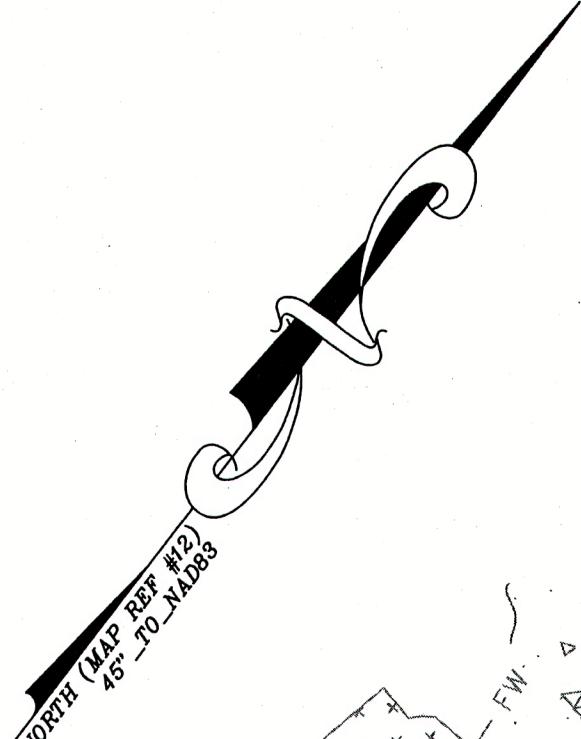


BUILDING DIMENSIONS (N.T.S.)

- 1) EXISTING BARN REMAINS
- 2) EXISTING SHED
- 3) EXISTING HOUSE



FLOOD ZONE KEY	
[Symbol]	ZONE X - OUTSIDE 0.2% ANNUAL CHANCE FLOOD HAZARDS (NO SHADING)
[Symbol]	ZONE X - INSIDE 0.2% ANNUAL CHANCE FLOOD HAZARDS
[Symbol]	ZONE AE
[Symbol]	REGULATORY FLOODWAY

LEGEND	
[Symbol]	PROPERTY LINE
[Symbol]	BUILDING LINE
[Symbol]	EXISTING PIN TO BE SET
[Symbol]	EXISTING IRON PIN
[Symbol]	MONUMENT TO BE SET
[Symbol]	EXISTING MONUMENT
[Symbol]	EXISTING SANITARY MANHOLE
[Symbol]	EXISTING LIGHT
[Symbol]	EXISTING HYDRANT
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EX. EDGE OF ROAD
[Symbol]	EX. EDGE OF ROAD (CURBED)
[Symbol]	EX. EDGE OF DRIVEWAY
[Symbol]	EX. WATER MAIN
[Symbol]	EX. WATERCOURSE
[Symbol]	EX. CONTOUR
[Symbol]	EX. WETLAND DELINEATION
[Symbol]	EX. WETLAND BUFFER

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REVISIONS		
REVISION-7		
REVISION-6		
REVISION-5		
REVISION-4		
REVISION-3		
REVISION-2		
REVISION-1		

PROJECT:
DB: N/A SR: --- DR: ---

SEAL:
SURVEYOR'S CERTIFICATION:
CERTIFIED PARTIES:
FIRST AMERICAN TITLE INSURANCE COMPANY ;
TECHNOLOGY INDUSTRIAL PARK, LLC ; JOHNSON
DEVELOPMENT ASSOCIATES, INC.

COMMITMENT DATE:
APRIL 5, 2022

TITLE COMMITMENT NO.:
NCS-1121918-DC72

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James N. Sakarchick
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C.T.P.E. & L.S. #11302

