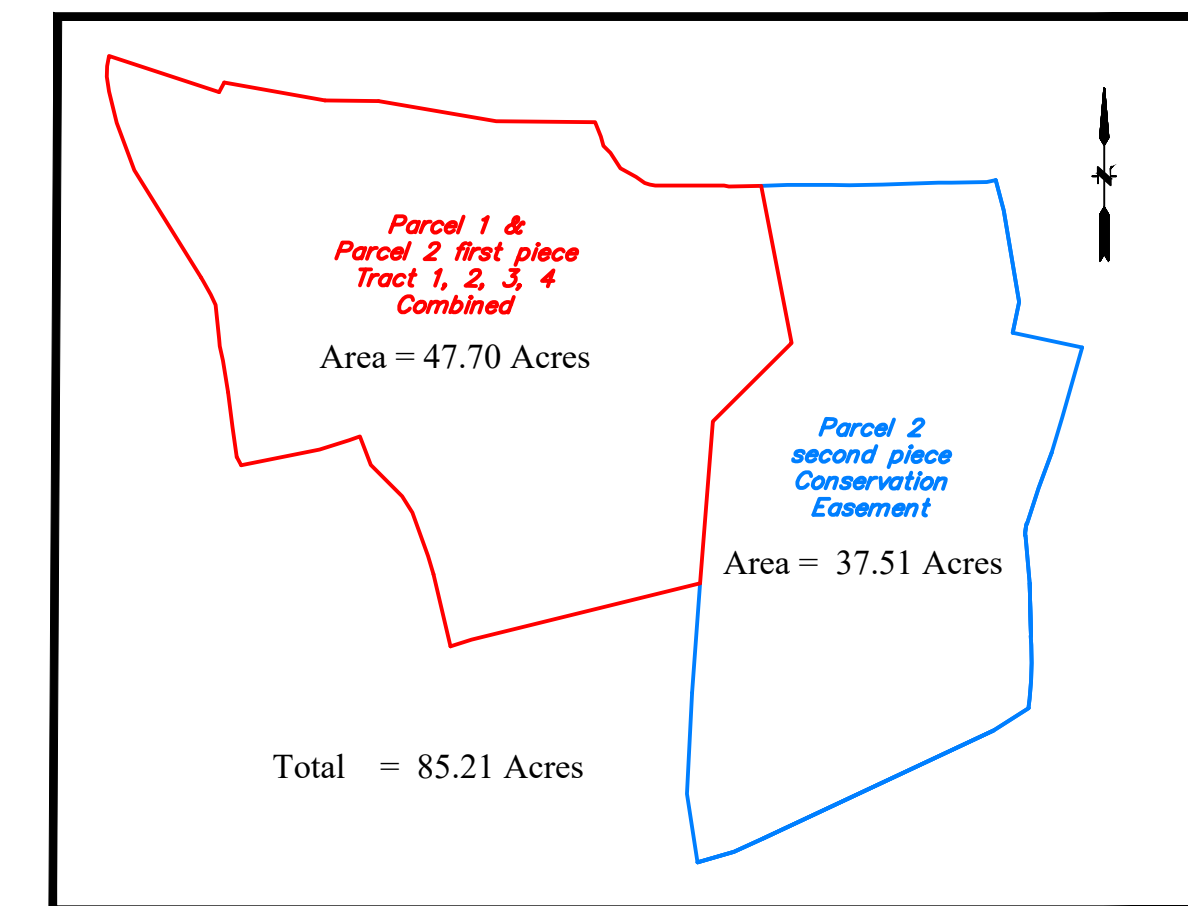


KEY MAP N.T.S.



ACREAGES KEY N.T.S.

