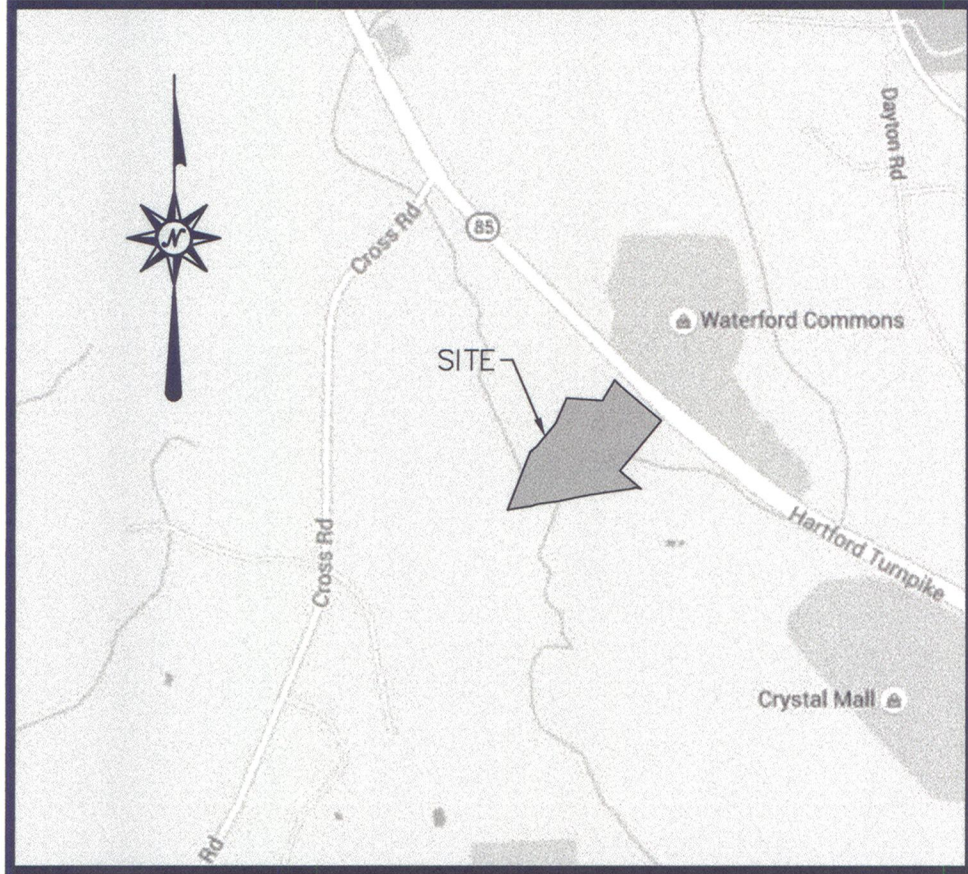




## LOCATION MAP

NOT TO SCALE

## LEGEND

|                                     |    |    |                                  |
|-------------------------------------|----|----|----------------------------------|
| Property Line                       | TR | TR | Underground Traffic Signal Cable |
| Easement Line                       | W  | W  | Water Line                       |
| Setback Line                        |    |    | Handhole                         |
| Edge of Water                       |    |    | Electric Meter                   |
| Limit of Wetlands                   |    |    | Utility Pole                     |
| Wetlands/Marsh                      |    |    | Utility Pole w/ Light            |
| Treeline                            |    |    | Guy Wire                         |
| Major Contour                       |    |    | Light Pole                       |
| Minor Contour                       |    |    | Gas Valve                        |
| Stone Wall                          |    |    | Catch Basin                      |
| Retaining Wall                      |    |    | Manhole                          |
| Guide Rail                          |    |    | Span Pole                        |
| Fence                               |    |    | Cantilever Pole                  |
| Overhead Wires                      |    |    | Pedestal-mounted Traffic Signal  |
| Gas Line                            |    |    | Pedestrian Signal                |
| Sanitary Sewer                      |    |    | Fire Hydrant                     |
| Storm Sewer                         |    |    | Water Valve                      |
| Fiber Optic Telecommunications Line |    |    | Sign                             |

N/F  
914 Realty, LLP  
Vol. 726 Pg. 327

Gazebo and Concrete Slab  
Clears Line 0.6'

N/F  
Ronald W. Rice by Virtue of Distribution of the  
Estate of Constance Rice, Dated 2/8/2010.  
Reference may be made to a Quit Claim Deed  
from Kenneth C. Rice to Constance Rice,  
Dated 6/6/1980 and found in Volume 255 at Page 380.

