Site Plans

Issued for	Application
Date Issued	July 29, 2020
Latest Issue	July 29, 2020

Gravel Pit Solar

Apothecaries Hall Road, Windsorville Road and Plantation Road
East Windsor, Connecticut

vhb.com

vhb

100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

Applicant

Gravel Pit Solar LLC
Gravel Pit Solar II, LLC
Gravel Pit Solar III, LLC
Gravel Pit Solar IV, LLC

Map Block Lot:
057-65-001
057-65-002
048-65-007

Owner

Apothecaries Hall Enterprises, LLC
125 Edwin Road
South Windsor, CT 06074

Map Block Lot:
025-49-017A

Owner

Back 124 LLC
225 Rye Street
Broad Brook, CT 06016

Map Block Lot:
037-65-005A
027-49-017C

Owner

Northern Capital Regional Disposal Facility, INC.
321 Olcott Street
Manchester, CT 06040

Map Block Lot:
016-49-007
016-50-001

Owner

Edward, Dorothy, Edward JR. and John Markowski
216 Babbs Road
West Suffield, CT 06093

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Reference Drawings

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PL-4-6	ATLA/NSPS Land Title Survey Descriptions	June 18, 2020
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VHB Project : 42569.00 Gravel Pit Solar
Issued for : Application

Legend

Exist.	Prop.	
		PROPERTY LINE
		PROJECT LIMIT LINE
		RIGHT-OF-WAY/PROPERTY LINE
		EASEMENT
		BUILDING SETBACK
		PARKING SETBACK
10+00	10+00	BASELINE
		CONSTRUCTION LAYOUT
		ZONING LINE
		TOWN LINE
		LIMIT OF DISTURBANCE
		WETLAND LINE WITH FLAG
		FLOODPLAIN
		100-YEAR FLOOD LIMITS
		GRAVEL ROAD
EOP	EOP	EDGE OF PAVEMENT
BB	BB	BITUMINOUS BERM
BC	BC	BITUMINOUS CURB
CC	CC	CONCRETE CURB
	CG	CURB AND GUTTER
ECC	ECC	EXTRUDED CONCRETE CURB
CC	MCC	MONOLITHIC CONCRETE CURB
CC	PCC	PRECAST CONC. CURB
SGE	SGE	SLOPED GRAN. EDGING
VGC	VGC	VERT. GRAN. CURB
		LIMIT OF CURB TYPE
		SAWCUT
		BUILDING
	EN	BUILDING ENTRANCE
	LD	LOADING DOCK
		BOLLARD
D	D	DUMPSTER PAD
		SIGN
		DOUBLE SIGN
		STEEL GUARDRAIL
		WOOD GUARDRAIL
		PATH
		TREE LINE
		WIRE FENCE
		FENCE
		STOCKADE FENCE
		STONE WALL
		RETAINING WALL
		STREAM / POND / WATER COURSE
		DETENTION BASIN
		HAY BALES
		SILT FENCE
		SILT SOCK / STRAW WATTLE
4	4	MINOR CONTOUR
20	20	MAJOR CONTOUR
10	10	PARKING COUNT
	C10	COMPACT PARKING STALLS
DYL	DYL	DOUBLE YELLOW LINE
SL	SL	STOP LINE
		CROSSWALK
		ACCESSIBLE CURB RAMP
		ACCESSIBLE PARKING
VAN	VAN	VAN-ACCESSIBLE PARKING

Exist.	Prop.	
		CONCRETE
		HEAVY DUTY PAVEMENT
		BUILDINGS
		RIPRAP
		CONSTRUCTION EXIT
27.35 TC ×	27.35 TC ×	TOP OF CURB ELEVATION
26.85 BC ×	26.85 BC ×	BOTTOM OF CURB ELEVATION
132.75 ×	132.75 ×	SPOT ELEVATION
45.0 TW 38.5 BW	45.0 TW 38.5 BW	TOP & BOTTOM OF WALL ELEVATION
		BORING LOCATION
		TEST PIT LOCATION
MW	MW	MONITORING WELL
UD	UD	UNDERDRAIN
12"D	12"D	DRAIN
6"RD	6"RD	ROOF DRAIN
12"S	12"S	SEWER
FM	FM	FORCE MAIN
OHW	OHW	OVERHEAD WIRE
6"W	6"W	WATER
4"FP	4"FP	FIRE PROTECTION
	2"DW	DOMESTIC WATER
3"G	G	GAS
E	E	ELECTRIC
STM	STM	STEAM
T	T	TELEPHONE
FA	FA	FIRE ALARM
CATV	CATV	CABLE TV
		CATCH BASIN
		DOUBLE CATCH BASIN
		GUTTER INLET
D		DRAIN MANHOLE
TD		TRENCH DRAIN
E	E	PLUG OR CAP
CO	CO	CLEANOUT
		FLARED END SECTION
		HEADWALL
S		SEWER MANHOLE
CS	CS	CURB STOP & BOX
WV	WV	WATER VALVE & BOX
TSV	TSV	TAPPING SLEEVE, VALVE & BOX
		SIAMESE CONNECTION
HYD	HYD	FIRE HYDRANT
WM	WM	WATER METER
PIV	PIV	POST INDICATOR VALVE
W	W	WATER WELL
GG	GG	GAS GATE
GM	GM	GAS METER
E	TMH	ELECTRIC MANHOLE
EM	EM	ELECTRIC METER
		LIGHT POLE
T	TMH	TELEPHONE MANHOLE
T	T	TRANSFORMER PAD
		UTILITY POLE
		GUY POLE
		GUY WIRE & ANCHOR
HH	HH	HAND HOLE
PB	PB	PULL BOX
Matchline	Matchline	MATCHLINE

Abbreviations

General

ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL

Utility

CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes

General

1. CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (811 OR 1-800-922-4455) AT LEAST 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS.
4. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
5. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
6. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
7. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
8. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
9. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
10. THIS PROJECT DISTURBS MORE THAN FIVE ACRES OF LAND AND WILL REQUIRE ADHERENCE TO AND REGISTRATION FOR THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION GENERAL PERMIT FOR THE DISCHARGE OF STORMWATER AND DEWATERING WASTEWATERS FROM CONSTRUCTION ACTIVITIES, EFFECTIVE OCTOBER 1, 2019.
11. STAGING AND STOCKPILE AREAS SHALL NOT BE LOCATED WITHIN ANY WETLAND AND ABUTTING RESOURCE AREA AND SHALL BE LOCATED WITHIN THE LIMITS OF DISTURBANCE.

Utilities

1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR IT'S REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
3. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
   A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
   B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
   C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
4. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
5. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.

Layout and Materials

1. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
2. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
3. FINAL LAYOUT SUBJECT TO CONDITIONS ENCOUNTERED IN THE FIELD.

Demolition

1. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
2. THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
3. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. CONTRACTOR OR QUALIFIED INSPECTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS OR MORE FREQUENTLY AS NEEDED, (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.
6. VEGETATIVE SLOPE STABILIZATION WILL BE IMPLEMENTED WITHIN 72 HOURS AFTER GRADING OR CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. VEGETATIVE SLOPE STABILIZATION WILL BE USED TO MINIMIZE EROSION ON SLOPES OF 3:1 OR STEEPER. ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER MAY BE ESTABLISHED BY HYDRO-SEEDING OR SODDING. A SUITABLE TOPSOIL, GOOD SEEDBED PREPARATION, AND ADEQUATE LIME, FERTILIZER AND WATER WILL BE PROVIDED FOR EFFECTIVE ESTABLISHMENT OF THESE VEGETATIVE STABILIZATION METHODS. MULCH WILL ALSO BE USED AFTER PERMANENT SEEDING TO PROTECT SOIL FROM THE IMPACT OF FALLING RAIN AND TO INCREASE THE CAPACITY OF THE SOIL TO ABSORB WATER.

Document Use

1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

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Gravel Pit Solar

Apothecaries Hall Road,
Windsorville Road and Plantation Road
East Windsor, Connecticut

No.	Revision	Date	Appvd.

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Legend and General Notes

Drawing Number

C-1

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Project Number

42569.00

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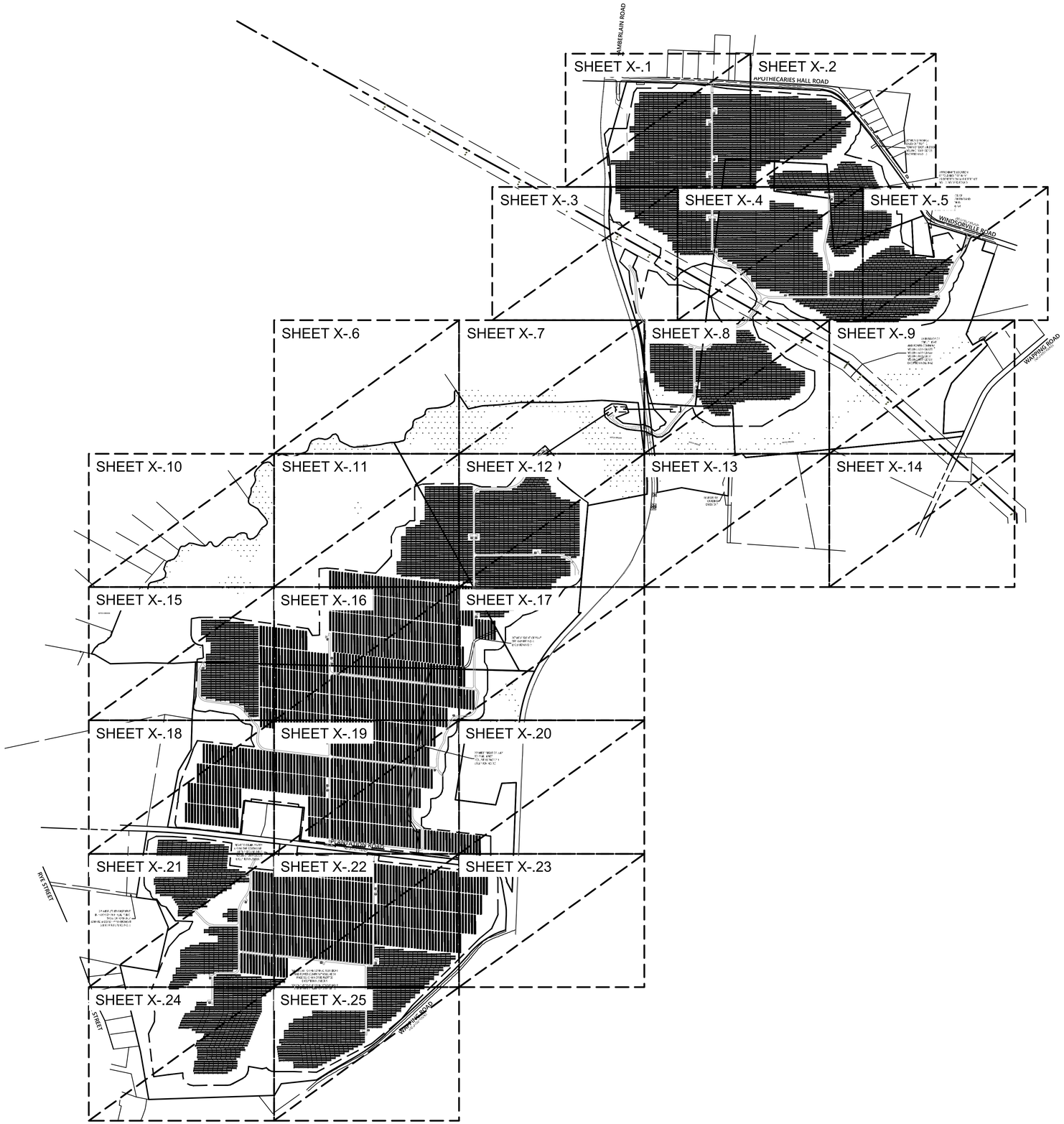

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0 250 500 1000 Feet

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Key Plan

Drawing Number

C-2

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Project Number

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PROJECT INFORMATION

PARCEL SIZE: ±737 ACRES

ZONE DESIGNATION:
- R-3 RESIDENTIAL
- M-1 MANUFACTURING
- A-1 AGRICULTURAL/RESIDENTIAL
- A-2 AGRICULTURAL/ RESIDENTIAL - FLOODPLAIN & STEEP SLOPES

LIMIT OF WORK: ±485 ACRES

AREA OF PROPOSED TREE CLEARING: ±91 ACRES

PROPOSED NUMBER OF PANELS:
- FIXED-TILT PANELS: 227,812
- TRACKER PANELS: 116,272

ROW SPACING:
- FIXED-TILT PANELS: 8.85' CLEAR (±60% GCR)
- TRACKER PANELS: 15.24' CLEAR (±48% GCR)

FIXED-TILT ANGLE: 20°

SYSTEM POWER: ± 120 MW-AC

LEGEND

- PROPOSED ACCESS ROADS
- PROPOSED FIXED-TILT PANELS
- PROPOSED TRACKER PANELS
- PROPOSED EQUIPMENT PADS
- PROPOSED STORMWATER BASIN
- PROPOSED STORMWATER BERM
- APPROXIMATE LIMITS OF WORK
- PROPOSED SITE SECURITY FENCE
- PROPOSED LIMITS OF CLEARING/TREELINE

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Key
Not To Scale

0 250 500 1000 Feet

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Layout and Materials Plan - Overall

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C-3.0

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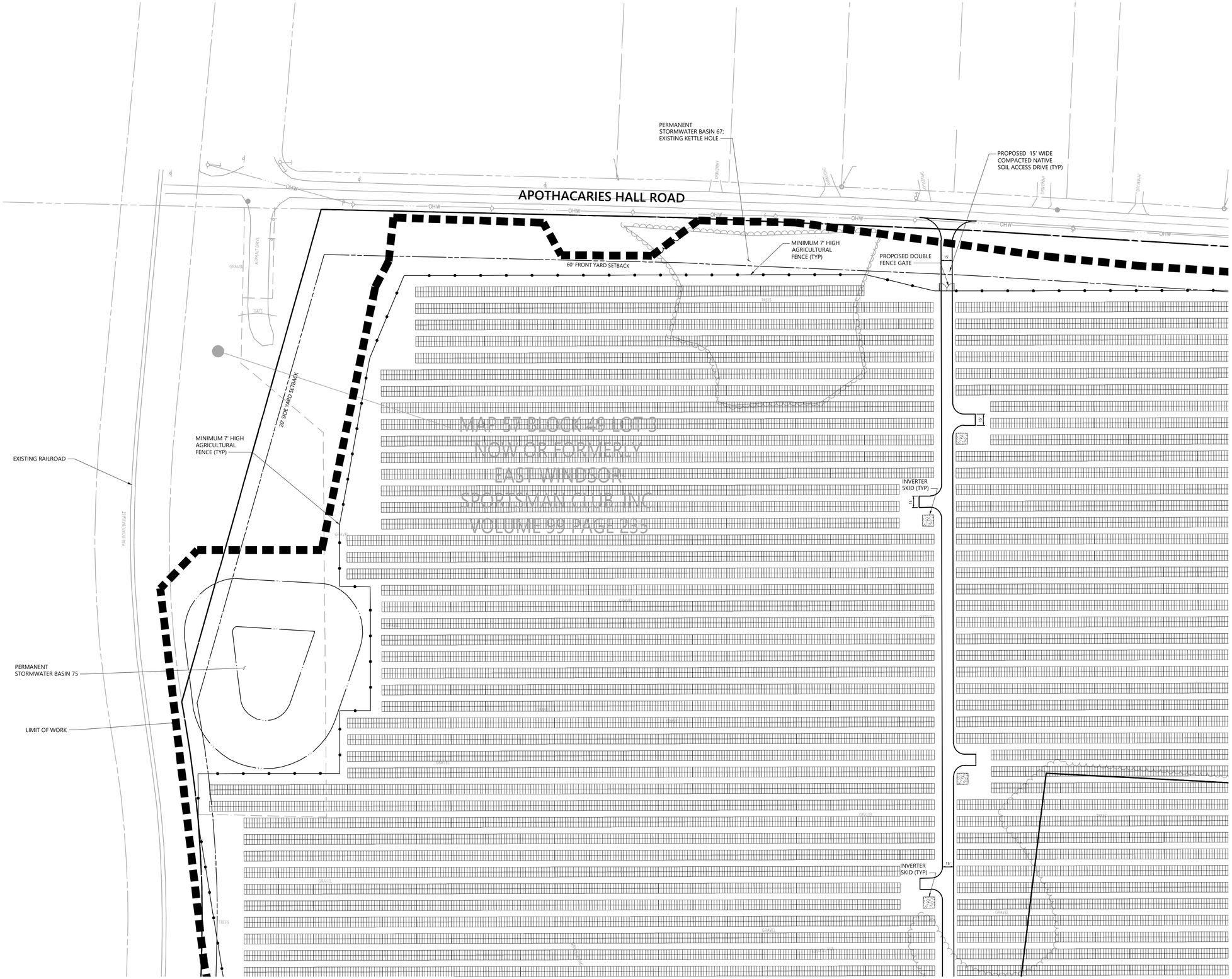