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ALTA/NSPS LAND TITLE SURVEY

for TECHNOLOGY INDUSTRIAL PARK

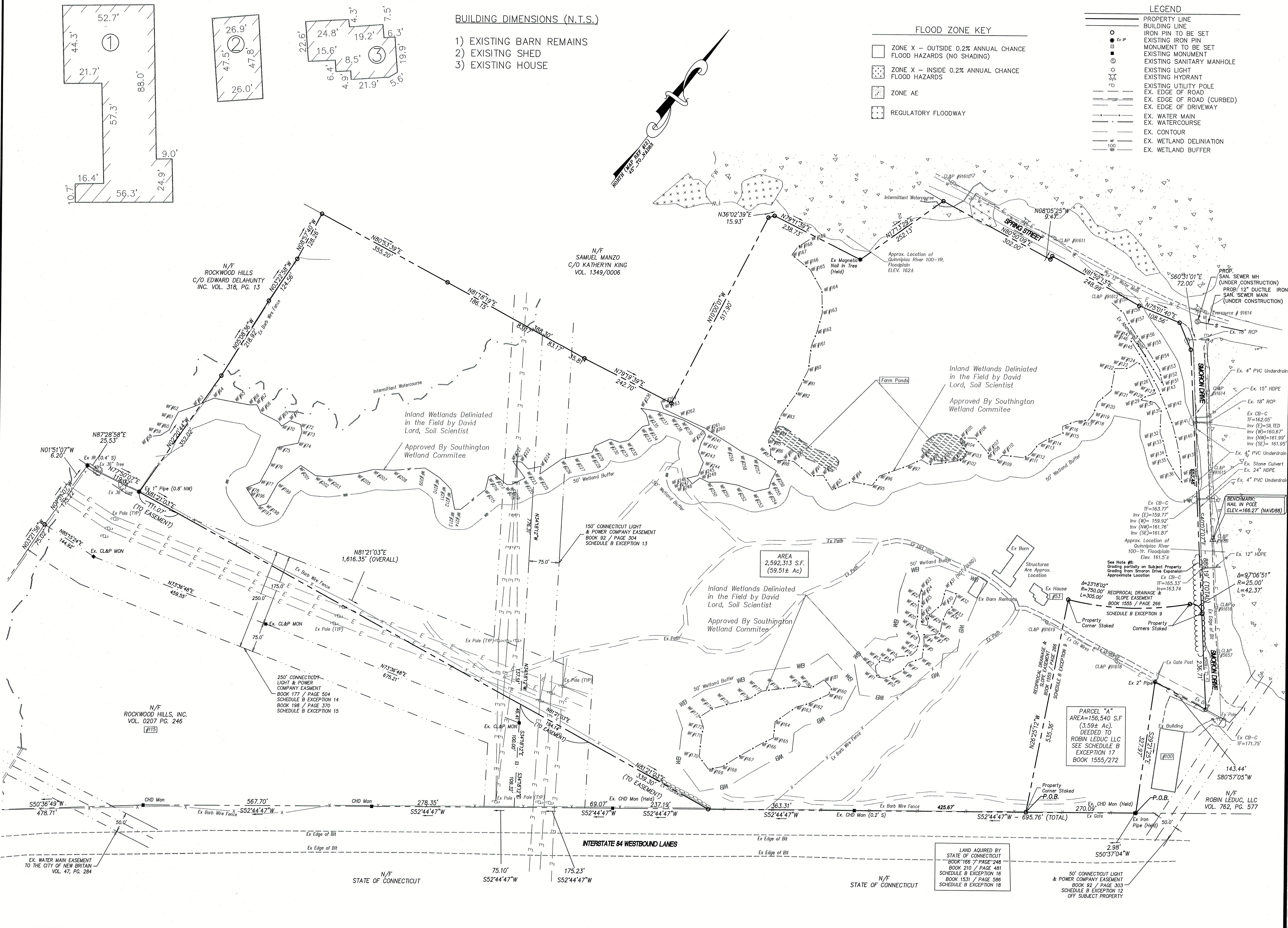
FORMERLY 53 SPRING STREET
SOUTHTON, CT
CURRENTLY #99 SMORON DRIVE
SOUTHTON, CT

SCALE: 1" = 100'
DATE: MAY 11, 2022

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO.: DRAWING NO.:

219-092 ALTA-1



LEGAL DESCRIPTION:

SUGGESTED LEGAL DESCRIPTION FOR A PARCEL OF LAND LOCATED AT #99 SMORON DRIVE, FORMERLY 53 SPRING STREET, IDENTIFIED AS PARCEL #6 ON ASSESSORS MAP #156, IN THE TOWN OF SOUTHINGTON, COUNTY OF HARTFORD AND STATE OF CONNECTICUT.

MAP REFERENCE:

ALTA/NSPS LAND TITLE SURVEY
FOR TECHNOLOGY INDUSTRIAL PARK
FORMERLY 53 SPRING STREET SOUTHINGTON, CT
CURRENTLY 99 SMORON DRIVE SOUTHINGTON, CT
SCALE: 1"=100'
DATE MAY 11, 2022
KJA FILE NO.: 219-092
DRAWING NO.: ALTA-1

COMMENCING AT A SET CORNER IN THE NORTHERLY PROPERTY LINE OF STATE OF CONNECTICUT (I-84) NON-ACCESS LINE, THE SOUTHWEST CORNER OF LAND N/F ROBIN LEDUC, LLC, THE SOUTHEAST CORNER OF PARCEL HERE IN DESCRIBED AND THE POINT OF BEGINNING.

