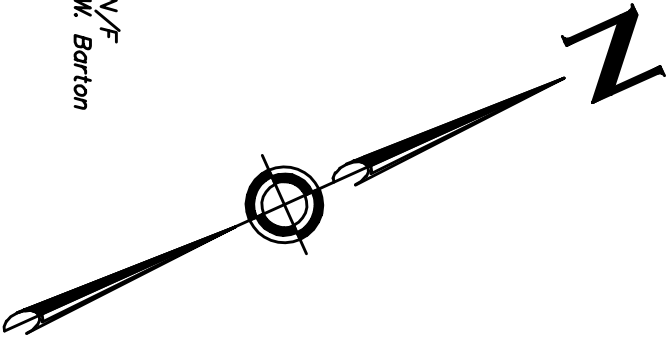
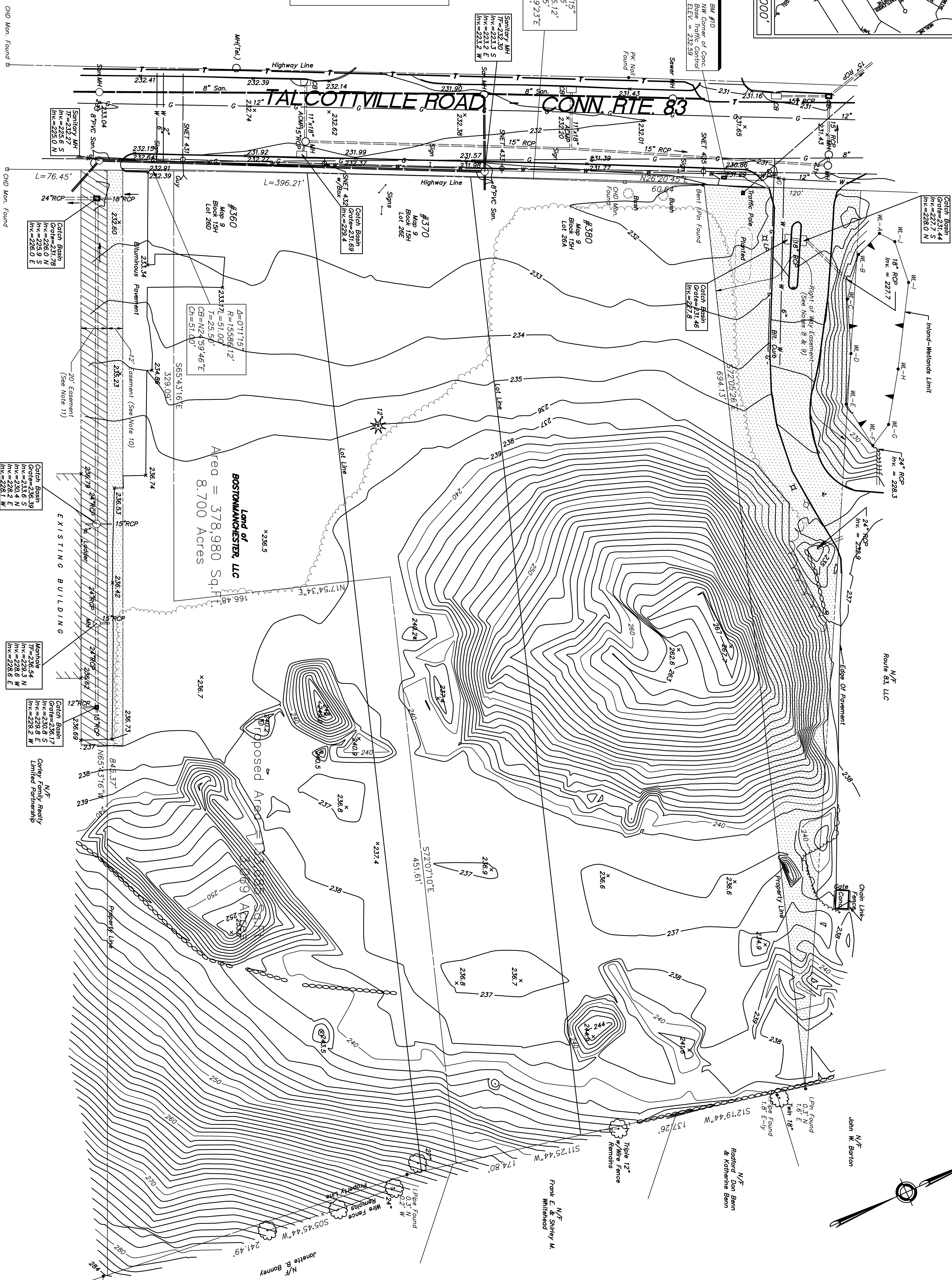