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Key
Not To Scale

0 29.999459.9988 119.9976 Feet

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Layout and Materials Plan

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C-3.1

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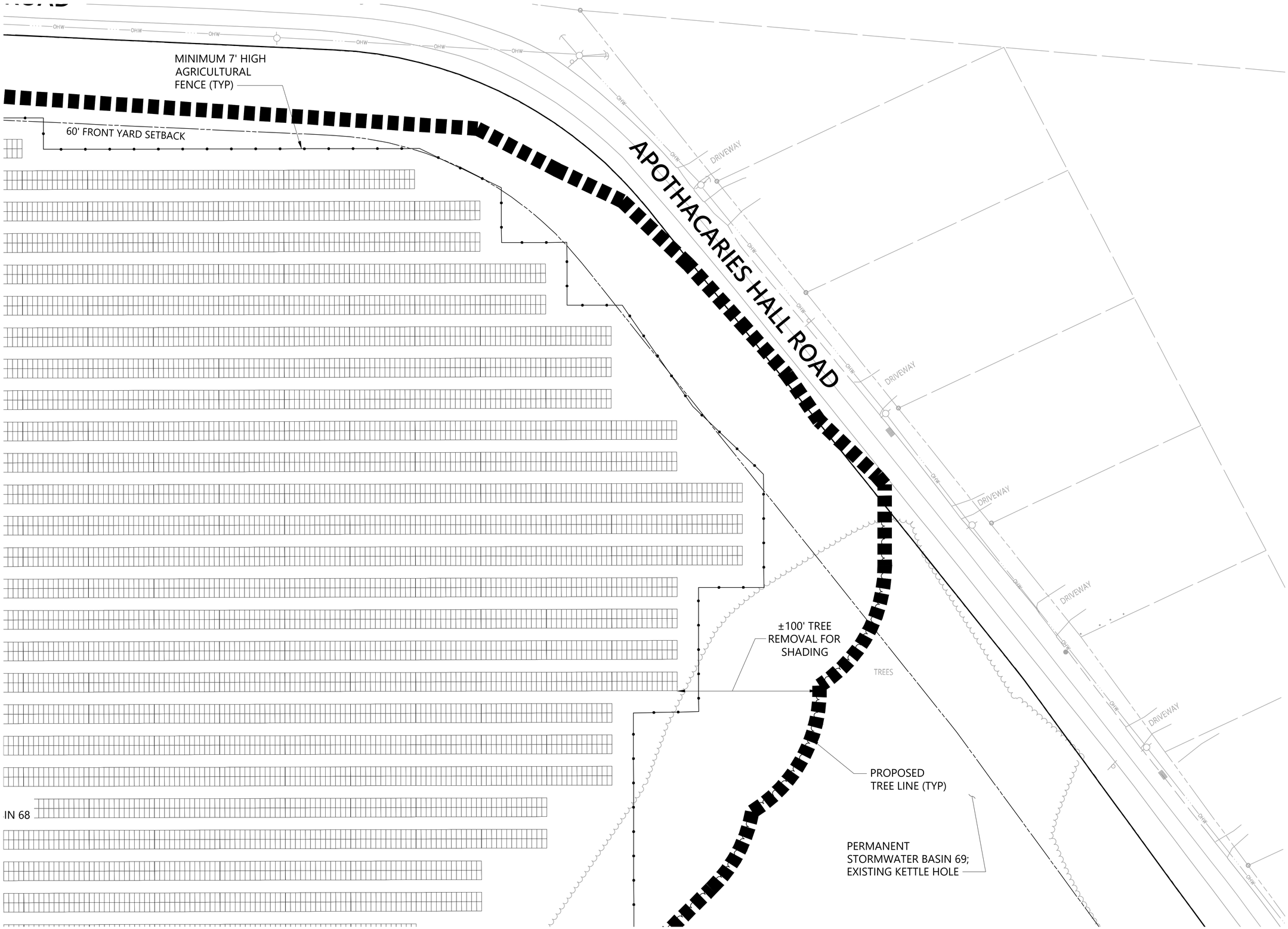

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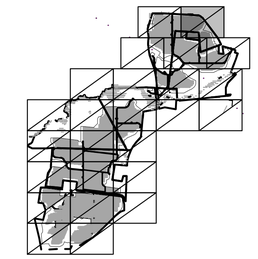

Key

Not To Scale

0 15 30 60 Feet

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Layout and Materials Plan

Drawing Number

C-3.2

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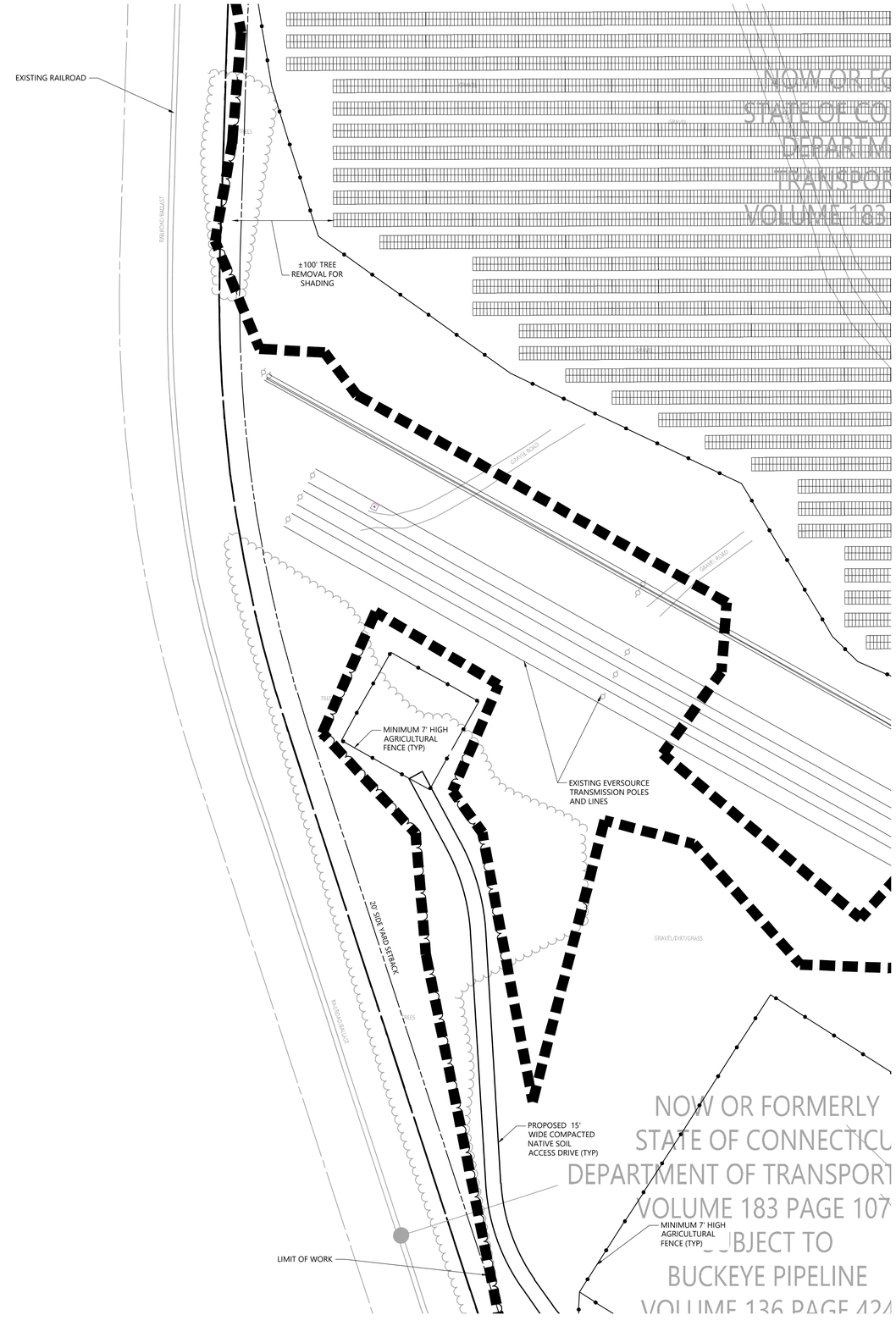

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Key

Not To Scale

0 30 60 120 Feet

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Layout and Materials Plan

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C-3.3

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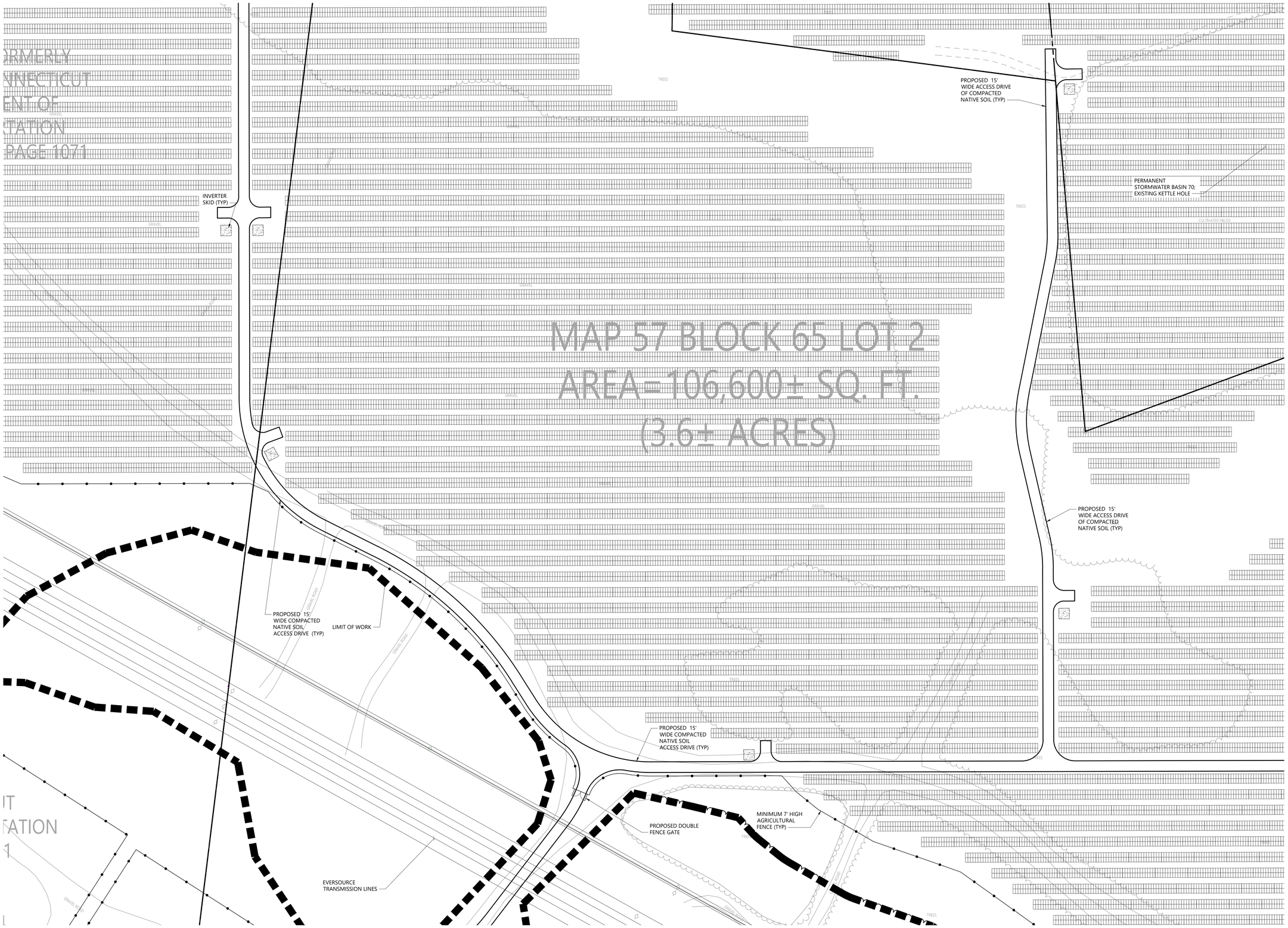

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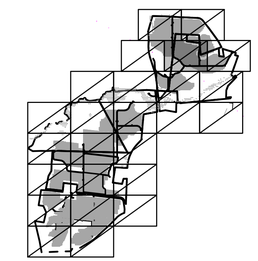

Key
Not To Scale

0 30 60 120 Feet

Gravel Pit Solar

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0 30 60 120 Feet

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C-3.5

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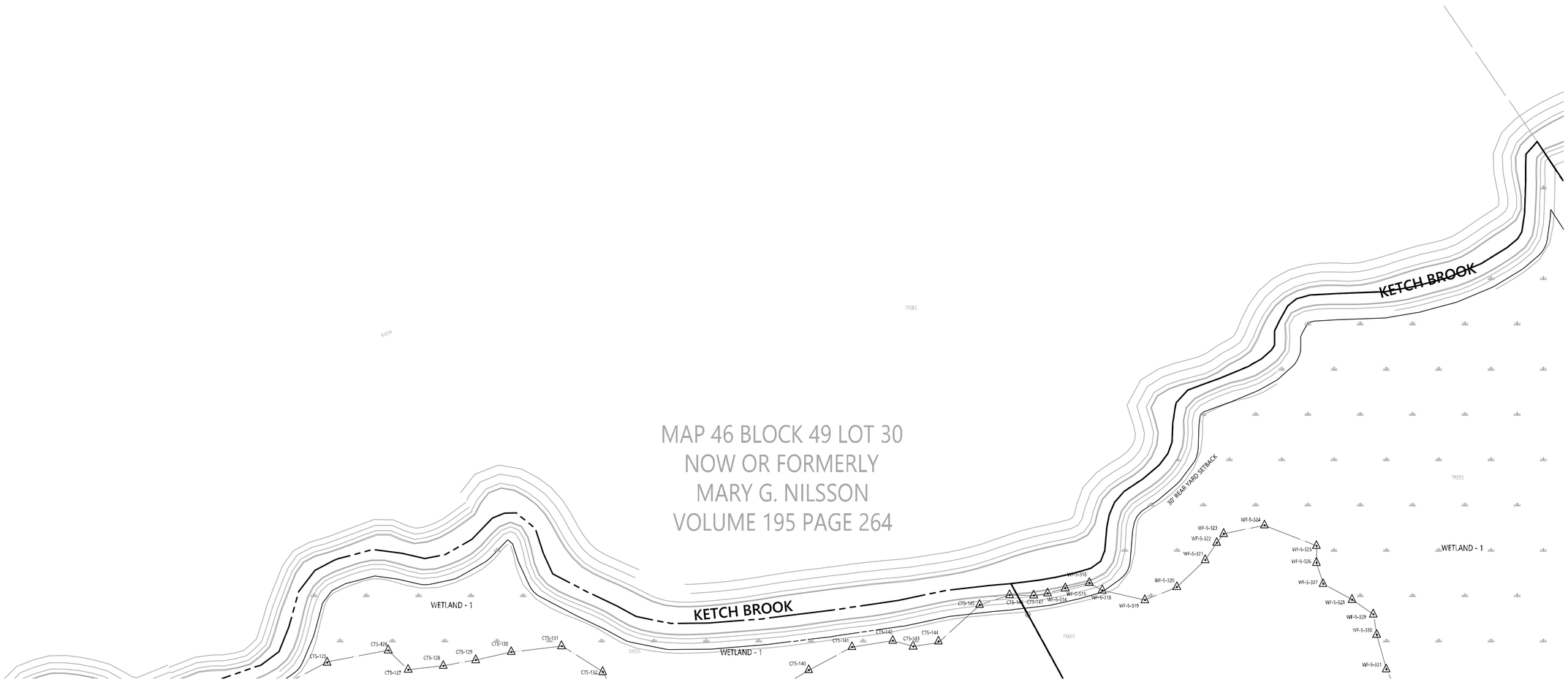