908 Hartford Turnpike  
Total Area: 720,337 Sq. Ft. Or 16.537 Acres

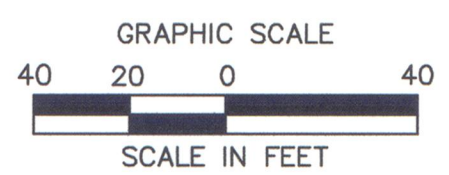
Brook

N/F  
The Connecticut Light and  
Power Company  
Vol. 167 Pg. 250  
Vol. 169 Pg. 299

MATCHLINE - SEE SHEET 2 OF 2

## APPARENT ENCROACHMENTS

CHAIN LINK FENCE ±1.0'



## GENERAL NOTES

- A) THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
- B) THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-3.
- C) BOUNDARY DETERMINATION IS BASED UPON A RESURVEY.
- D) THE TYPE OF SURVEY PERFORMED IS A PROPERTY/TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE EXISTING CONDITIONS WITH RESPECT TO MONUMENTATION FOUND, STRUCTURES, EASEMENTS, ENCROACHMENTS, VISIBLE UTILITIES, ROADWAYS AND CONTOURS.
2. NORTH ARROW AND BEARINGS REFER NAD 83, CONNECTICUT STATE PLANE COORDINATE SYSTEM AND ARE BASED ON GPS OBSERVATIONS BY BL COMPANIES DECEMBER 2015.
3. ELEVATIONS REFER TO NAVD 88 AND ARE BASED ON GPS OBSERVATIONS BY BL COMPANIES DECEMBER 2015.
4. PORTIONS OF PARCEL IS LOCATED IN FEMA ZONE "X", "X-SHADED", "AE" AND "AE-FLOODWAYS" AS DEPICTED ON F.I.R.M. COMMUNITY PANEL NO. 090107 0334 G PANEL 334 OF 554, EFFECTIVE DATE: JULY 16, 2011.
5. THE UNDERGROUND UTILITIES DEPICTED HAVE BEEN PLOTTED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED ARE IN THE EXACT LOCATION INDICATED. THEY ARE PLOTTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY EXPOSED THE UNDERGROUND UTILITIES. PER CONNECTICUT STATE LAW THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION. CALL BEFORE YOU DIG 1-800-922-4455.
6. WETLANDS DELINEATED BY BL COMPANIES ON NOVEMBER 9, 2015.
7. TOPOGRAPHY DERIVED BY PHOTOGRAMETRIC METHODS SUPPLIED BY WSP, 9 TROLLEY CROSSING ROAD, CHARLTON, MA.