THENCE IN A WESTERLY DIRECTION S 32° 44' 47" W A DISTANCE OF 425.67' TO AN EXISTING C.H.D. MONUMENT
THENCE S 52° 44' 47" W A DISTANCE OF 363.31' TO A POINT IN THE SOUTHEAST CORNER OF LAND N/F ROCKWOOD HILLS, INC.
THENCE S 81° 21' 03" W A DISTANCE OF 1,616.35' TO AN EXISTING 1" PIPE IN THE SOUTHWEST CORNER OF LAND HEREIN DESCRIBED AND THE SOUTHEAST CORNER OF LAND N/F ROCKWOOD HILLS, INC.
THENCE N 02° 20' 44" W A DISTANCE OF 352.02' TO A POINT
THENCE N 05° 08' 36" W A DISTANCE OF 218.92' TO A POINT
THENCE N 03° 22' 58" W A DISTANCE OF 124.56' TO A POINT IN THE EASTERLY PROPERTY LINE OF LAND N/F SAMUEL MANZO

THENCE N 08° 57' 40" W A DISTANCE OF 128.26' TO AN EXISTING 1" PIPE IN THE SOUTHERLY PROPERTY LINE OF LAND N/F SAMUEL MANZO
THENCE N 80° 53' 39" E A DISTANCE OF 355.20' TO A POINT
THENCE N 81° 18' 19" E A DISTANCE OF 388.30' TO A POINT
THENCE N 79° 19' 39" E A DISTANCE OF 242.70' TO A POINT IN THE SOUTHEAST CORNER OF LAND N/F SAMUEL MANZO
THENCE N 10° 00' 01" W A DISTANCE OF 517.90' TO A POINT
THENCE N 36° 02' 39" E A DISTANCE OF 15.93' TO A POINT
THENCE N 79° 11' 39" E A DISTANCE OF 238.73' TO AN EXISTING NAIL IN TREE
THENCE N 17° 13' 29" E A DISTANCE OF 252.13' TO A POINT IN THE SOUTHERLY STREET LINE OF SPRING STREET
THENCE N 80° 50' 09" E A DISTANCE OF 302.00' TO A POINT
THENCE N 08° 05' 25" W A DISTANCE OF 9.47' TO A POINT
THENCE N 81° 52' 13" E A DISTANCE OF 248.99' TO A POINT
THENCE N 75° 01' 40" E A DISTANCE OF 108.56' TO A POINT AT THE CORNER OF SPRING STREET AND SMORON DRIVE
THENCE S 60° 31' 01" E A DISTANCE OF 72.00' TO A POINT
THENCE ALONG THE WESTERLY STREET LINE OF SMORON DRIVE S 40° 07' 07" E A DISTANCE OF 652.48' TO A POINT IN THE NORTHEAST CORNER OF LAND N/F ROBIN LEDUC, LLC.
THENCE ALONG A CURVE TO THE LEFT HAVING ?= 97° 06' 51" R= 25.00' L = 42.37' TO A POINT
THENCE ALONG A CURE TO THE RIGHT HAVING ? = 23° 18' 02" R= 750.00' L = 305.00' TO A POINT
THENCE S 26° 25' 12" E A DISTANCE OF 535.36' TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 59.515+/- AC

SAID PARCEL IS SUBJECT TO EASEMENTS OF RECORD AS THEY MAY APPEAR.