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Key

Not To Scale

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Gravel Pit Solar

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C-3.6

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Project Number
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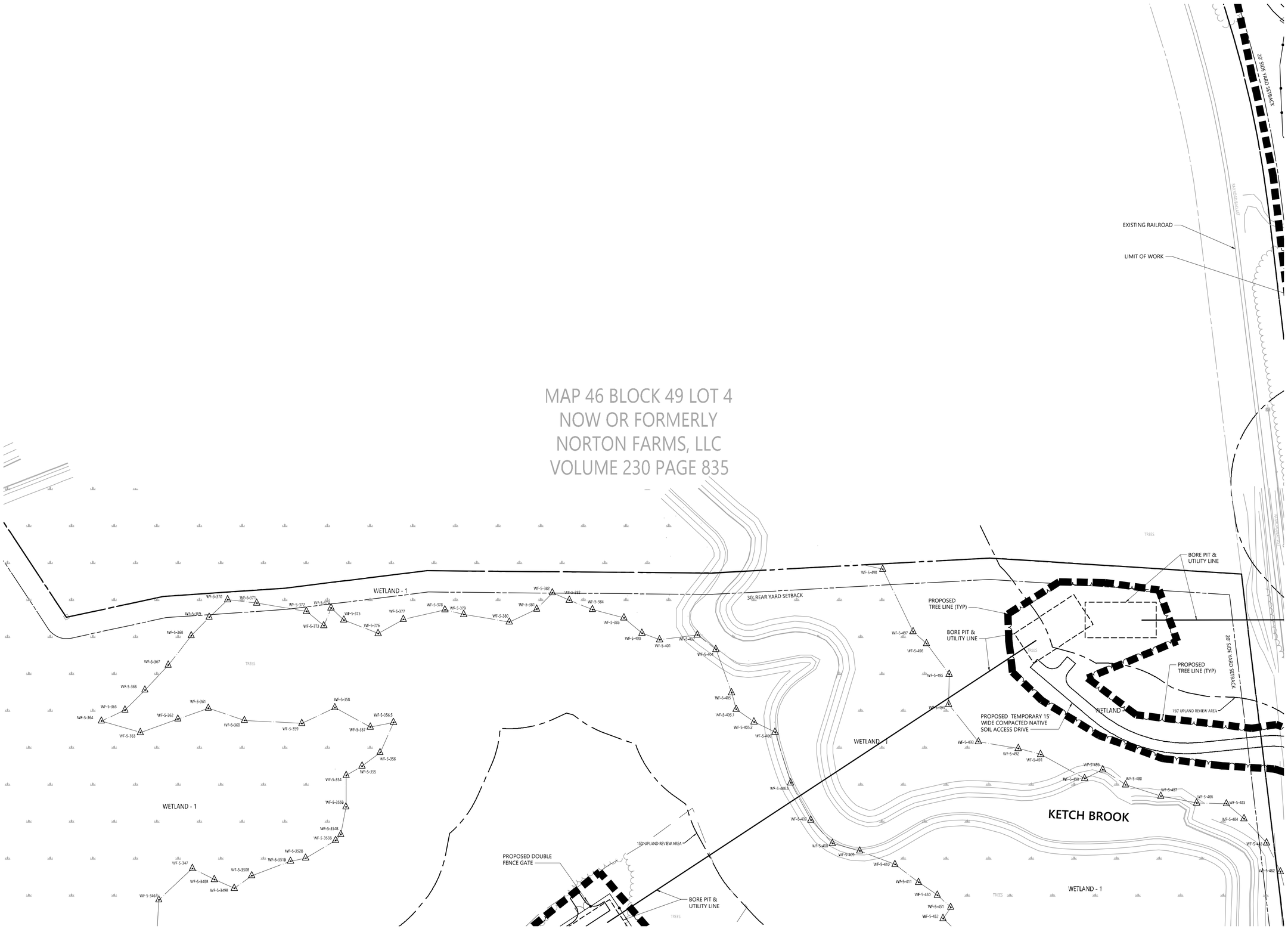

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0 30 60 120 Feet

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Project Number
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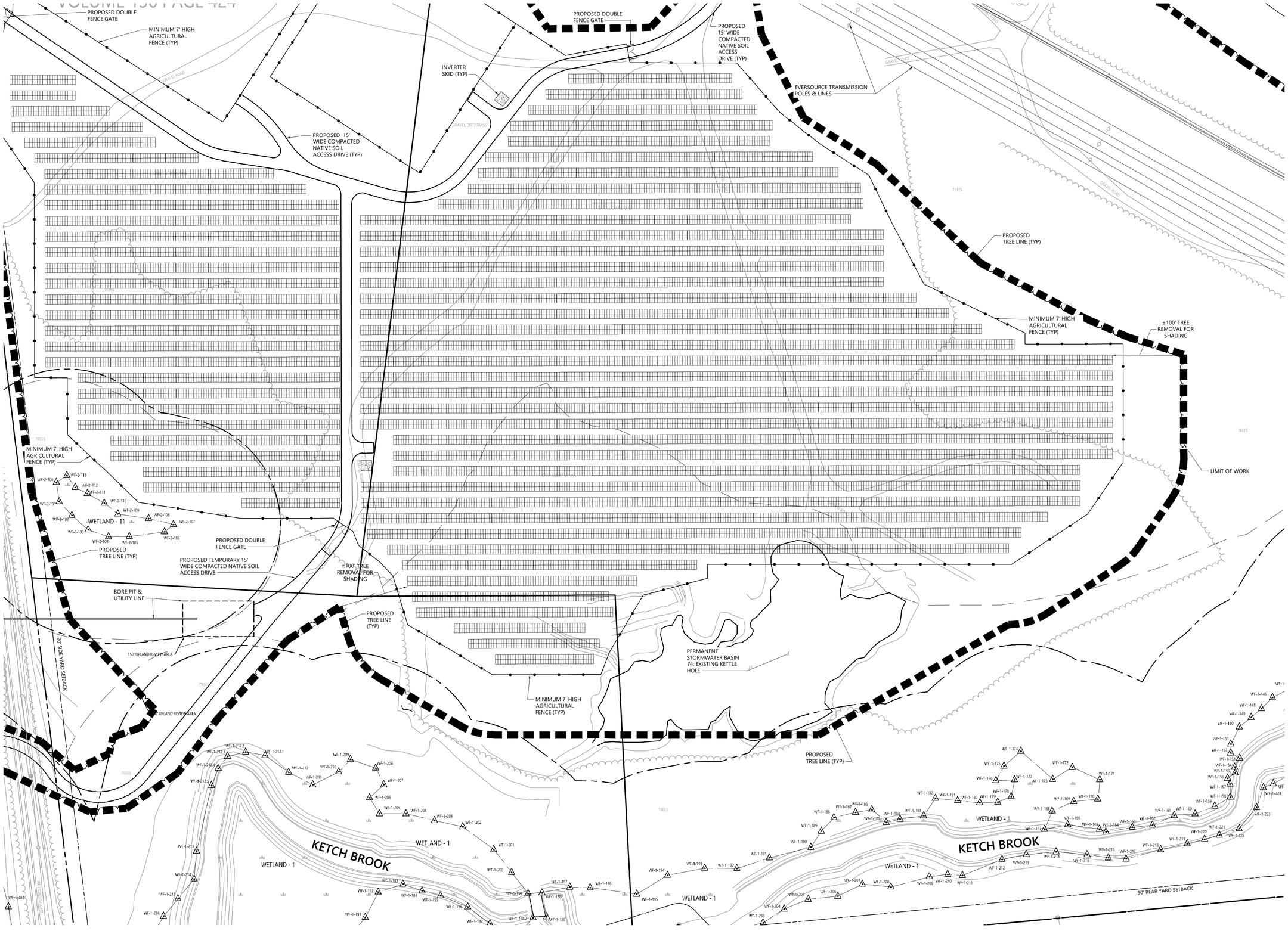

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0 30 60 120 Feet

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42569.00

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±100' TREE REMOVAL FOR SHADING

LIMIT OF WORK

PERMANENT STORMWATER BASIN 73

PROPOSED TREE LINE (TYP)

150' UPLAND REVIEW AREA

KETCH BROOK

WETLAND - 1

EVERSOURCE TRANSMISSION POLES & LINES

MAP 38 BLOCK 65
LOT 23
NOW OR FORMERLY
JOHN F. GILSON
VOLUME 90
PAGE 652

20' SIDE YARD SETBACK

WAPPING ROAD

EVERSOURCE TRANSMISSION LINES

30' REAR YARD SETBACK

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C-3.9

Sheet 12 of 83

Project Number 42569.00

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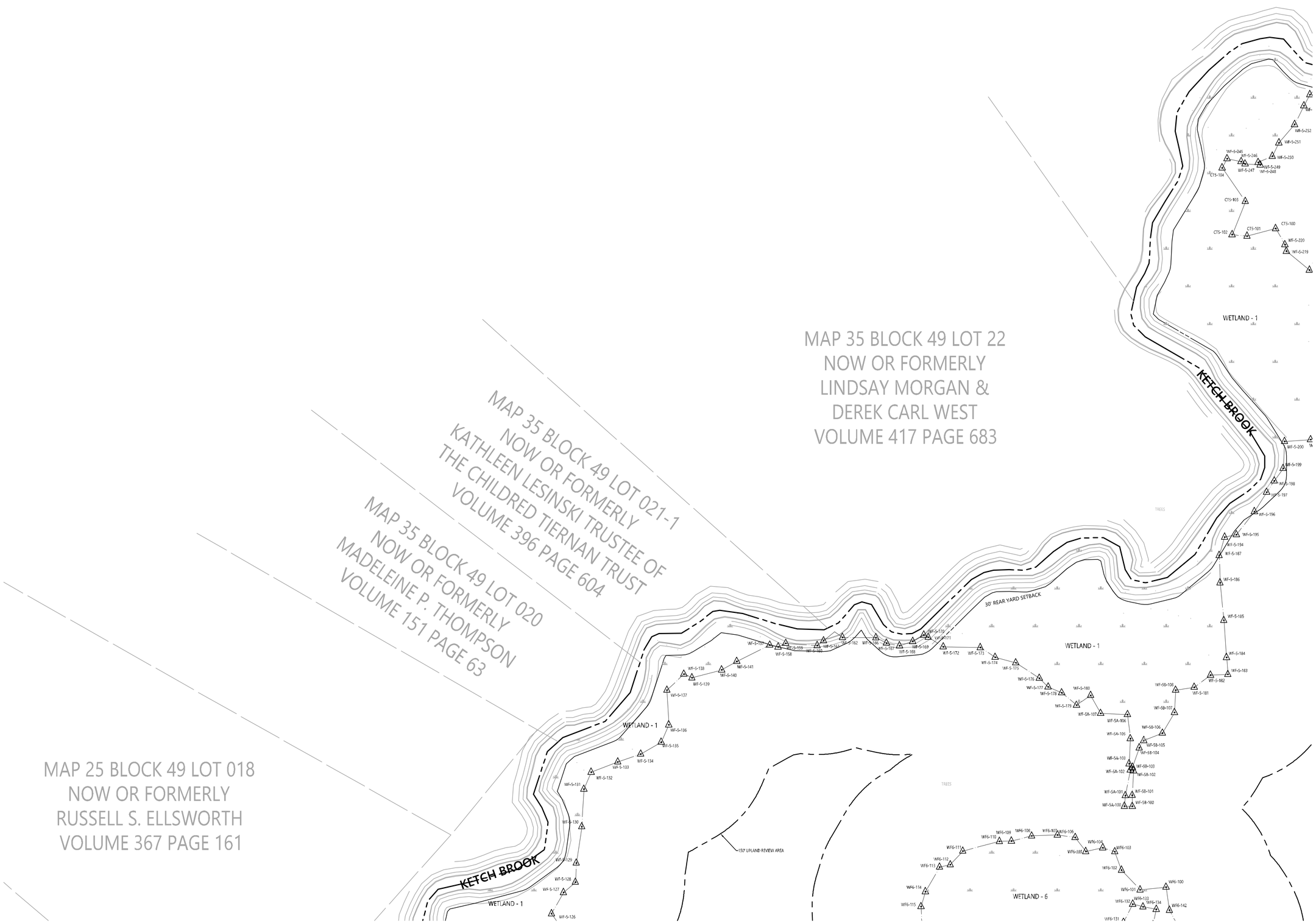

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Project Number
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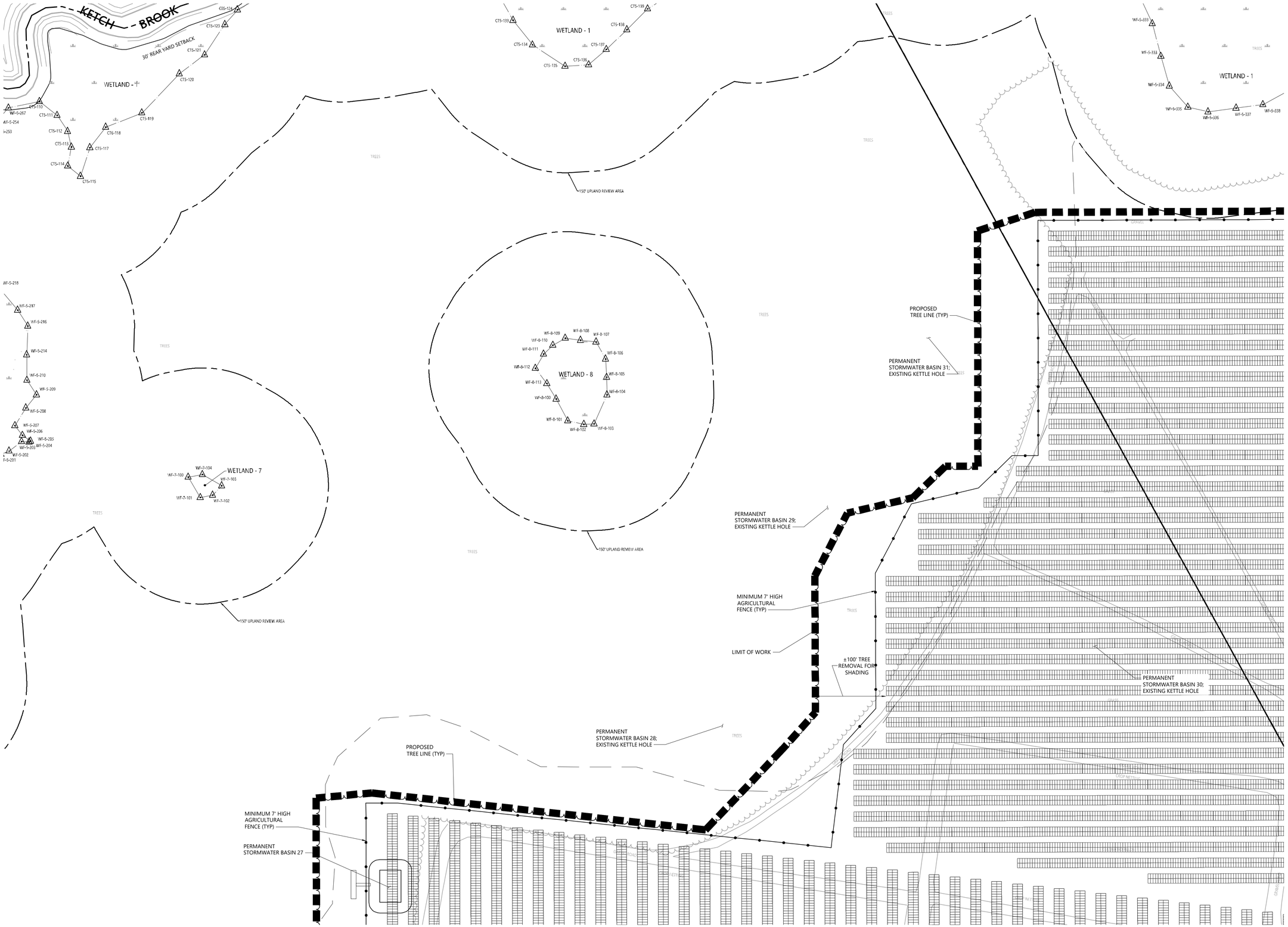