## MAP REFERENCES

- "LOCATION OF RIGHT OF WAY THE MILLSTONE POINT COMPANY, ACROSS THE PROPERTY OF MARTIN OLSON, INC., TOWN OF WATERFORD, COUNTY OF NEW LONDON, STATE OF CONNECTICUT", SCALE 1"=200', DATE: 2/1957, PREPARED BY FRED R. GERBER.
- "LOCATION OF RIGHT OF WAY THE MILLSTONE POINT COMPANY, ACROSS THE PROPERTY OF KENNETH C. RICE, TOWN OF WATERFORD, COUNTY OF NEW LONDON, STATE OF CONNECTICUT", SCALE 1"=200', DATE: 2/1957, PREPARED BY FRED R. GERBER.
- "THE CONNECTICUT LIGHT & POWER COMPANY, BERLIN, CONNECTICUT, MILLSTONE POINT LINE, PLAN SHOWING LAND TO BE ACQUIRED FROM THE FREEMAN ELECTRIC CO., TOWN OF WATERFORD, COUNTY OF NEW LONDON, STATE OF CONNECTICUT", SCALE 1"=200', DATE: 3/13/67, PREPARED BY FRED R. GERBER.
- "SUBDIVISION-PROPERTY OF CONSTANCE & KENNETH C. RICE", SCALE 1"=100', DATE: 3/1980, PREPARED BY M.D. ASSOCIATES, LEDYARD, CT.
- "SUBDIVISION-PROPERTY OF CONSTANCE-KENNETH C. RICE, APPLICANT JIM REDDEN" SCALE: 1"=20', DATE: 3/1980, REVISED: 4/18/80, PREPARED BY M.D. ASSOCIATES, LEDYARD, CT.
- "SUBDIVISION PLAN, PROPERTY OF CONSTANCE RICE, HARTFORD-NEW LONDON TURNPIKE (CONN. RTE 85), WATERFORD, CONNECTICUT", SCALE: 1"=80', DATE: 6/82, PREPARED BY DICESARE-BENTLEY, GROTON, CT.
- "RECORD PLAN, PROPERTY OF NAPERT BOYER PARTNERSHIP, HARTFORD - NEW LONDON TURNPIKE (CONNECTICUT ROUTE 85), WATERFORD, CONNECTICUT", SCALE 1"=20', DATE: 7/10/87, PREPARED BY DICESARE-BENTLEY ENGINEERS, GROTON, CT.
- "TOWN OF WATERFORD MAP SHOWING LAND ACQUIRED FROM CONSTANCE RICE BY THE STATE OF CONNECTICUT, RECONSTRUCTION OF CONN. RTE 85", SCALE: 1"=40', DATE 10/1987, PREPARED BY CONNECTICUT DOT, OFFICE OF ENGINEERING.
- "ALTA/ACSM LAND TITLE SURVEY PROPERTY OF CRYSTAL HOLDINGS LIMITED LIABILITY COMPANY, 900 HARTFORD - NEW LONDON TURNPIKE, CONNECTICUT ROUTE 85, WATERFORD, CONNECTICUT", SCALE: 1"=60', DATE: 5/14/99, PREPARED BY DICESARE-BENTLEY ENGINEERS, GROTON, CT.
- "RIGHT OF WAY SURVEY, STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAP, TOWN OF WATERFORD, HARTFORD TURNPIKE FROM THE CONNECTICUT TURNPIKE SOUTHERLY TO INTERSTATE ROUTE 95", SCALE: 1"=40', DATE: 4/30/2007, NUMBER 152-21, SHEET 6 & 7 OF 8.

## UTILITY INFORMATION

|                                                                                                                            |                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>GAS:</b><br>EVERSOURCE ENERGY<br>107 SELDEN STREET<br>BERLIN, CT<br>CONTACT: STEVEN TESTA<br>(860) 665-6214             | <b>CABLE TV:</b><br>ATLANTIC BROADBAND<br>61 MYROCK AVENUE<br>WATERFORD, CT<br>CONTACT: CHAP HANLEY<br>(860) 629-6782                      |
| <b>ELECTRIC:</b><br>EVERSOURCE ENERGY<br>107 SELDEN STREET<br>BERLIN, CT<br>CONTACT: EDWARD SCHNEIDER<br>(860) 665-3686    | <b>COMMUNICATION:</b><br>LIGHTTOWER FIBER NETWORKS<br>900 CORPORATE BOULEVARD<br>NEWBURGH, NY<br>CONTACT: KEVIN DeLOUISE<br>(845) 458-7752 |
| <b>SEWER AND WATER:</b><br>VEOLIA WATER<br>100 TRUMBULL STREET<br>NEW LONDON, CT<br>CONTACT: BRIAN NIXON<br>(860) 437-6333 | <b>FRONTIER:</b><br>1441 NORTH COLONY ROAD<br>MERIDEN, CT<br>CONTACT: ERIC CLARK<br>(203) 238-7407                                         |

## SURVEY CERTIFICATION

TO: RONALD W. RICE, A.R. BUILDING COMPANY, INC., STEWART TITLE GUARANTY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-5.6(b), 7(a), 7(b)(1), 7(c), 8-10, 11(b), 13 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12/08/2015.

DATED: 1/14/16 SIGNED: MICHAEL J. GARON, LAND SURVEYOR NO. 70,366



355 Research Parkway  
Meriden, CT 06450  
(203) 630-1406  
(203) 630-2615 Fax



LAND OF  
RONALD W. RICE  
908 HARTFORD TURNPIKE  
WATERFORD, CONNECTICUT

| REVISIONS   | No.        | Date | Desc. |
|-------------|------------|------|-------|
| Surveyed    | AV         |      |       |
| Drawn       | AV         |      |       |
| Checked     | MG         |      |       |
| Approved    | MG         |      |       |
| Scale       | 1"=40'     |      |       |
| Project No. | 15C5641    |      |       |
| Date        | 12/08/2015 |      |       |
| Field Book  | 497        |      |       |