SCHEDULE B EXCEPTIONS

ITEMS 1-8 ARE NON-SURVEY ITEMS

9. DECLARATION OF RECIPROCAL EASEMENTS BY TECHNOLOGY INDUSTRIAL PARK, LLC, DATED MARCH 1, 2022 AND RECORDED MARCH 3, 2022 IN VOLUME 1555 AT PAGE 266. (PLOTTED)
10. VARIANCE BY THE TOWN OF SOUTHINGTON ZONING BOARD OF APPEALS DATED OCTOBER 8, 2013 AND RECORDED OCTOBER 18, 2013 IN VOLUME 1299 AT PAGE 1010. (NON-PROTRACTIBLE)
11. VARIANCE BY THE TOWN OF SOUTHINGTON ZONING BOARD OF APPEALS DATED OCTOBER 8, 2013 AND RECORDED OCTOBER 18, 2013 IN VOLUME 1299 AT PAGE 1011. (NON-PROTRACTIBLE)
12. EASEMENT GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY DATED NOVEMBER 9, 1942 AND RECORDED NOVEMBER 12, 1942 IN VOLUME 92 AT PAGE 303. (PLOTTED) - NOT ON SUBJECT PROPERTY
13. EASEMENT GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY DATED NOVEMBER 9, 1942 AND RECORDED NOVEMBER 12, 1942 IN VOLUME 92 AT PAGE 304. (PLOTTED)
14. EASEMENT GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY DATED OCTOBER 3, 1962 AND RECORDED OCTOBER 15, 1962 IN VOLUME 177 AT PAGE 504. (PLOTTED)
15. EASEMENT GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY DATED JUNE 17, 1965 AND RECORDED JUNE 24, 1965 IN VOLUME 198 AT PAGE 370. (PLOTTED)
16. RIGHTS AS SET FORTH IN A CERTIFICATE OF TAKING BY THE STATE OF CONNECTICUT DATED NOVEMBER 23, 1960 AND RECORDED DECEMBER 5, 1960 IN VOLUME 166 AT PAGE 246, AND IN A QUIT CLAIM DEED TO THE STATE OF CONNECTICUT DATED NOVEMBER 4, 1966 AND RECORDED JANUARY 5, 1967 IN VOLUME 210 AT PAGE 481. (PLOTTED) - NOT ON SUBJECT PROPERTY
17. SEE ALSO WARRANTY DEED FROM TECHNOLOGY INDUSTRIAL PARK LLC TO ROBIN LEDUC LLC DATED FEBRUARY 24, 2022 AND RECORDED MARCH 3, 2022 IN VOLUME 1555 AT PAGE 272. (PLOTTED)
18. SEE ALSO FIDUCIARYS DEED FROM KATHRYN KING, EXECUTRIX OF THE WILL OF SAMUEL J. MANZO TO TECHNOLOGY INDUSTRIAL PARK, LLC, DATED JULY 13, 2021 AND RECORDED JULY 15, 2021 IN VOLUME 1531 AT PAGE 586. (PLOTTED)

NOTES:

1. OWNERS: TECHNOLOGY INDUSTRIAL PARK, LLC.
2. AREA = 2,592,313 SF (59.5 Ac)
3. ADDRESS: 99 SMORON DRIVE, SOUTHINGTON, CT
4. BEARINGS ARE REFERENCED TO MAP REFERENCE #12.
ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. TOPOGRAPHY IS BASED ON TOWN MAPPING
CONTOUR INTERVALS = 1'
6. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.
7. INLAND WETLANDS DELINIATED IN THE FIELD WITH WETLAND FLAGS BY DAVID LORD, SOIL SCIENTIST.
8. EVIDENCE OF EARTHWORK: GRADING ON EASTERN SIDE OF PROPERTY ALONG SMORON DRIVE. PARTIALLY ON SUBJECT PROPERTY (APPROXIMATE LOCATION PLOTTED ON MAP)
9. EVIDENCE OF BUILDING CONSTRUCTION: NO.
10. EVIDNECE OF BUILDING ADDITIONS: NO.
11. EVIDENCE OF STREET CONSTRUCTION: CONTRUTION ON SPRING STREET BRIDGE, RECENT WORK DONE ON SMORON DRIVE.
12. THE MAJORITY OF PROPERTY IS IN FLOOD ZONE: X - OUTSIDE 0.2% ANNUAL CHANCE FLOOD HAZARD. THE NORTHWESTERN CORNER ON SPRING STREET HAS SOME AREA WITHIN FLOOD ZONE: AE. THE EASTERN ABUTTER IS FLOOD ZONE AE AND REGULATORY FLOODWAYS. SOURCE: FEMA FLOOD MAP - 09003C0469G EFFECTIVE ON 05/16/2017
13. SUBJECT PROPERTY HAS DIRECT ACCESS TO SMORON DRIVE, A PUBLIC RIGHT OF WAY. SUBJECT PROPERTY HAS DIRECT ACCESS TO SPRING STREET, A PUBLIC RIGHT OF WAY.