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Drawing Number

C-3.11

Sheet 14 of 83

Project Number 42569.00

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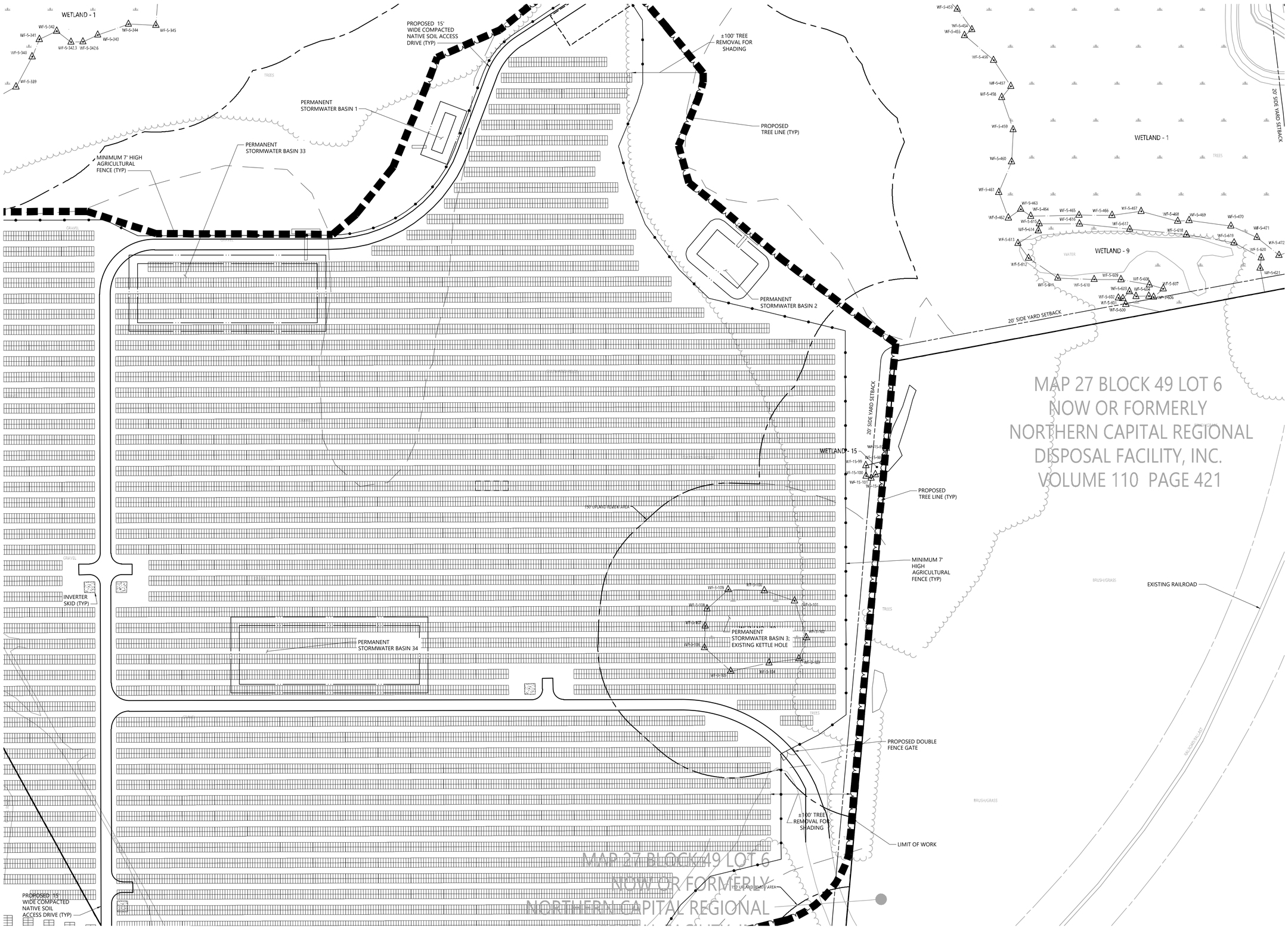

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C-3.12

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Project Number 42569.00

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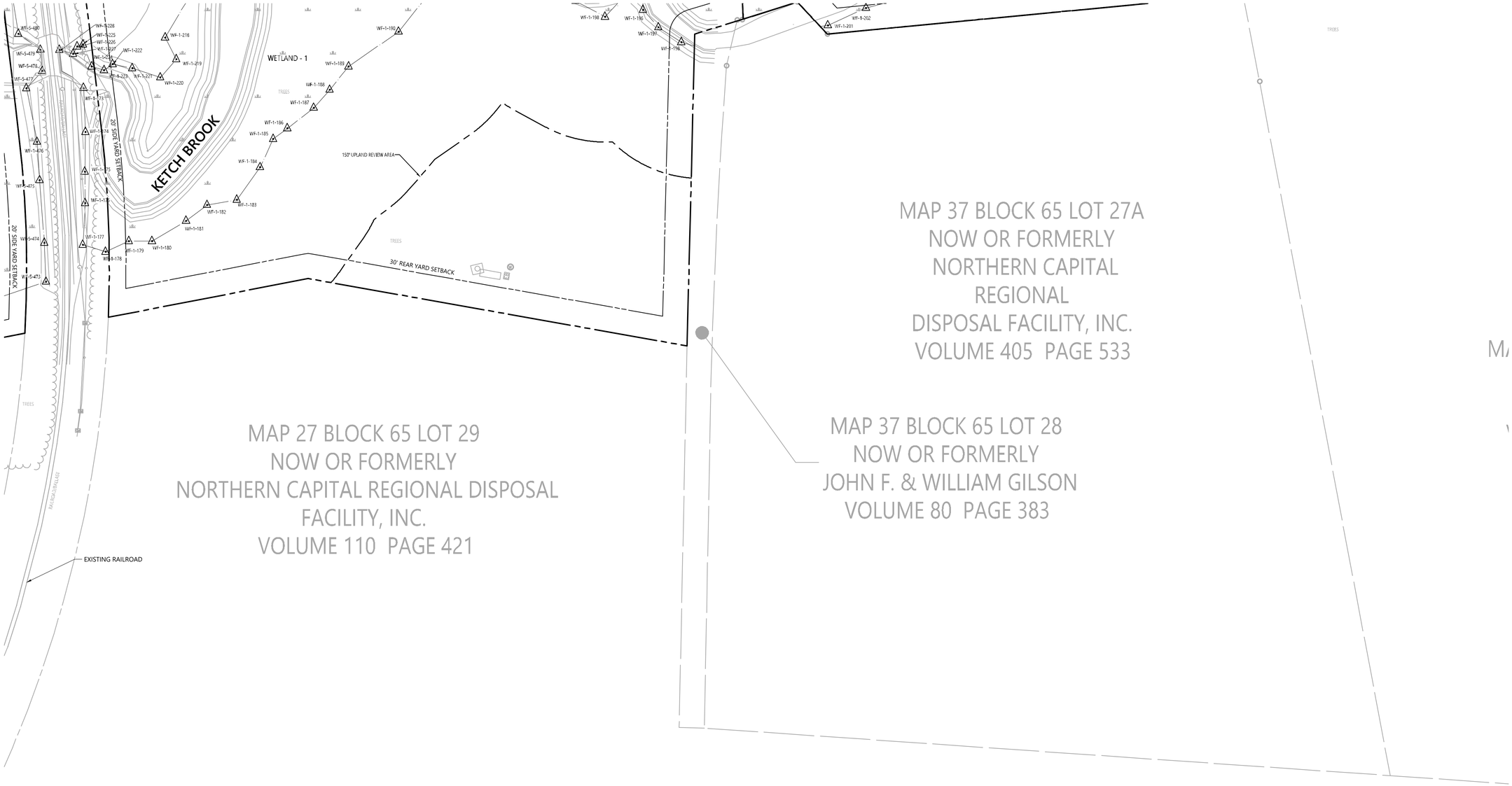

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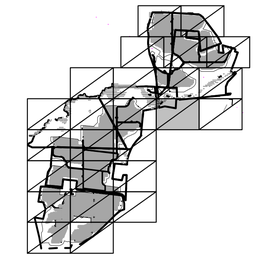

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C-3.13

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Project Number
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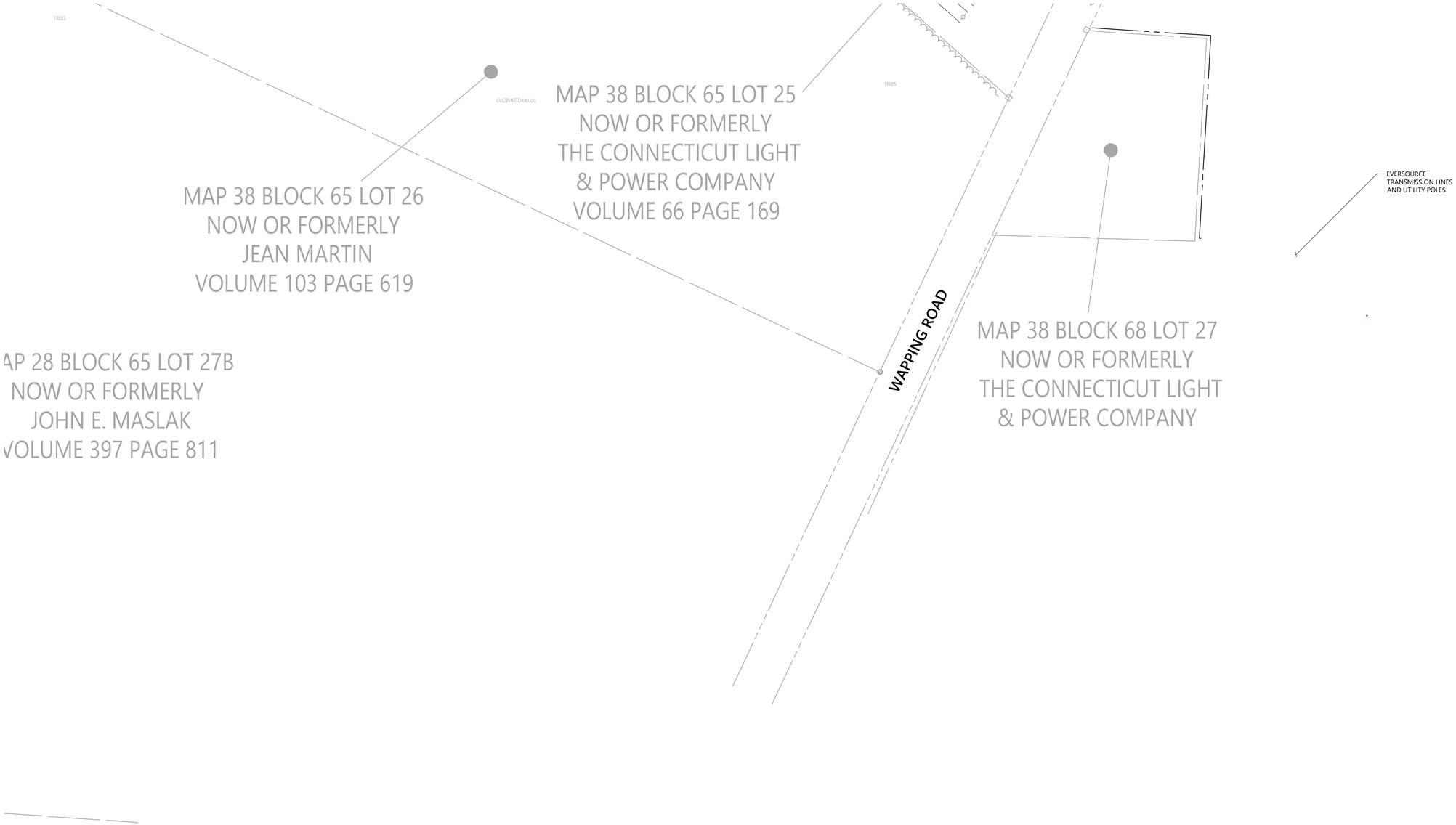

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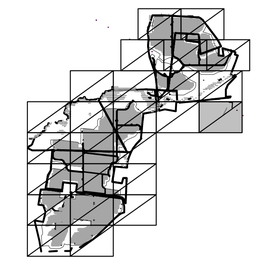

Key
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C-3.14

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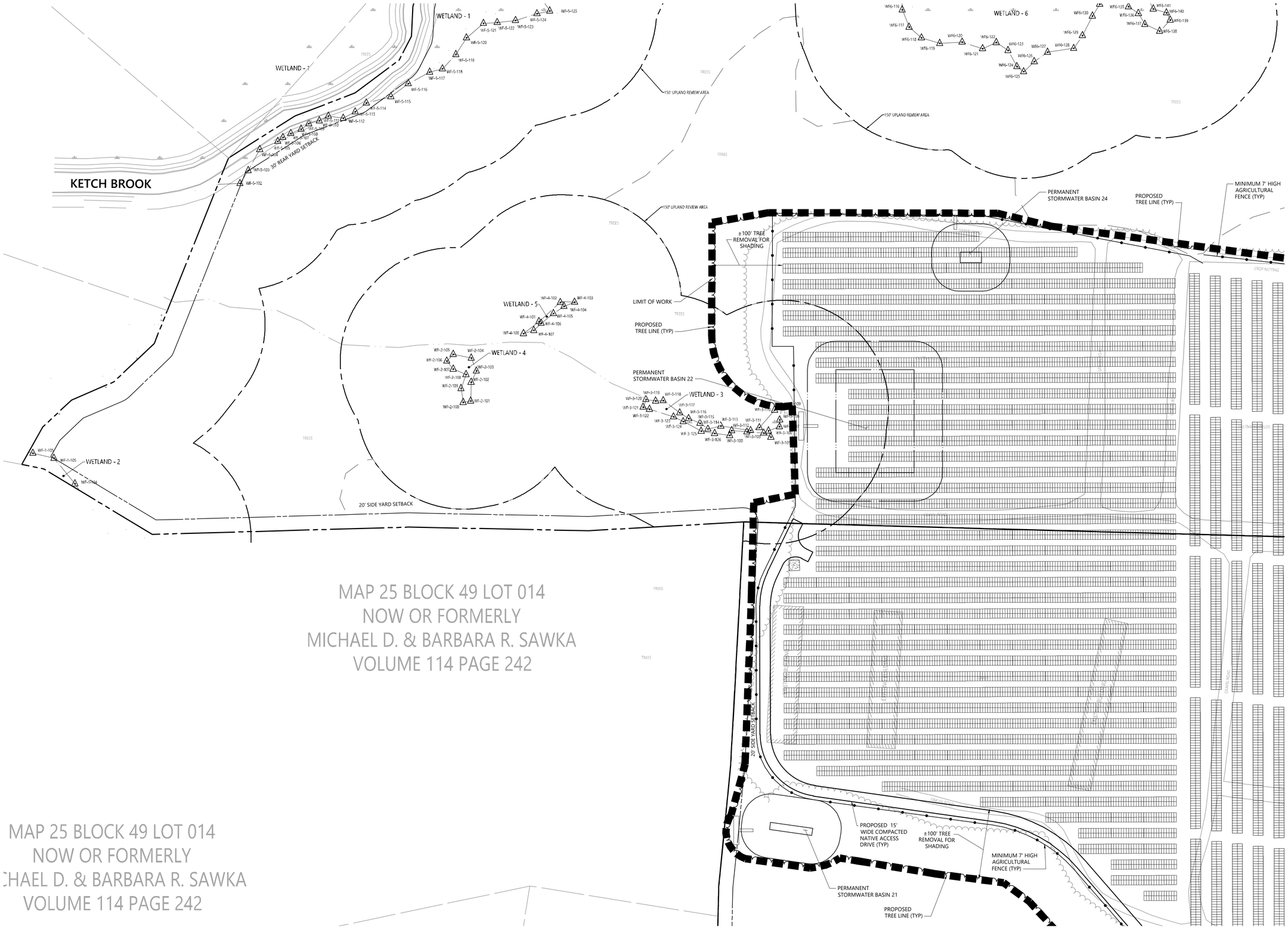