CAD File:  
AL15C564101

Title:  
ALTA/ACSM  
LAND TITLE  
SURVEY

Sheet No. 1 OF 2

AL-1



| LOCATION: 908 HARTFORD TPKE., WATERFORD, NEW LONDON COUNTY, CT. |                        |                              |
|-----------------------------------------------------------------|------------------------|------------------------------|
| ZONE: I-MF MULTI-FAMILY RESIDENTIAL                             |                        |                              |
| ITEM #                                                          | ITEM                   | REQUIREMENTS                 |
| 1                                                               | MIN. LOT AREA          | 60,000 SF                    |
| 2                                                               | MAX. BUILDING COVERAGE | 25 PERCENT OF TOTAL LOT AREA |
| 3                                                               | MAX. BUILDING HEIGHT   | 40 FEET (1)                  |
| 4                                                               | MIN. ROAD FRONTAGE     | 250 FEET                     |
| 5                                                               | MIN. FRONT SETBACK     | 75 FEET                      |
| 6                                                               | MIN. SIDE SETBACK      | 50 FEET (2)                  |
| 7                                                               | MIN. REAR SETBACK      | 75 FEET (2)                  |
| 8                                                               | MINIMUM OPEN SPACE     | 20% OF LOT AREA (3)          |

(2) COMMISSION MAY DOUBLE MINIMUM SIDE AND REAR SETBACK IF NEEDED TO ADEQUATELY BUFFER ADJACENT PROPERTIES.

RECORD LEGAL DESCRIPTION

NORTHERLY BY THE WARFORD TURNPIKE; EASTERLY BY ANOTHER HIGHWAY KNOWN  
AND CALLED AS THE OLD ROAD; SOUTHERLY BY LAND OF JOHN CROCKER; WESTERLY  
BY LAND OF ALVA BROWN, CONTAINING ABOUT EIGHT ACRES;

PARCEL TWO:  
THAT CERTAIN TRACT OF LAND SITUATED IN THE TOWN OF WATERFORD, COUNTY OF  
NEW LONDON AND STATE OF  
CONNECTICUT AND BOUNDED GENERALLY AS FOLLOWS:

NORTHERLY BY LAND FORMERLY OF ALVA BROWN AND LAND FORMERLY OF JAMES RICE; EASTERLY BY THE HIGHWAY; SOUTHERLY AND WESTERLY BY LAND FORMERLY OF DAVID AUSTIN, CONTAINING BY SURVEY ESTIMATION 17 ACRES.

EXCEPTING AND EXCLUDING FROM THE ABOVE PARCELS:  
1. THE PARCEL CONVEYED BY THE DEED FROM KENNETH C. RICE, TRUSTEE OF A

TRUST CREATED UNDER THE FIFTH CLAUSE OF THE WILL OF DAVID A. RICE, AND  
KENNETH C. RICE, INDIVIDUALLY, TO THE STATE OF CONNECTICUT DATED MAY 31,  
1949 AND RECORDED IN VOLUME 84 AT PAGE 587 OF THE WATERFORD LAND

2. THE PARCELS CONVEYED BY THE DEED FROM KENNETH C. RICE TO THE CONNECTICUT LIGHT AND POWER

3. THE PARCEL CONVEYED BY THE DEED FROM KENNETH C. RICE TOR & G REALTY,

4. THE PARCEL CONVEYED BY THE DEED FROM CONSTANCE RICE TO IRVING NAPERT

5. THE PARCEL CONVEYED BY THE DEED FROM CONSTANCE RICE TO WATERFORD

ASSOCIATES L.P., AUTHORIZED TO DO BUSINESS UNDER THE NAME OF  
WATERFORD ASSOCIATES, LIMITED PARTNERSHIP, DATED AUGUST 17, 1982 AND  
RECORDED IN VOLUME 266 AT PAGE 14 7 OF SAID LAND RECORDS;

6. THE PARCEL CONVEYED BY THE DEED FROM CONSTANCE RICE TO WATERFORD ASSOCIATES L.P., DOING BUSINESS AS WATERFORD ASSOCIATES, LIMITED PARTNERSHIP, DATED SEPTEMBER 3, 1982 AND RECORDED IN VOLUME 266

7. THE PARCEL TAKEN BY THE STATE OF CONNECTICUT DESCRIBED IN THE CERTIFICATE OF TAKING DATED JULY 15, 1988 AND RECORDED IN VOLUME 347

BEING THE SAME PREMISES DEPICTED AS:

THAT CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH THE IMPROVEMENTS THEREON, SITUATED IN THE TOWN OF WATERFORD, COUNTY OF NEW LONDON AND STATE OF CONNECTICUT, SHOWING A LOT OF 3 ACRES, 70 SQUARS, 46 SQ. FT.