SURVEY NOTES

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-306e-1 THROUGH 20-306-20 AND THE "STANDARDS FOR SURVEYS" AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON NOVEMBER 19, 1998.
2. THE TYPE OF SURVEY PERFORMED IS A PROPERTY BOUNDARY & TOPOGRAPHIC SURVEY, AND IS INTENDED TO DEPICT THE POSITION OF THE BOUNDARIES WITH RESPECT TO ALL MONUMENTATION FOUND AND ADJACENT MONUMENTED SURVEYS. THE SURVEY IS INTENDED TO DEPICT THE CONFIGURATION OF THE GROUND AND THE LOCATION OF NATURAL AND ARTIFICIAL OBJECTS THEREON.
3. BOUNDARY DETERMINATION CATEGORY IS BASED ON A DEFENSIBLE RECOVERY.
4. THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS #2.
5. THE TOPOGRAPHIC SURVEY CONFORMS TO A CLASS 3 ± ACCURACY AS TO THE AERIAL SURVEY, AND 1 ± ACCURACY AS TO THE TOPOGRAPHY HIGHLIGHTED AS FIELD SURVEYED AREAS.
6. PHOTOGRAMMETRIC MAPPING PROVIDED BY GOLDEN AERIAL SURVEYS, INC. FROM IMAGERY FLOWN APRIL 2011.
7. FOLLOWING A REVIEW OF THE LAND RECORDS IN 1962 BY MR. QLOTT A MEMO FROM THE TOWN AND THE BOARD OF EDUCATION REGARDING MAINTENANCE RESPONSIBILITY INDICATES THAT THE ENTIRETY OF "ORAL SCHOOL ROAD IS A PUBLIC HIGHWAY AND HAS BEEN SINCE 1902".
8. ORAL SCHOOL ROAD ACCEPTED INTO THE TOWN HIGHWAY SYSTEM DECEMBER 18, 1964
9. "THE TOWN OF ORAL, ROAD NORTHERLY TO THE DRIVEWAY FOR THE ROAD AT THE ORAL SCHOOL", PER TOWN OF ORAL TOWN DIRECTOR "PUBLIC WORKS DEPARTMENT", THE "UNIMPROVED SECTION" OF THE ROAD FROM ORAL SCHOOL TO THE NORTHERLY INTERSECTION OF COW HILL ROAD IS AN "INSTITUTION ROAD" PER MEMO 12-22-64.
10. NO RECORDS WERE FOUND EITHER DEEDS OR MAPPING TO ESTABLISH WITH CERTAINTY THE EXISTENCE OF A PUBLIC RIGHT OF WAY OVER THE "UNIMPROVED SECTION" OF ORAL SCHOOL ROAD AKA AN "INSTITUTION ROAD" AND ALSO REFERRED TO AS A "PRIVATE WAY" IN VOLUME #64 AT PAGE 400.
11. TRACT 4 IS UNPLOTTABLE WITH ANY CERTAINTY BASED ON THE DESCRIPTION IN VOL. #64 AT PAGE 400.
12. THE SURVEY AND CONTROL IS IN CONNECTICUT STATE PLANE NAD 83 US-Feet WITH A VERTICAL DATUM OF NAVD 88 US-Feet. HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED USING A TRIMBLE 8-R SUB CENTERED GPS LINKED TO A VIRTUAL REFERENCE NETWORK.
13. THE WETLANDS DEPICTED HEREON WERE DELINEATED BY FUSCH & O'NEILL DECEMBER 2018.
14. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR OTHER ADDITIONS AT THE TIME OF THE SURVEY.
15. THERE WAS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, PUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.
16. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AND NO CHANGES TO THE STREET RIGHT OF WAY LINES PROPOSED AT THE TIME OF THIS SURVEY.
17. THERE ARE NO ENCROACHMENTS ONTO ADDJONING PREMISES, STREETS, ALLEYS OR EASEMENT AREAS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS. THERE ARE APPARENT ENCROACHMENTS ONTO THE PROPERTY OF AN ADJACENT PROPERTY.
18. THE PROPERTY DESCRIBED HEREON IS THE SAME PROPERTY DESCRIBED IN STEWART TITLE GUARANTY COMPANY COMMITMENT NO. ????????? WITH AN EFFECTIVE DATE OF JANUARY 11, 2018, AND ALL EASEMENTS, RIGHTS AND RESTRICTIONS THEREON. THE SURVEYOR DOES NOT WARRANT THAT THE SURVEY INFORMATION THE UNDERSIGNED HAS BEEN ADVISED OR HAS KNOWLEDGE, HAVE BEEN USED AND PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
19. THE UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE FEATURES, RECORDS, AND PLANS OF THE UTILITY PROVIDER. FOR INFORMATION, THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE BURIED OR IN SERVICE. THE SURVEYOR DOES NOT WARRANT THAT THE INFORMATION PROVIDED BY THE UTILITY PROVIDER IS COMPLETELY ACCURATE. THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES DECLARE THAT THEY ARE DEPICTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE UTILITY PROVIDER.

CERTIFICATION:

TO: STEWART TITLE GUARANTY COMPANY, THE STATE OF CONNECTICUT.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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, 5, 8, 11, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN JANUARY, 2020.

WILLIAM J. NAGLE, JR. L.S. #70269

DATE _____


FOR LEGAL DESCRIPTIONS AND SCHEDULE B EXCEPTIONS SEE SHEET VA-02

[illegible]

SEAL

SEA

DRAFT

SCALE:	
HORZ.:	1" = 100'
VERT.:	
DATUM:	
HORZ.:	NAD 83
VERT.:	NAVD 88
	
GRAPHIC SCALE	



FUSS & O'NEILL

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MANCHESTER, CONNECTICUT 06040
860.646.2469
www.fando.com

ALTA/NSPS I AND TITLE SURVEY

PREPARED FOR

RESPLER HOMES, LLC

THE MYSTIC EDUCATION CENTER (ORAL SCHOOL)

#0 ORAL SCHOOL ROAD & #240 ORAL SCHOOL ROAD GROTON, CONNECTICUT

PROJ No - 20180074 A20

DATE: 01/17/2020

VA-01