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C-3.15

Sheet 18 of 83

Project Number
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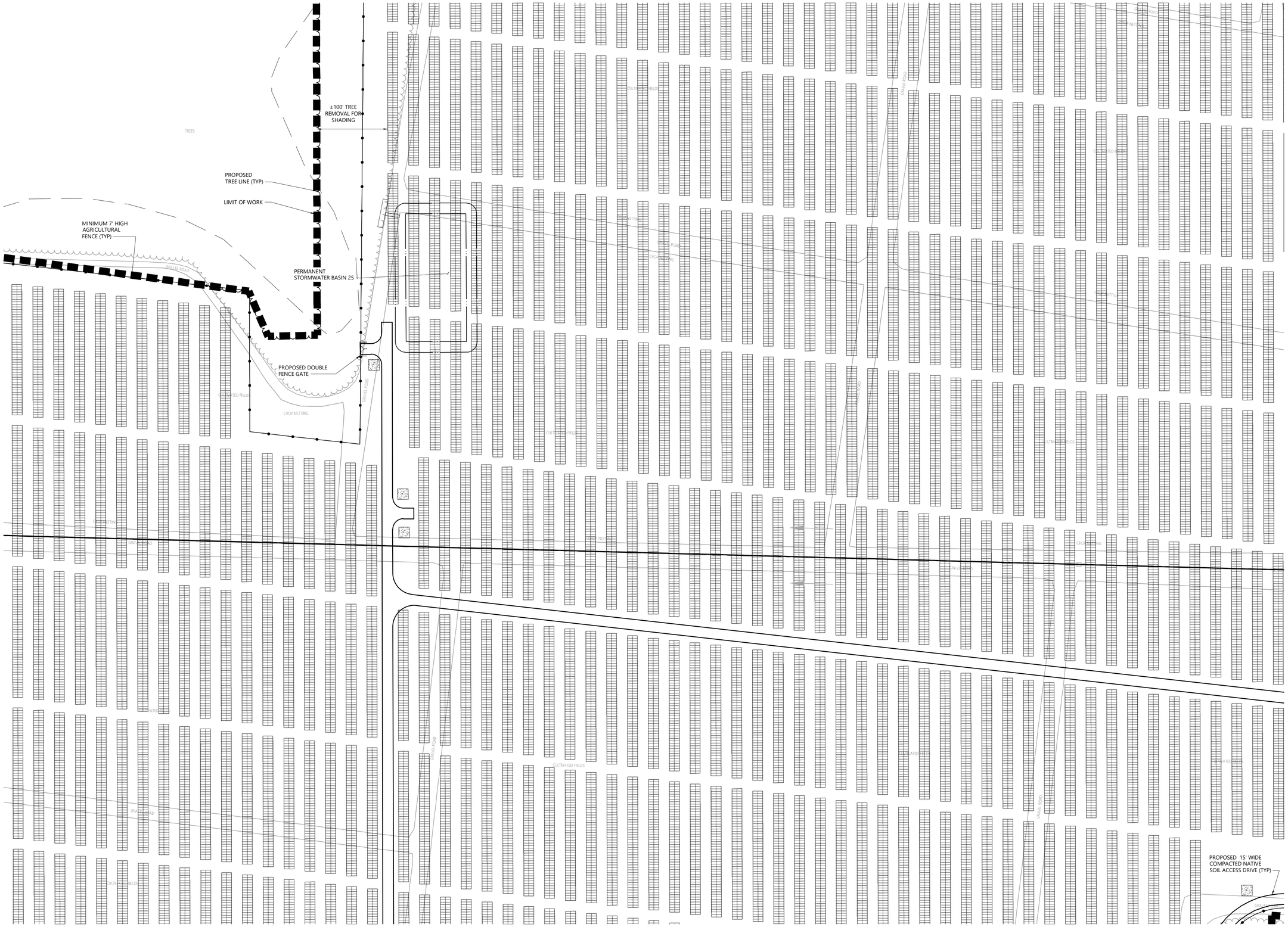

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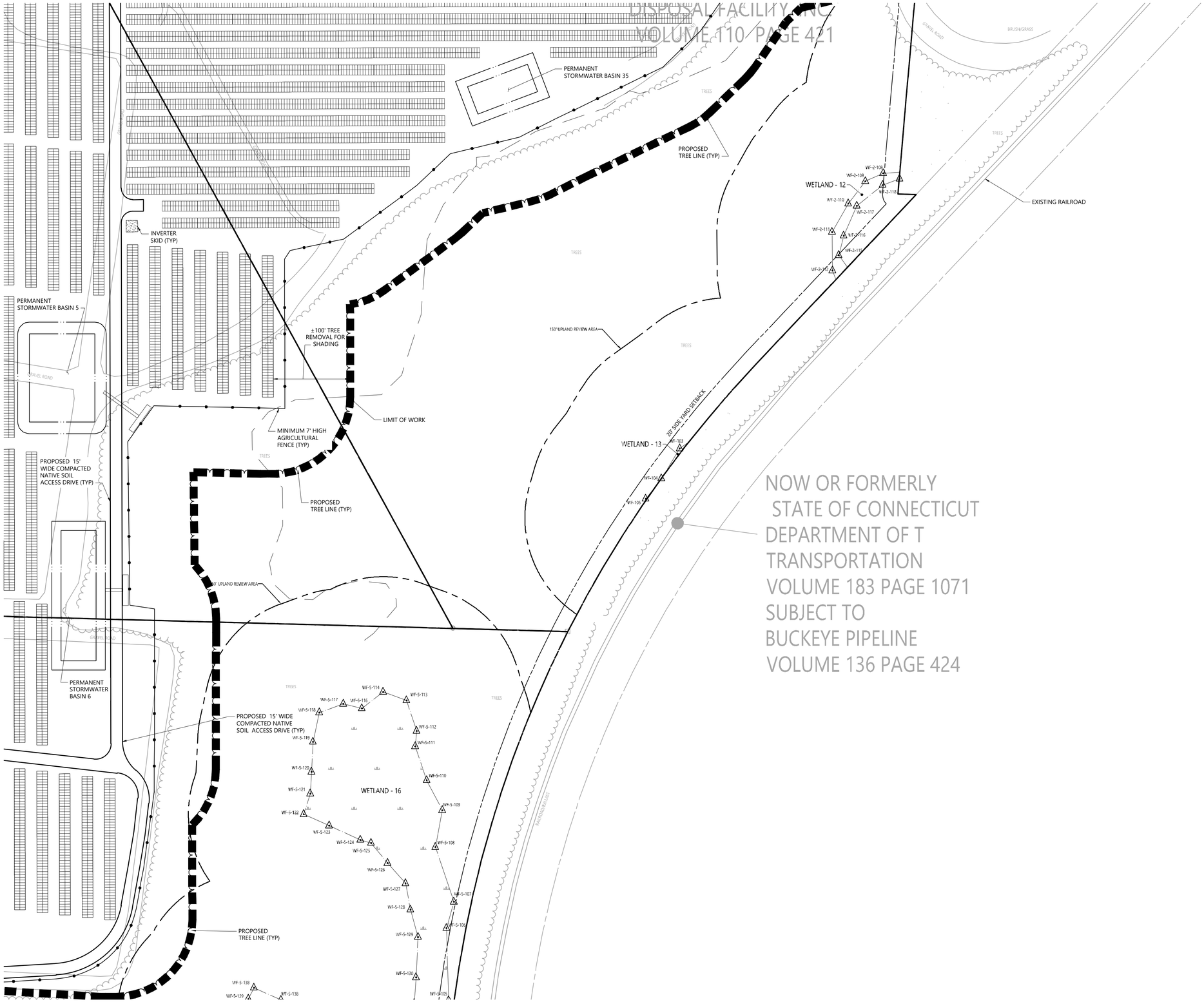

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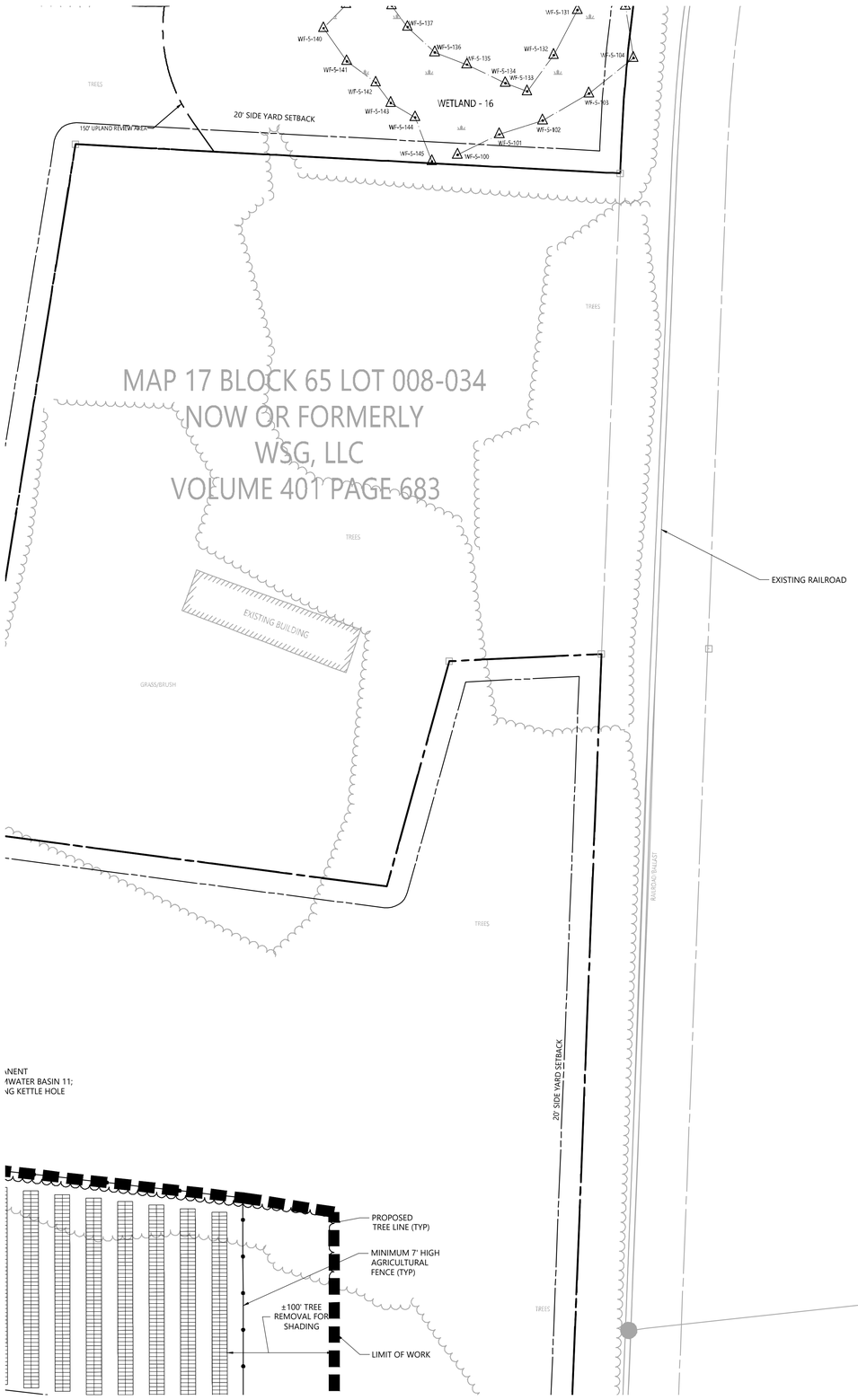

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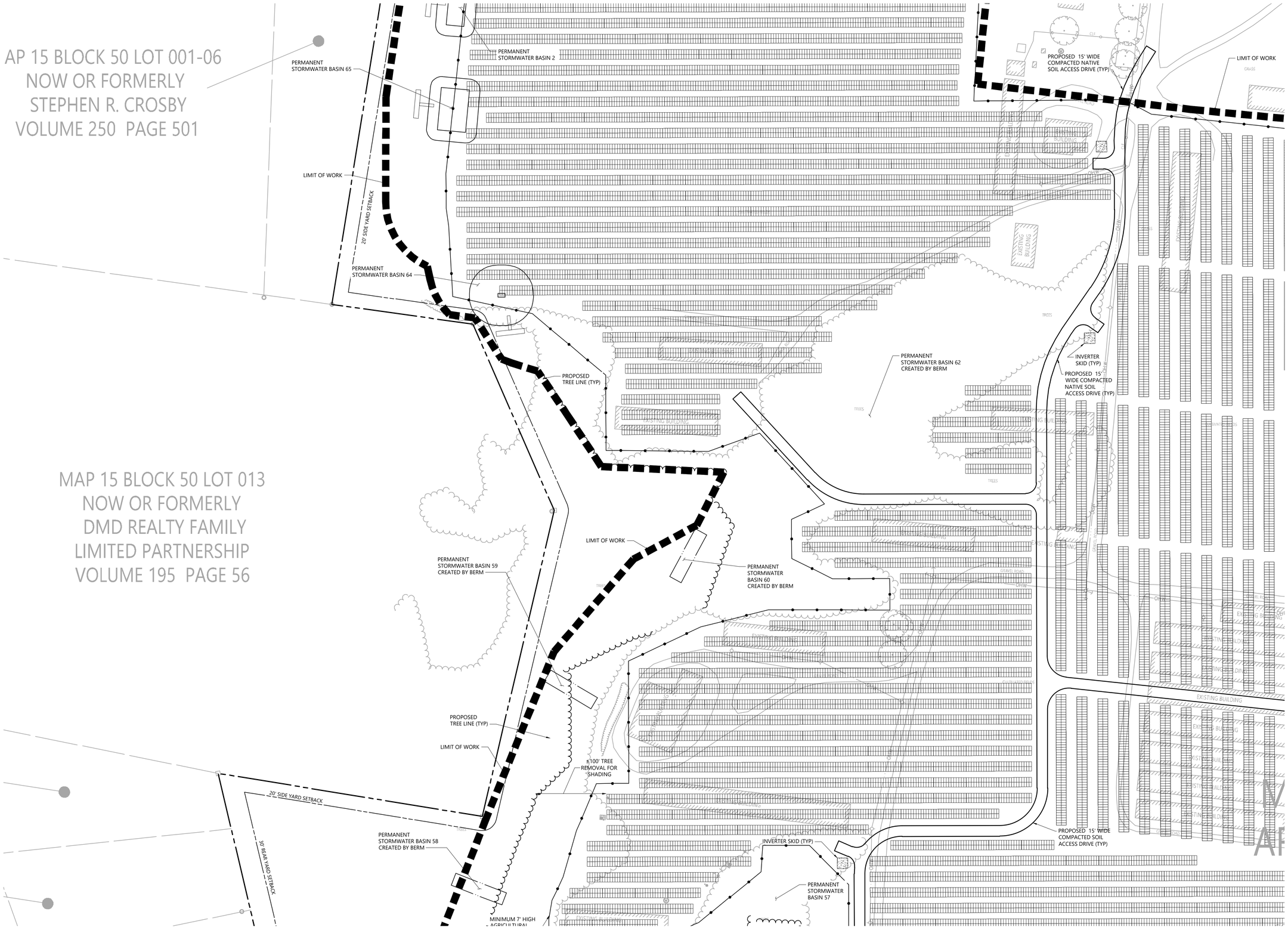