MAP REFERENCES:

1. "SUMMIT FARMS SUBDIVISION, SECTION I, PROPERTY OF, TURNER HOMES, INC."; SPRING STREET SOUTHINGTON, CONNECTICUT; SCALE: 1"=40'; MAY, 1956; MORTON S. FINE P.E.

2. "SUBDIVISION MAP, BLUEBERRY HILL, PROPERTY OF, TURNER HOMES, INC."; SPRING STREET SOUTHINGTON, CONNECTICUT; MARCH 10, 1959; SCALE: 1"=40'; SHEETS 1&2; MORTON S. FINE P.E.

3. "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF SOUTHINGTON"; YANKEE EXPRESSWAY, FROM SOUTH MAIN STREET CONNECTOR, NORTHEASTERLY TO COLLEGE HIGHWAY; SCALE: 1"=80'; MAY 20, 1964; NUMBER 131-14, SHEETS #7&8 OF 9.

4. "MAP SHOWING LAND OF, THE ESTATE OF MARY A. KENNEDY"; SOUTHINGTON, CONNECTICUT; SCALE: 1"=50'; JANUARY 1965; OFFICE OF HARRY E. COLE

5. "MAP OF PROPERTY FORMERLY OF NANNIE E LARSON"; LYING WESTERLY OF INTERSTATE ROUTE 84, SOUTHINGTON, CONNECTICUT; SCALE: 1"=100'; JANUARY 1966, LAST REVISED JANUARY, 1981; RUSSELL ANDRES, L.S.

6. "MAP SHOWING PORTION OF LAND OF, FREDERICK W. JR. & MYRTLE B. EDELE, SOUTHINGTON, CONNECTICUT; SCALE: 1"=40'; JULY, 1967; HARRY E. COLE, L.S.

7. "MAP SHOWING PROPERTY OF, DAVIS H. YARD, CHARLES G. YARD SR. & JAMES LE BLANC"; SOUTHINGTON, CONNECTICUT; SCALE: 1"=40'; DECEMBER 15, 1971; HARRY E. COLE, L.S.

8. "SUBDIVISION PLAN OF, SOUTHINGTON INDUSTRIAL CENTER, SECTION III"; SOUTHINGTON, CONNECTICUT; SCALE: 1"=40'; OCTOBER 18, 1973; HARRY E. COLE, L.S.

9. "TOPOGRAPHIC MAP, OF PROPERTY OF, TURNER HOMES, INC."; SUMMIT FARMS ROAD, SOUTHINGTON, CONNECTICUT; SCALE: 1"=40'; JANUARY 3, 1975; A.W.C. KRATZERT, L.S.

10. "RECORD SUBDIVISION MAP, PROPERTY SURVEY, PINE COVE, PREPARED FOR MARK W. & CLAUDIA CASTRO"; SPRING STREET SOUTHINGTON, CONNECTICUT; JULY 23, 1998; SCALE: 1"=40'; SHEET #1 OF 2, LAST REVISED FEBRUARY 1, 1999; ROBERT E. COLE, L.S.

11. "MAIN PIPE LINE, WOLCOTT MOUNTAIN TO SHUTTLE MEADOW LAKE"; NEW BRITIAN, CONN.; SCALE: 1"=400'; AUG, 1897; J.H. MCKENZIE, C.E.

12. "PROPERTY SURVEY MAP PREPARED FOR CENTRAL CONNECTICUT CONTRACTING, LLC"; SPRING STREET & SMORON DRIVE SOUTHINGTON, CONNECTICUT, FEBUARY 2, 2010 [REVISED APRIL 30, 2010] ; HARRY E. COLE & SON; S.M. GIUDICE, L.S.

ZONING TABLE	
ZONE - I-2	
	REQUIRED
LOT AREA	80,000 SF
LOT FRONTAGE	200'
LOT COVERAGE	50%
FRONT YARD SETBACK	40'
SIDE YARD SETBACK	50' TOTAL (MIN. 30' ON ONE SIDE)
REAR YARD SETBACK	30'
BUILDING HEIGHT	65'

PUBLIC WATER AND SEWER AVAILABLE
SECTION 5-00.13

ZONING TABLE	
ZONE - I-2	
	REQUIRED
LOT AREA	20,000 SF
LOT FRONTAGE	100'
LOT COVERAGE	50%
FRONT YARD SETBACK	30'
SIDE YARD SETBACK	15'
REAR YARD SETBACK	20'
BUILDING HEIGHT	65'