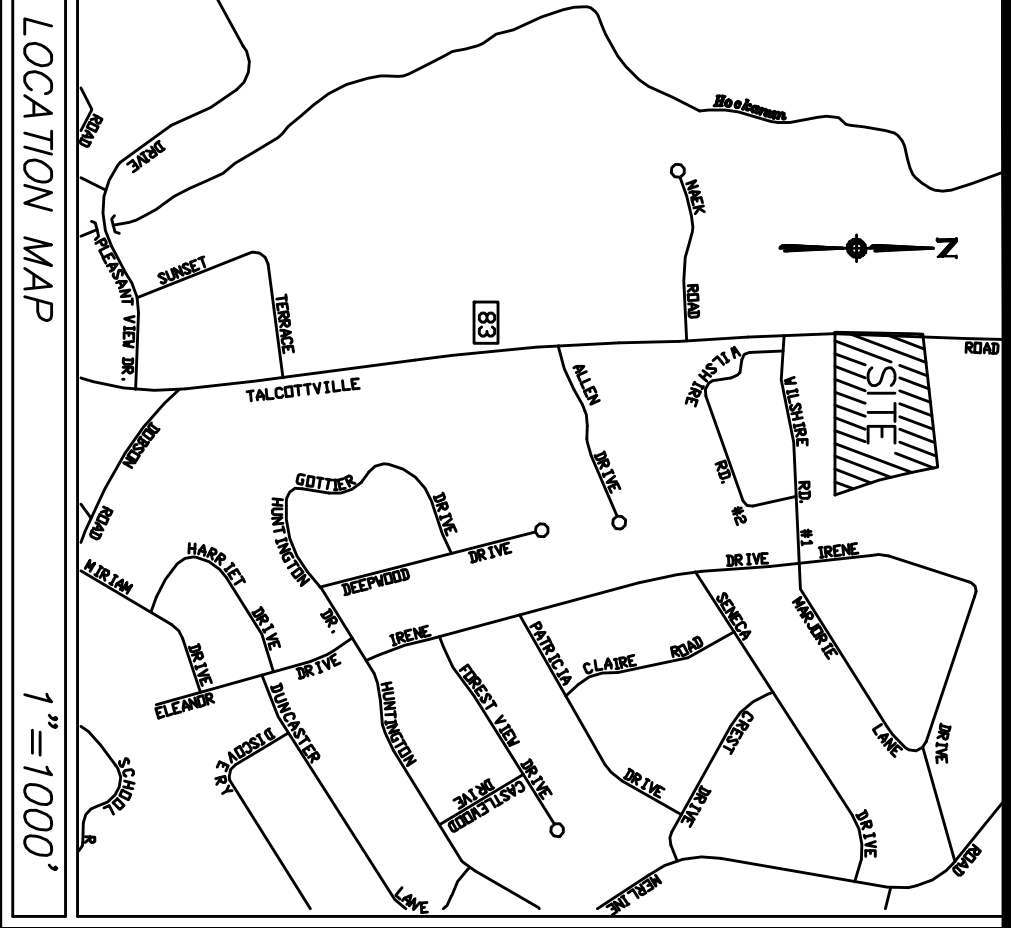