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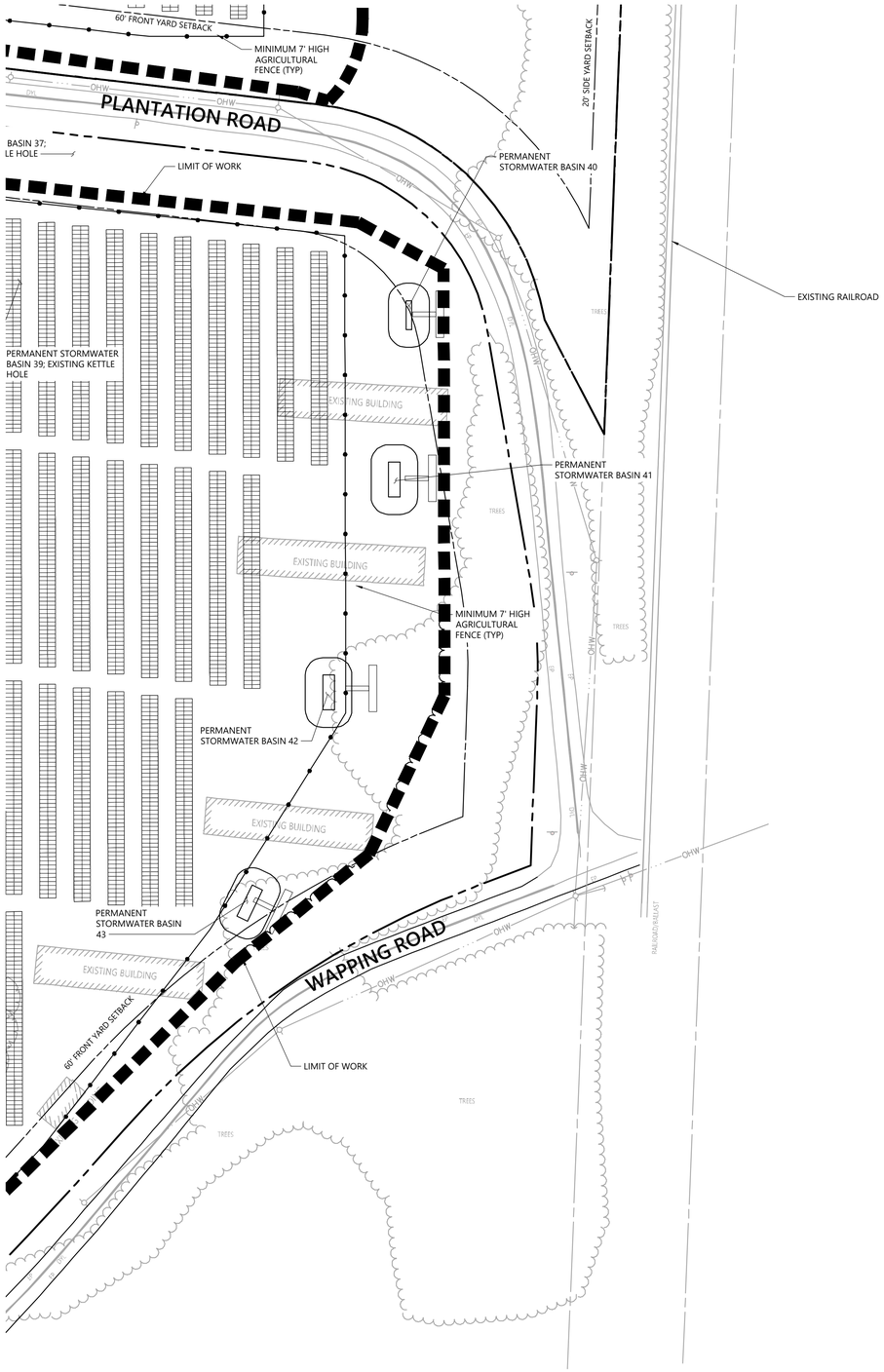

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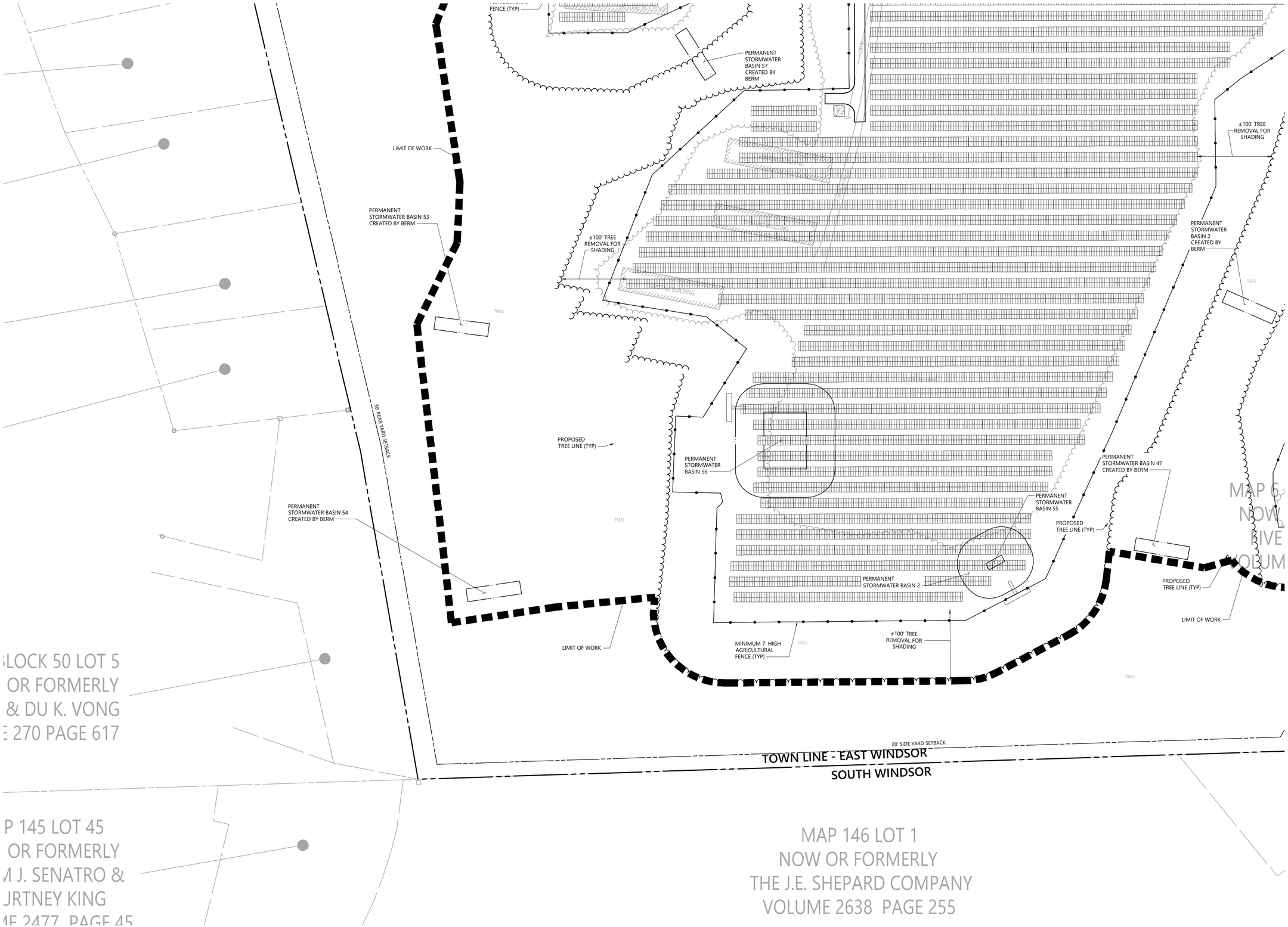

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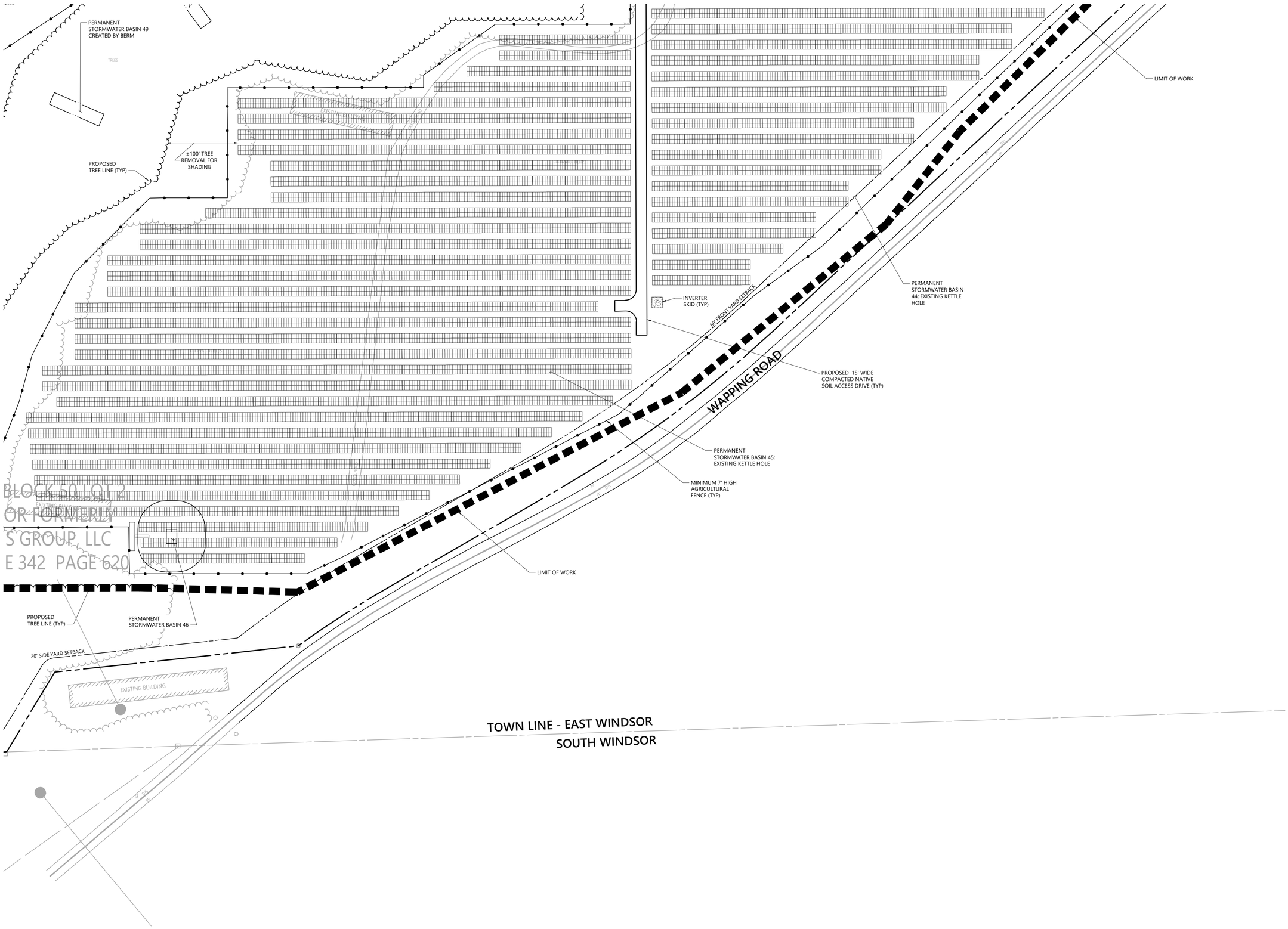

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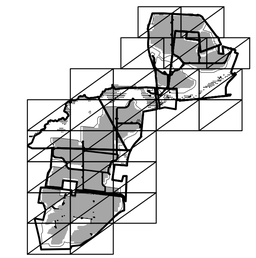

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Grading and Drainage Plan - Overall

Drawing Number

C-4.0

Sheet 3 of 83

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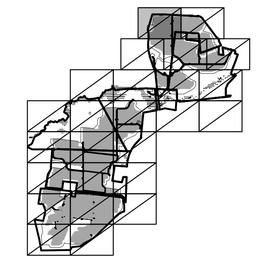

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Drawing Number

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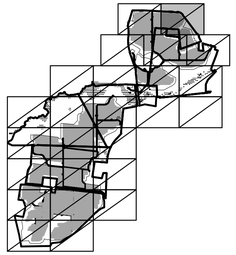

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Drawing Number

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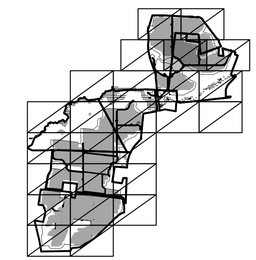

Key

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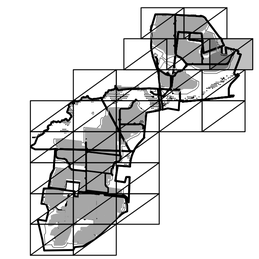

Key

Not To Scale

0 30 60 120 Feet

Gravel Pit Solar

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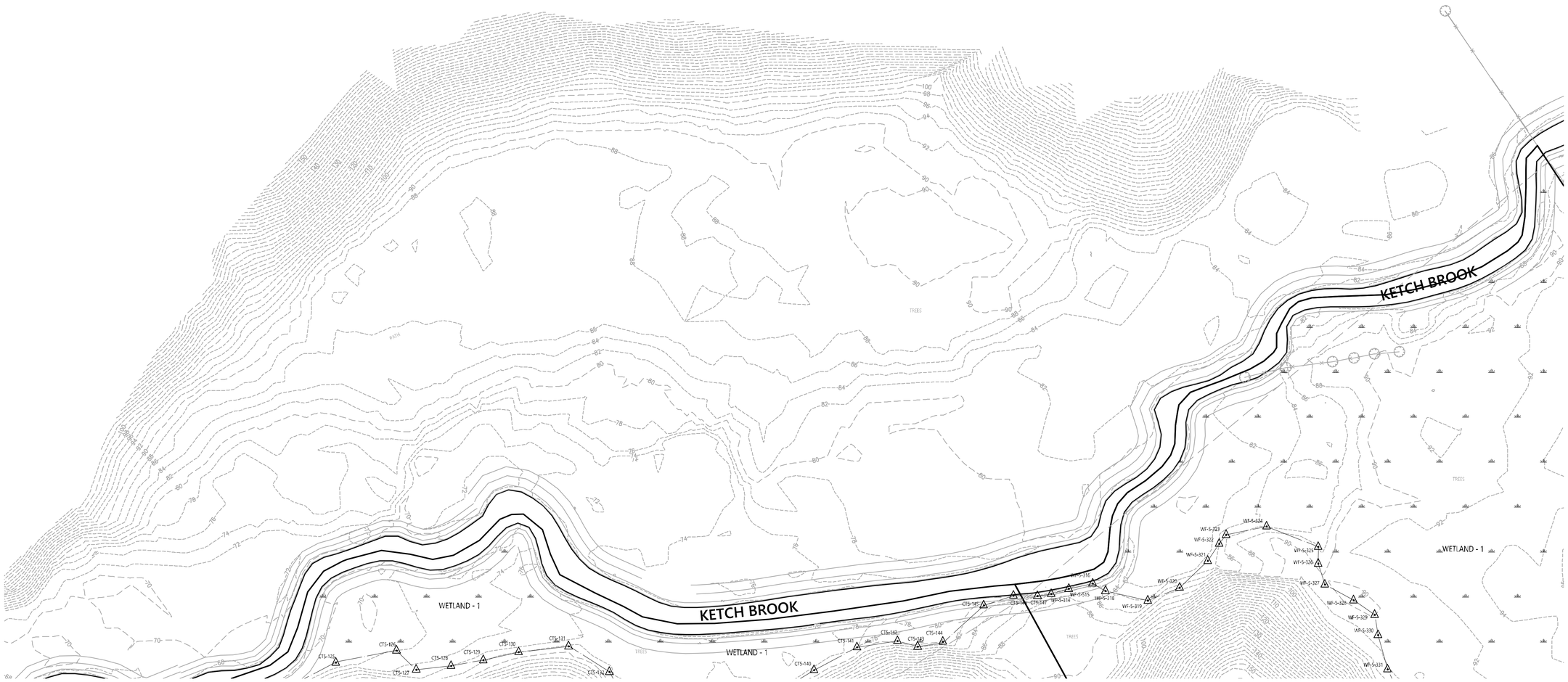