STATE OF CONNECTICUT SHOWN AS LOT 5 AREA= 723057 S.F. (16.64 AC.) ON A  
MAP ENTITLED "SUBDIVISION PLAN PROPERTY OF CONSTANCE RICE  
HARTFORD-NEW LONDON TURNPIKE (CONN. RTE 85) WATERFORD, CONNECTICUT

SCALE: 1" = 80' DATE: JULY, 1982", PREPARED BY DICESARE-BENTLEY  
ENGINEERS, INC. AND FILED AS MAP 1224 IN THE WATERFORD TOWN CLERK'S  
OFFICE. EXCEPTING AND EXCLUDING FROM SAID LOT 3, THE PARCEL TAKEN BY THE

STATE OF CONNECTICUT DESCRIBED IN THE CERTIFICATE OF TAKING DATED JULY 15, 1988 AND RECORDED IN VOLUME 347 AT PAGE 712 OF THE WATERFORD LAND RECORDS

| TITLE<br>COMMITMENT<br>REFERENCE NUMBER | RECORDING<br>REFERENCE | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                       | STATUS<br>ON PLAT |
|-----------------------------------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| ⑩                                       | VOL. 15 PG. 538        | RIGHTS GRANTED IN THE DEED FROM THOMAS CURTIN TO THE BOARD OF WATER COMMISSIONERS OF THE CITY OF NEW LONDON.                                                                                                                                                                                                                                                      | PLOTTED           |
| ⑪                                       | VOL. 19 PG. 648        | RIGHTS GRANTED IN THE DEED FROM DANIEL NEWMAN, GUARDIAN OF MICHAEL CURTIN AND MARY CURTIN, TO THE BOARD OF WATER COMMISSIONERS OF THE CITY OF NEW LONDON.                                                                                                                                                                                                         | PLOTTED           |
| ⑫                                       | VOL. 29 PG. 475        | RIGHTS GRANTED IN THE DEED FROM MICHAEL CURTIN TO THE BOARD OF WATER COMMISSIONERS OF THE CITY OF NEW LONDON.                                                                                                                                                                                                                                                     | PLOTTED           |
| ⑬                                       | VOL. 29 PG. 478        | RIGHTS GRANTED IN THE DEED FROM MICHAEL CURTIN ET AL. TO THE BOARD OF WATER COMMISSIONERS OF THE CITY OF NEW LONDON.                                                                                                                                                                                                                                              | PLOTTED           |
| ⑭                                       | VOL. 74 PG. 66         | PRIVATE PROPERTY PERMIT FROM KENNETH C. RICE AND LILLIAN RICE TO THE CONNECTICUT POWER COMPANY.                                                                                                                                                                                                                                                                   | PLOTTED           |
| ⑮                                       | VOL. 118 PG. 309       | THE RIGHT TO TRIM, CUT, TAKE DOWN AND REMOVE, AT ANY AND ALL TIMES, SUCH TREES, PARTS OF TREES, LIMBS, BRANCHES, UNDERBRUSH AND STRUCTURES PROJECTING INTO A RIGHT OF WAY, AND THE RIGHT TO CONTROL THE GROWTH OF SUCH UNDERBRUSH BY USE OF CHEMICALS OR OTHERWISE, GRANTED IN THE EASEMENT AND RIGHT OF WAY FROM KENNETH C. RICE TO THE MILLSTONE POINT COMPANY. | PLOTTED           |
| ⑯                                       | VOL. 347 PG. 712       | EASEMENTS AND RIGHTS TAKEN BY THE STATE OF CONNECTICUT AS FORTH IN THE CERTIFICATE OF TAKING.                                                                                                                                                                                                                                                                     | PLOTTED           |
| ⑰                                       | VOL. 384 PG. 246       | EASEMENT FROM CONSTANCE RICE TO THE TOWN OF WATERFORD.                                                                                                                                                                                                                                                                                                            | PLOTTED           |

REFERENCE: STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. CTH 41012 DATED: OCTOBER 30, 2015