PROPERTY & TOPOGRAPHIC SURVEY
LAND OF
BOSTONMANCHESTER, LLC
360,370 & 380 TALCOTTVILLE ROAD – CT RTE. 83
VERNON, CONNECTICUT

LEGEND	
	Bush
	Catch Basin
	Coniferous Tree
	Deciduous Tree
	Gas Gate
	Hydrant
	Light Pole
	Mailbox
	Manhole
	Parking Meter
	Sign
	Utility Pole
	Water Gate



NOTES:

1. THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 20, 2006, AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 20, 2006, AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 20, 2006.
2. BEARINGS REFER TO THE CONNECTICUT COORDINATE SYSTEM PER MAP IN NOTE 4.F.
3. ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) BASED UPON B.M.10 (SEE NOTE 4.G) HOLDING THE PUBLISHED ELEVATION OF 232.59.
4. REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - A. "LAND OF JAMES ENTERPRISES, INC. IN THE TOWN OF VERNON, CONNECTICUT, SHOWING D.R.O.W. ACQUIRED FROM MANHOLDERS", BY E.O. GARDNER, SCALE 1"=40', DATED FEB. 22, 1985.
 - B. "PLAN OF OAKWOOD TOWN OF VERNON, CONN. OWNER: ELIS & GARDNER, DEVELOPER: GEORGE RISLEY, BY EMMETT O. GARDNER, SCALE 1"=100', DATED SEPT. 13, 1982.
 - C. "TOWN OF VERNON MAP SHOWING D.R.O.W. ACQUIRED FROM MANHOLDERS", BY THE STATE OF CONNECTICUT, SCALE 1"=40', DATED JANUARY 1983.
 - D. "MAP PREPARED FOR FLOWERING, INC. TALCOTTVILLE ROAD, VERNON, CONNECTICUT, SHOWING D.R.O.W. ACQUIRED FROM MANHOLDERS", BY JAMES C. SOMERS, SCALE 1"=40', DATED FEB. 22, 1985.
 - E. "TOWN OF VERNON MAP SHOWING RIGHTS OF ACCESS ACQUIRED FROM THE JAMES REALTY CO. BY THE STATE OF CONNECTICUT, SCALE 1"=40', DATED FEB. 22, 1985.
 - F. "RIGHT OF WAY SURVEY, STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, SCALE 1"=40', NUMBER 146-11, SHEETS 4 & 5 OF 12, DATED JANUARY 1989.
 - G. "ROADWAY IMPROVEMENTS ON ROUTE 83 AND WILSHIRE ROAD", BY STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, SCALE 1"=40', PROJ. NO. 146-155, SHEET 6 OF 94, DATED 2001.
 - H. "TALCOTTVILLE ROAD, VERNON, CONNECTICUT, BY HRP ASSOCIATES, INC., SCALE 1"=40', DATED JULY 28, 2004.
5. THE PROPERTY IS SUBJECT TO THE POSSIBLE EFFECTS OF AN EASEMENT IN COMMON WITH OTHERS AS RECORDED IN VOLUME 166, PAGE 186 OF THE VERNON LAND RECORDS.
6. #370 & #380 IS TOGETHER WITH A DRAINAGE EASEMENT LOCATED ON THE WESTERN SIDE OF TALCOTTVILLE ROAD AS RECORDED IN VOLUME 146, PAGE 629 OF THE VERNON LAND RECORDS.
7. #380 IS TOGETHER WITH A DRAINAGE EASEMENT LOCATED ON THE WESTERN SIDE OF TALCOTTVILLE ROAD AS RECORDED IN VOLUME 146, PAGE 631 OF THE VERNON LAND RECORDS.
8. THE PROPERTY IS TOGETHER WITH A PERPETUAL RIGHT OF WAY EASEMENT IN COMMON WITH OTHERS AS RECORDED IN VOLUME 842, PAGE 42 OF THE VERNON LAND RECORDS.
9. THE PROPERTY IS SUBJECT TO RESTRICTIONS AS RECORDED IN VOLUME 842, PAGE 42 OF THE VERNON LAND RECORDS.
10. THE PROPERTY IS SUBJECT TO AN ACCESS EASEMENT AS RECORDED IN VOLUME 166, PAGE 186 OF THE VERNON LAND RECORDS.
11. THE PROPERTY IS TOGETHER WITH AN ACCESS EASEMENT AS RECORDED IN VOLUME 166, PAGE 186 OF THE VERNON LAND RECORDS.
12. CURRENT ZONING DISTRICT = PLANNED COMMERCIAL.
13. LIMIT OF WILAND WETLANDS BASED UPON FIELD LOCATION OF MARK DOTT ON JANUARY 22, 2007 BY HIGHLAND SOILS.
14. UNDERGROUND UTILITY STRUCTURE AND FACILITY LOCATIONS IDENTIFIED HEREON HAVE BEEN COMPILED IN PART FROM RECORD MAPS, AERIAL PHOTOGRAPHS, AND OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. THE EXISTENCE OF UNDERGROUND UTILITIES AND FACILITIES COULD BE DETERMINED BY THE EXISTENCE, SIZE, TYPE AND LOCATION OF ALL SURFACE FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BEFORE ANY DIG 1'-800'-922'-4455.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON

MICHAEL G. WILKES, L.S.

LICENSE NO. 14206

TRUE AND VALID COPIES OF THIS MAP OR PLAN MUST BEAR THE ORIGINAL
SIGNATURE AND SEAL OF THE SURVEYOR.

UNAUTHORIZED REPRODUCTION OR ALTERATION IS FORBIDDEN.

Embossed seal

No.	Date	Revision description
1	01-26-07	Initial-Williams Limit and Note Added.
2	01-26-07	Initial-Williams Limit and Note Added.
3	01-26-07	Initial-Williams Limit and Note Added.
4	01-26-07	Initial-Williams Limit and Note Added.
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100	01-26-07	Initial-Williams Limit and Note Added.

Scale: 1" = 40'

Date: APRIL 2006

Field book # 1639-1

Drawn by S.PERRY

Checked by GS & SK

Project # 36936592

Map file # 1109-15

URS

Surveying and Mapping by

URS Corporation AES

500 Enterprise Drive, Suite 20

Reddy Hill, Connecticut 06067-4002

Tel: (860) 529-8882

Project # 36936592

Map file # 1109-15