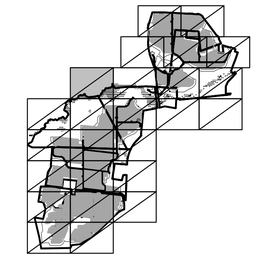

Key

Not To Scale

0 30 60 120 Feet

Gravel Pit Solar

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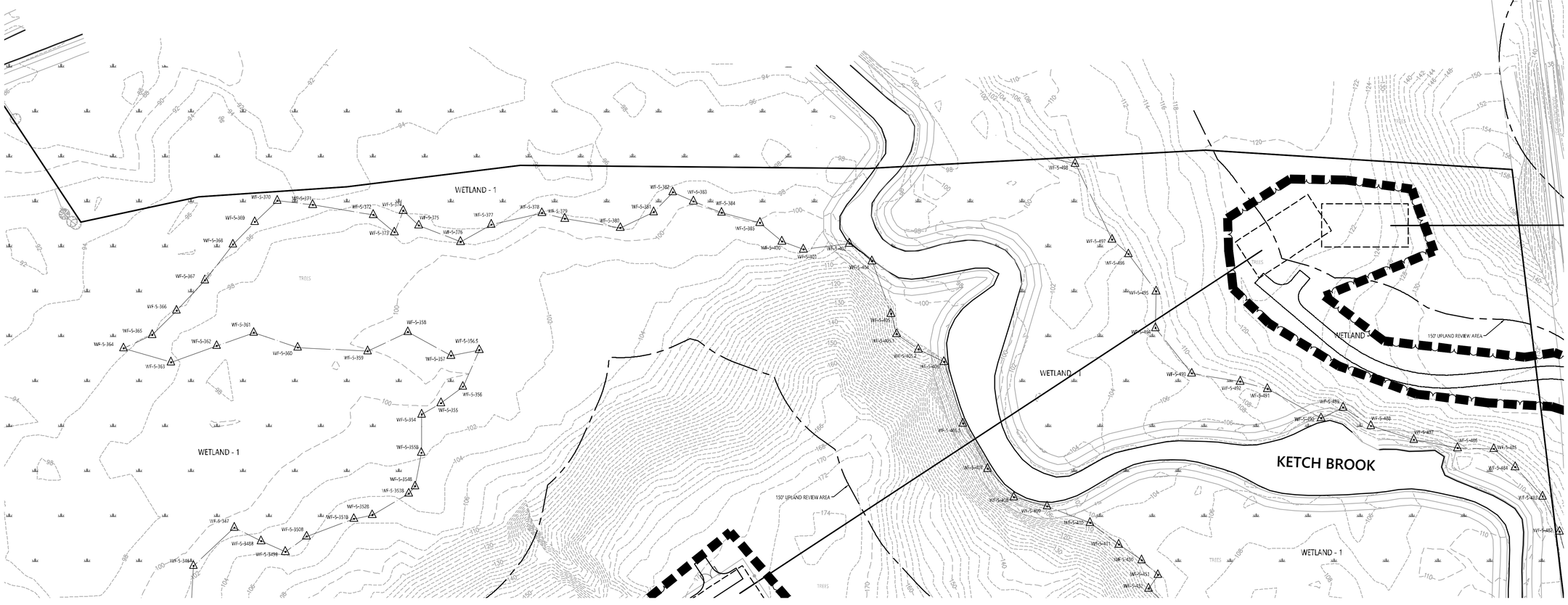

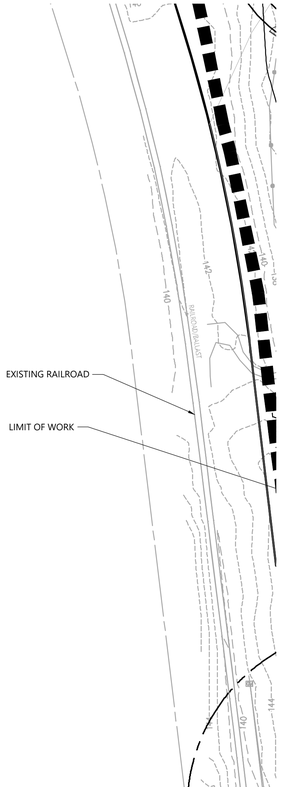

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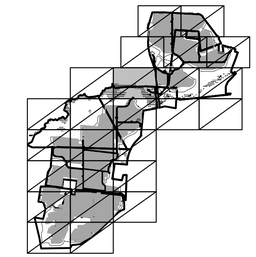

Key

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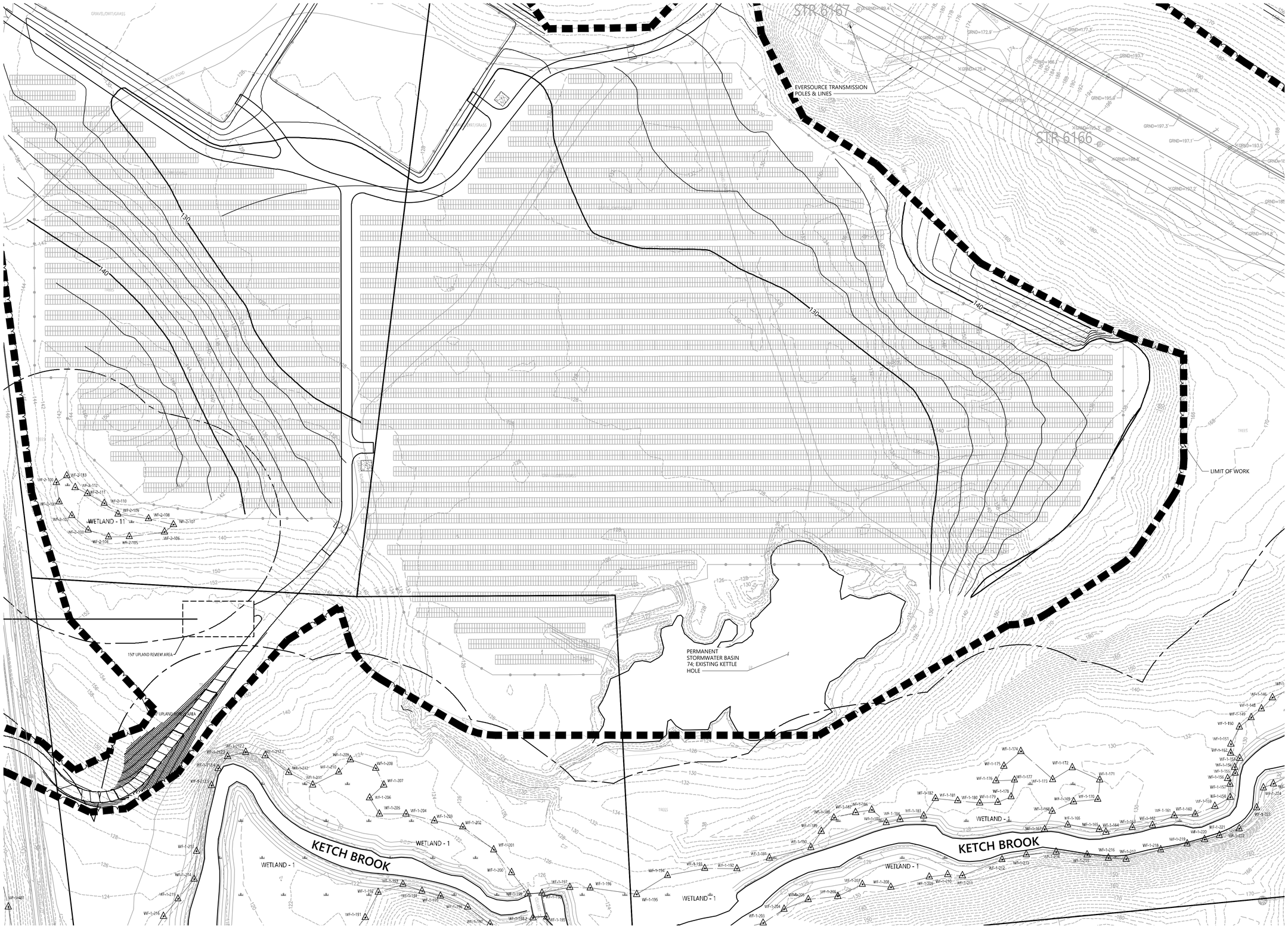

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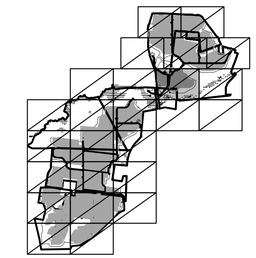

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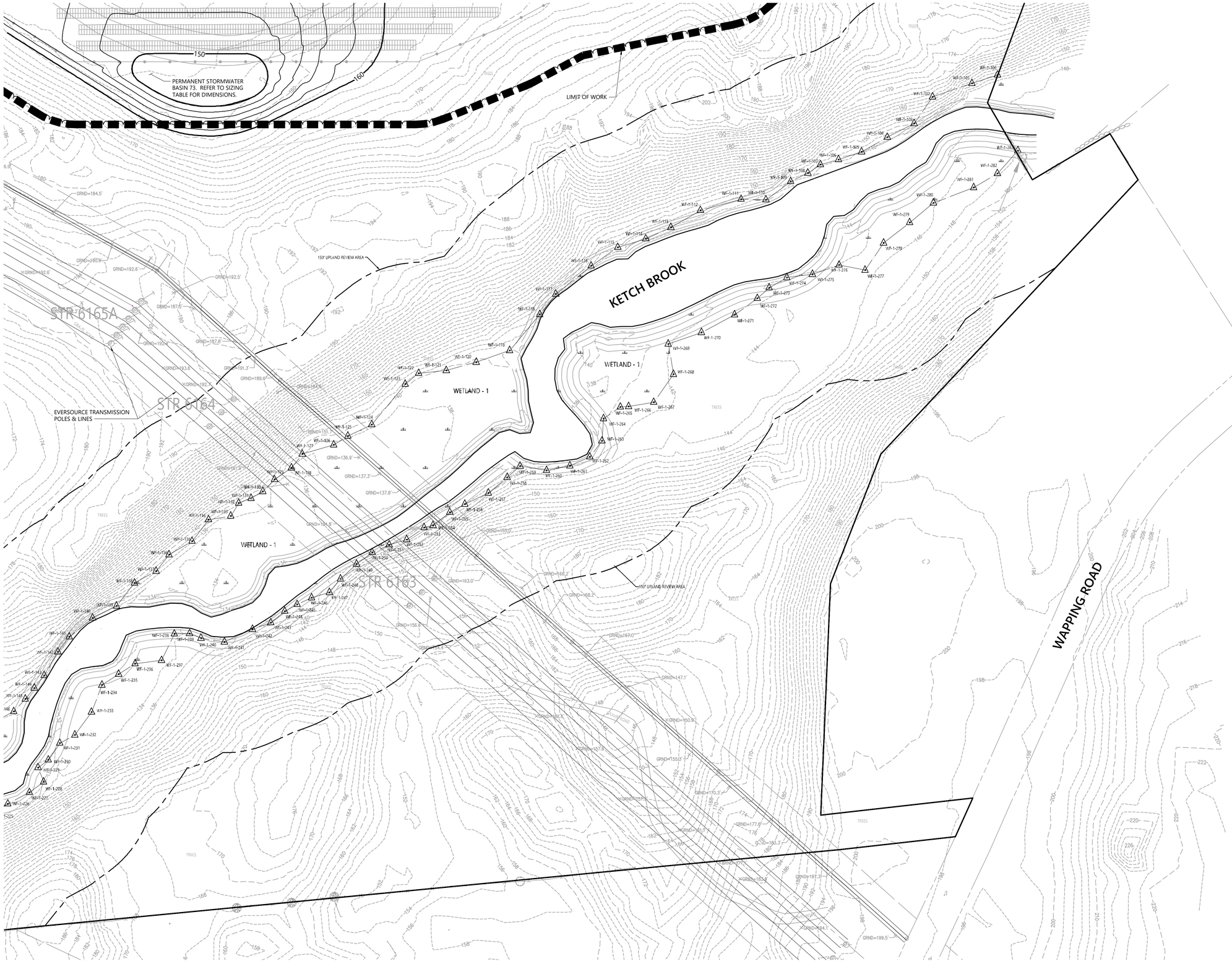

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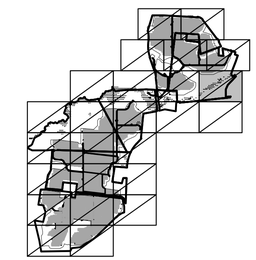

Key

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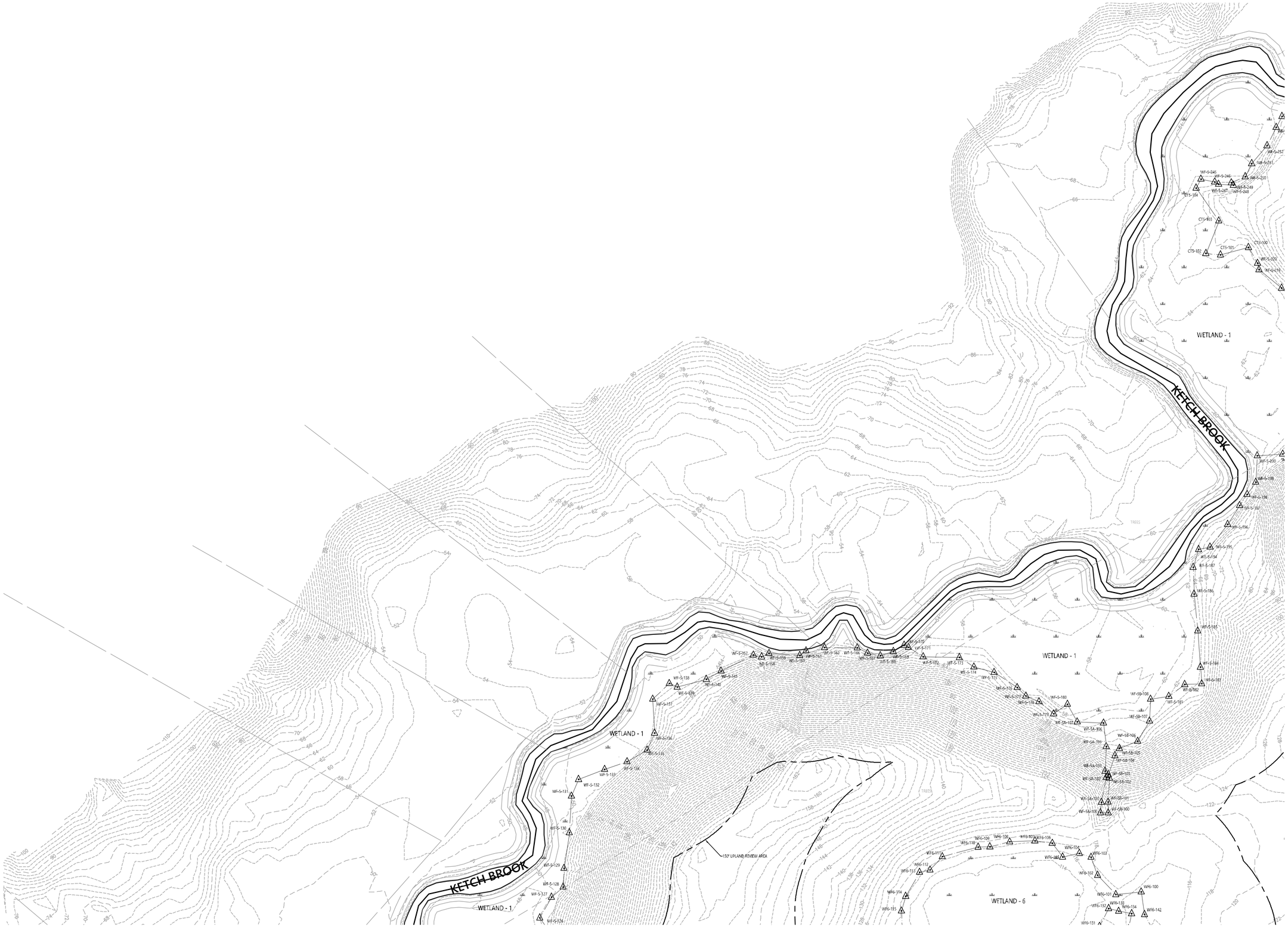

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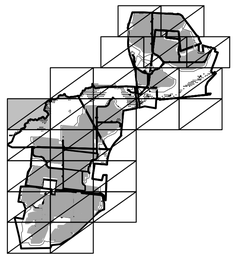

