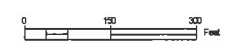
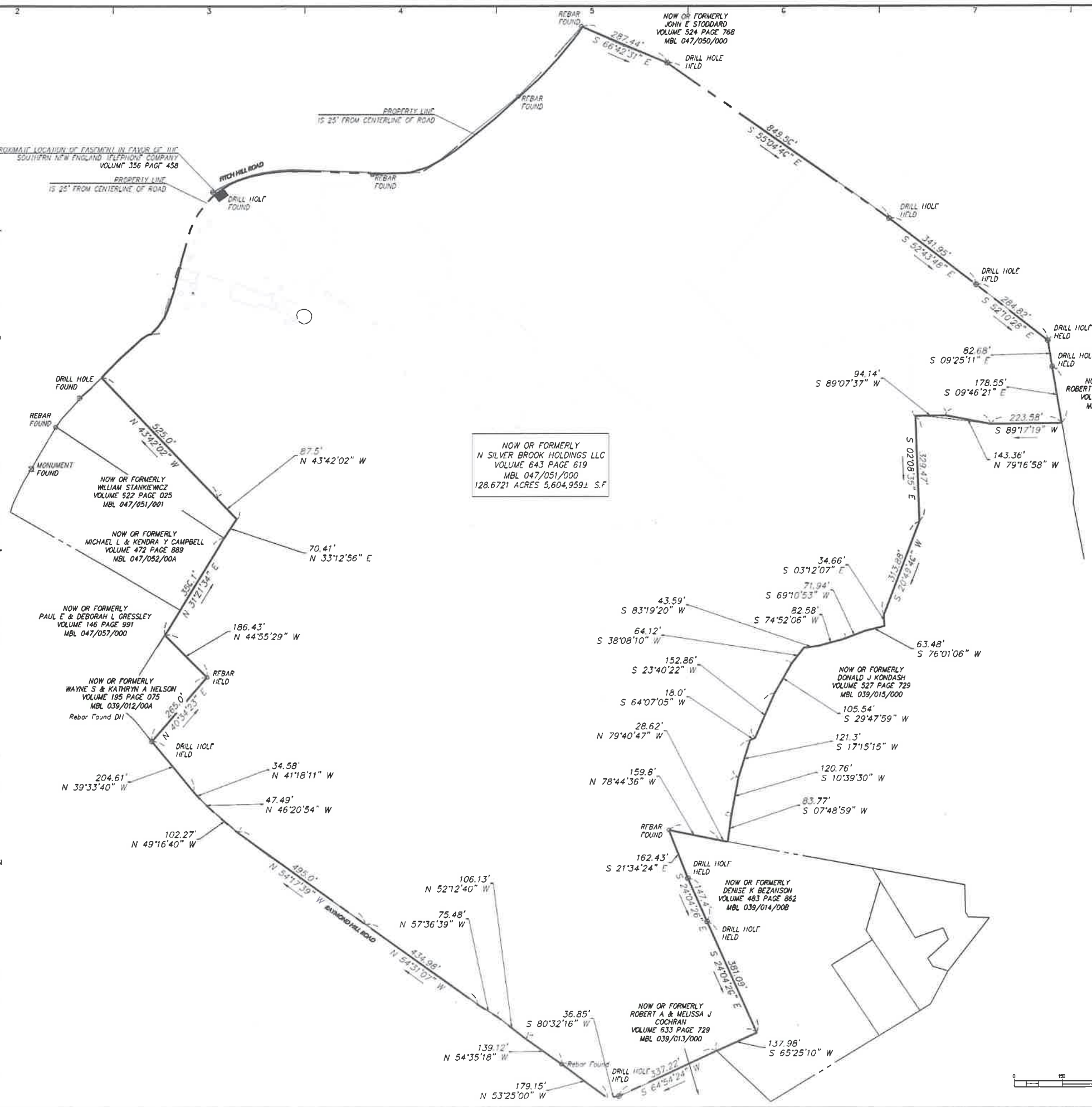