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REVISION-6:	
REVISION-5:	
REVISION-4:	
REVISION-3:	
REVISION-2:	
REVISION-1:	
PROJECT:	
DB: NRA	SR: ---
DR: ---	
SEAL:	
SURVEYOR'S CERTIFICATION:	
CERTIFIED PARTIES:	
FIRST AMERICAN TITLE INSURANCE COMPANY ;	
TECHNOLOGY INDUSTRIAL PARK, LLC ; JOHNSON	
DEVELOPMENT ASSOCIATES, INC.	
COMMITMENT DTAE:	
APRIL 5, 2022	
TITLE COMMITMENT NO.:	
NCS-1121918-DC72	
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<i>James N. Sakagchik</i>	
James N. Sakagchik	
CT P.E. & L.S. #11302	

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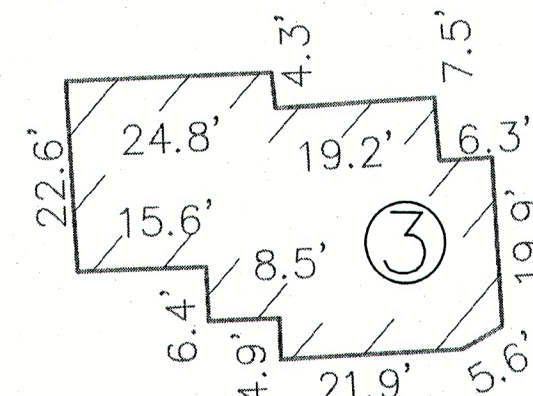
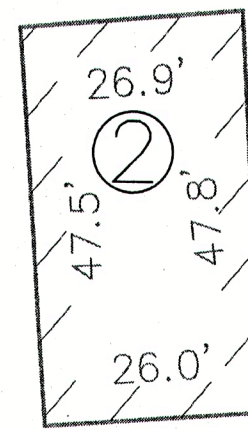
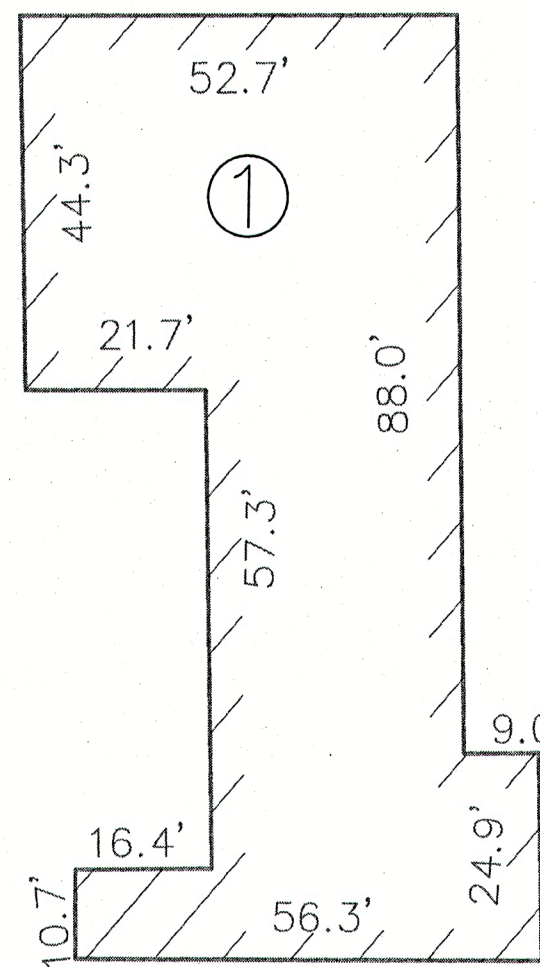
ALTA/NSPS
LAND TITLE
SURVEY

for
TECHNOLOGY
INDUSTRIAL
PARK

FORMERLY 53 SPRING STREET
SOUTHINGTON, CT

CURRENTLY #99 SMORON DRIVE
SOUTHINGTON, CT

SCALE: NOT TO SCALE	
DATE: MAY 11, 2022	
HALF ONE INCH TWO INCH INCHES ON ORIGINAL	
KJA FILE NO. :	DRAWING NO. :
219-092	ALTA-2



BUILDING DIMENSIONS (N.T.S.)

- 1) EXISTING BARN REMAINS
- 2) EXISTING SHED
- 3) EXISTING HOUSE



- ### FLOOD ZONE KEY
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ALTA/NSPS LAND TITLE SURVEY

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HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO.: DRAWING NO.:

219-092 ALTA-3