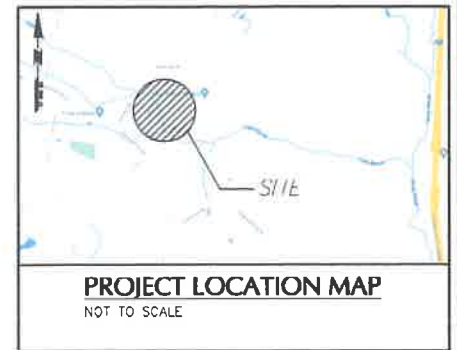
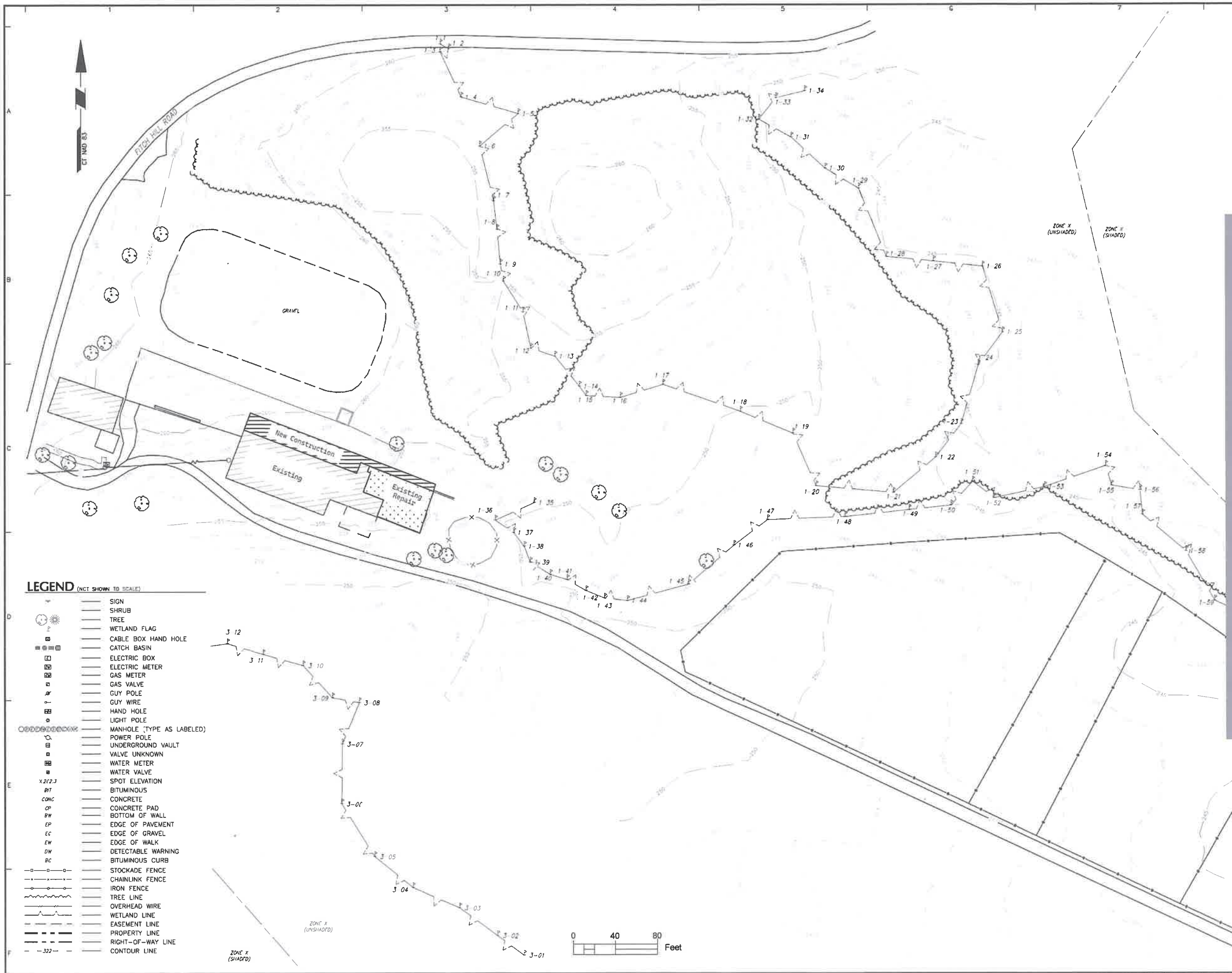


Date	Descriptor	No.
REVISIONS		
ANDREW G. IVES		APRIL 27, 2021
PROFESSIONAL LAND SURVEYOR CT LIC. No. 70286		
LANGAN		
Langan CT, Inc. 555 Long Wharf Drive New Haven, CT 06511 T: 203.582.5771 F: 203.788.8142 www.langan.com		
Project		
486 FITCH HILL RD UNCAVILLE		
NEW LONDON COUNTY CONNECTICUT		
Drawing Title		
BOUNDARY SURVEY		
Project No.	Drawing No.	
14023201	VT-0101	
Date	Drawn by	
APRIL 27, 2021	RLH	
Checked by	Checked by	
AGI	AGI	
		Sheet 1 of 4

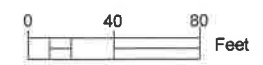
- NOTES**
- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
 - THIS SURVEY IS A PROPERTY SURVEY CONFORMING TO A HORIZONTAL ACCURACY OF A-2 AND A TOPOGRAPHIC SURVEY CONFORMING TO A T-3 ACCURACY. THE BOUNDARY DETERMINATION IS A RESURVEY. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BOUNDARY OPINION AND DEPICT SITE FEATURES FOR FUTURE SITE DEVELOPMENT.
 - THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, DEED INFORMATION AND THE FOLLOWING REFERENCES:
 - CERTIFICATE FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATE April, 2019, SCHEDULE B SECTION II:
 - 1.-3. NOT SURVEY RELATED.
 4. EASEMENT IN FAVOR OF SOUTHERN NEW ENGLAND TELEPHONE COMPANY AS RECORDED IN VOLUME 356 PAGE 458 IN THE MLR. APPROXIMATE LOCATION DEPICTED ON SURVEY.
 - 5.-6. NOT SURVEY RELATED.
 - MAP TITLED "EASEMENT MAP SHOWING EASEMENT TO BE GRANTED TO THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY OVER PROPERTY OF CONRAD F. NELSON & MARION A. NELSON" DATED: 5/24/2001 SCALE: 1"=10'
 - MAP TITLED "PLAN PF LAND TO BE CONVEYED TO WAYNE S. & KATHRYN A. NELSON MONTVILLE, CONNECTICUT" DATED: 4/1/1987 SCALE: 1"=20'
 - MAP TITLED "SUBDIVISION PLAN OF LAND OF HUGH D. SHAHAN & ELEANOR W. SHAHAN GUTTERMAN ROAD MONTVILLE, CONNECTICUT" DATED: 1/25/1985 SCALE: 1"=40'
 - MAP TITLED "FINAL SUBDIVISION PROPERTY OF EDWARD HAYDEN ET AL FITCH HILL ROAD MONTVILLE, CONNECTICUT" DATED: 3/10/1972 SCALE: 1"=40'
 - THE MERIDIAN OF THIS SURVEY IS REFERENCED TO CONNECTICUT STATE PLANE COORDINATE SYSTEM NAD 83 (EPOCH 2011). POSITION WAS DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS), AS PROVIDED BY HXGN SMARTNET CONTINUOUSLY OPERATED REFERENCE STATIONS (CORS).
 - ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 12B) AS DETERMINED BY GNSS.
 - BOUNDARY INFORMATION HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN CT, INC. FIELD WORK COMPLETED DURING THE MONTH OF MARCH 2021. TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM AERIAL LIDAR MAPPING FLOWN BY LANGAN CT, INC. IN MARCH 2021.
 - AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP ENTITLED "NEW LONDON COUNTY, CONNECTICUT PANEL 332 OF 554, MAP NUMBER 09011C0332G, EFFECTIVE DATE JULY 18, 2011" THE PROJECT AREA IS IN ZONES X (UNSHADED), X (SHADED), AND A.
 - UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED, DESPITE MEETING THE REQUIRED STANDARD OF CARE. THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
 - ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
 - UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEE AS TO THE ABSENCE, EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES, FOUNDATIONS, FOOTINGS, PROJECTIONS, WALLS, TANKS, SEPTIC SYSTEMS, ETC. NO TEST PITS, EXCAVATIONS OR GROUND PENETRATING RADAR WERE PERFORMED AS PART OF THIS SURVEY.
 - ALL BUILDINGS AND STRUCTURES WERE LOCATED AND MEASURED AT GROUND LEVEL. THE SURVEYOR MAKES NO DETERMINATIONS OR GUARANTEES AS TO THE ABSENCE, EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES, FOUNDATIONS, FOOTINGS, PROJECTIONS, WALLS, TANKS, SEPTIC SYSTEMS, ETC. NO TEST PITS, EXCAVATIONS OR GROUND PENETRATING RADAR WERE PERFORMED AS PART OF THIS SURVEY.
 - PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
 - THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.





Date	Description	No.
REVISIONS		
 ANDREW G. IVES APRIL 27, 2021 PROFESSIONAL LAND SURVEYOR CT LIC. No. 70286		
LANGAN Langan CT, Inc. 555 Long Wharf Drive New Haven, CT 06511 T: 203 562 5771 F: 203 789 6142 www.langan.com		
Project		
486 FITCH HILL RD UNCASVILLE		
NEW LONDON COUNTY CONNECTICUT Drawing Title		
LIMITED TOPOGRAPHIC SURVEY		
Project No.	Drawing No.	
14023201	VT-0102	
Date	Drawn by	
APRIL 27, 2021	RLH	
Drawn by	Checked by	
RLH	AGI	
Checked by	Sheet 2 of 4	
AGI		

- LEGEND** (NOT SHOWN TO SCALE)
- SIGN
 - SHRUB
 - TREE
 - WETLAND FLAG
 - CABLE BOX HAND HOLE
 - CATCH BASIN
 - ELECTRIC BOX
 - ELECTRIC METER
 - GAS METER
 - GAS VALVE
 - GUY POLE
 - GUY WIRE
 - HAND HOLE
 - LIGHT POLE
 - MANHOLE (TYPE AS LABELED)
 - POWER POLE
 - UNDERGROUND VAULT
 - VALVE UNKNOWN
 - WATER METER
 - WATER VALVE
 - SPOT ELEVATION
 - BITUMINOUS
 - CONCRETE
 - CONCRETE PAD
 - BOTTOM OF WALL
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - EDGE OF WALK
 - DETECTABLE WARNING
 - BITUMINOUS CURB
 - STOCKADE FENCE
 - CHAINLINK FENCE
 - IRON FENCE
 - TREE LINE
 - OVERHEAD WIRE
 - WETLAND LINE
 - EASEMENT LINE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - CONTOUR LINE



PROJECT NO. 14023201

MATCHLINE A