Key

Not To Scale

0 30 60 120 Feet

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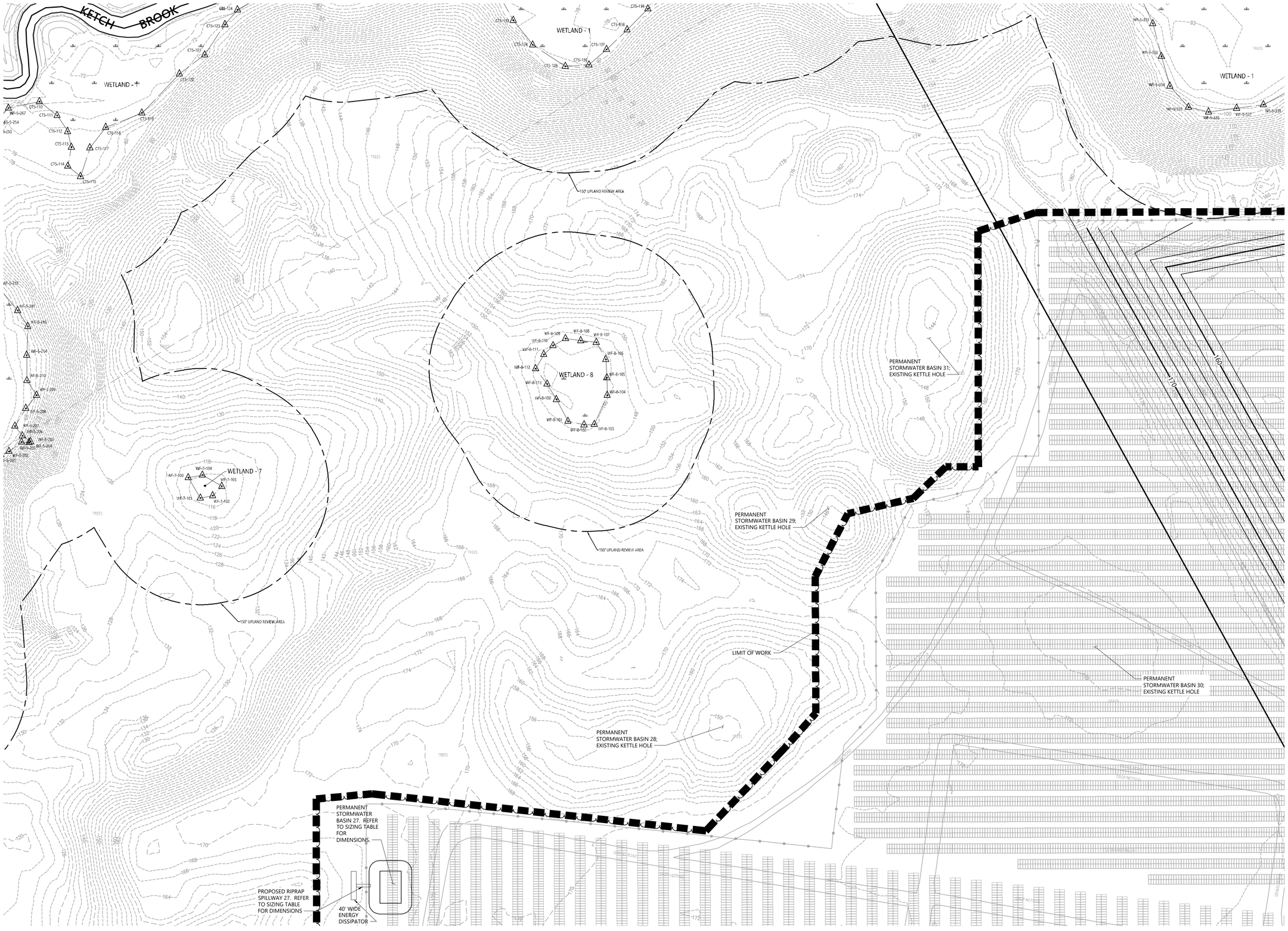

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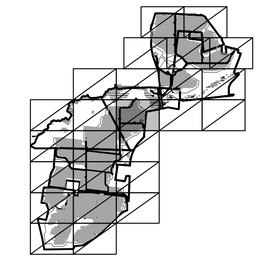

Key

Not To Scale

0 30 60 120 Feet

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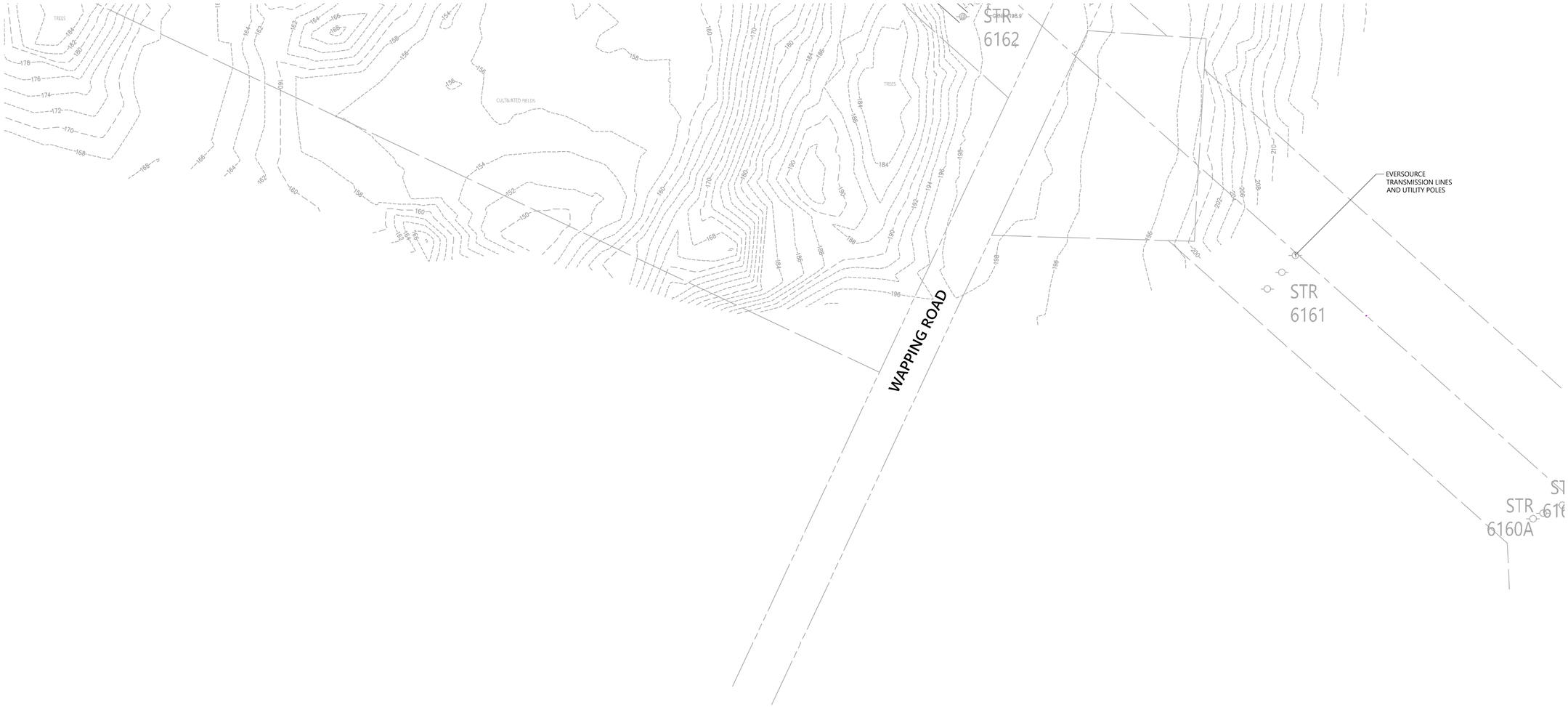

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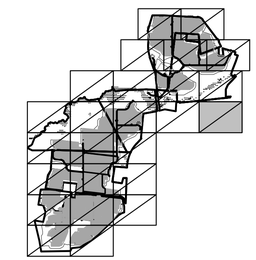

Key
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0 30 60 120 Feet

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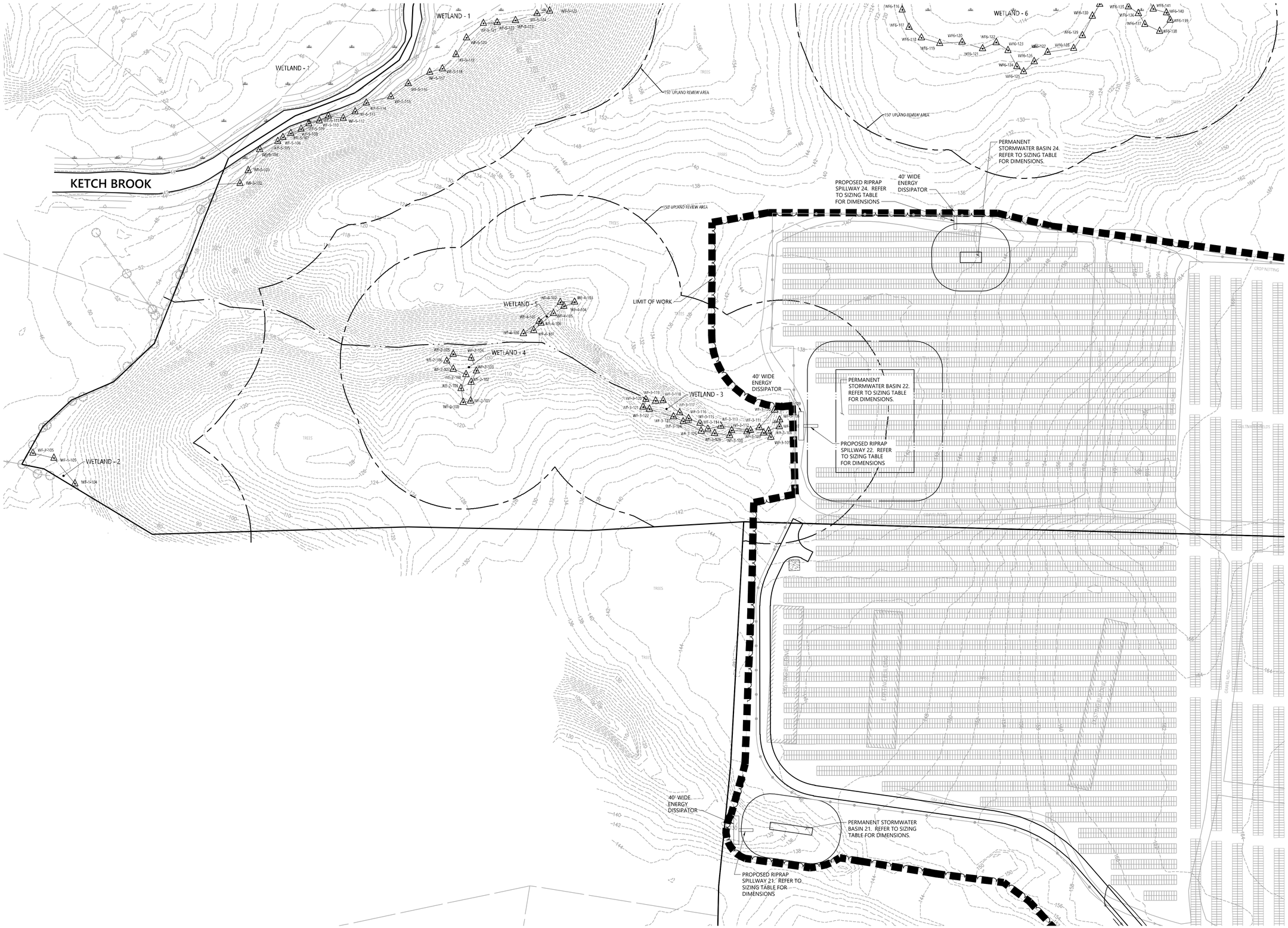

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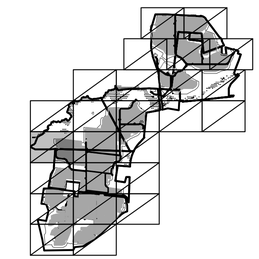

Key

Not To Scale

0 30 60 120 Feet

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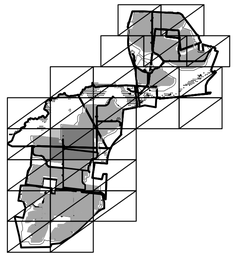

Key

Not To Scale

0 30 60 120 Feet

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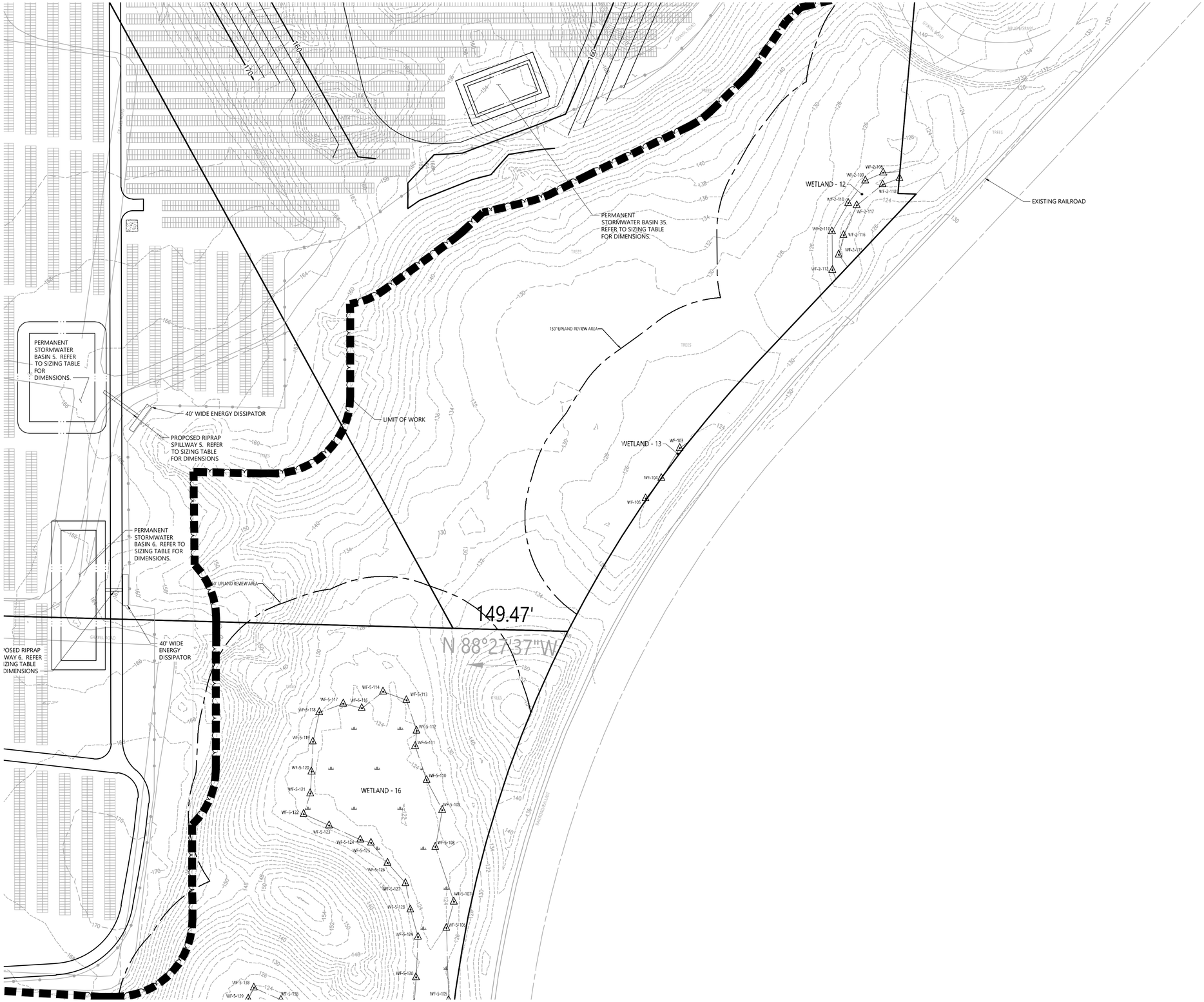

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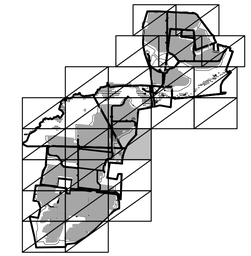

Key

Not To Scale

0 30 60 120 Feet

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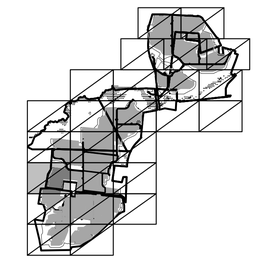

Key

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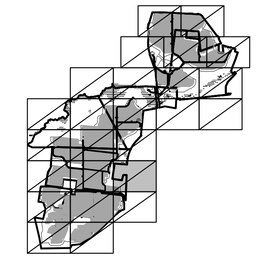

Key

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Project Number
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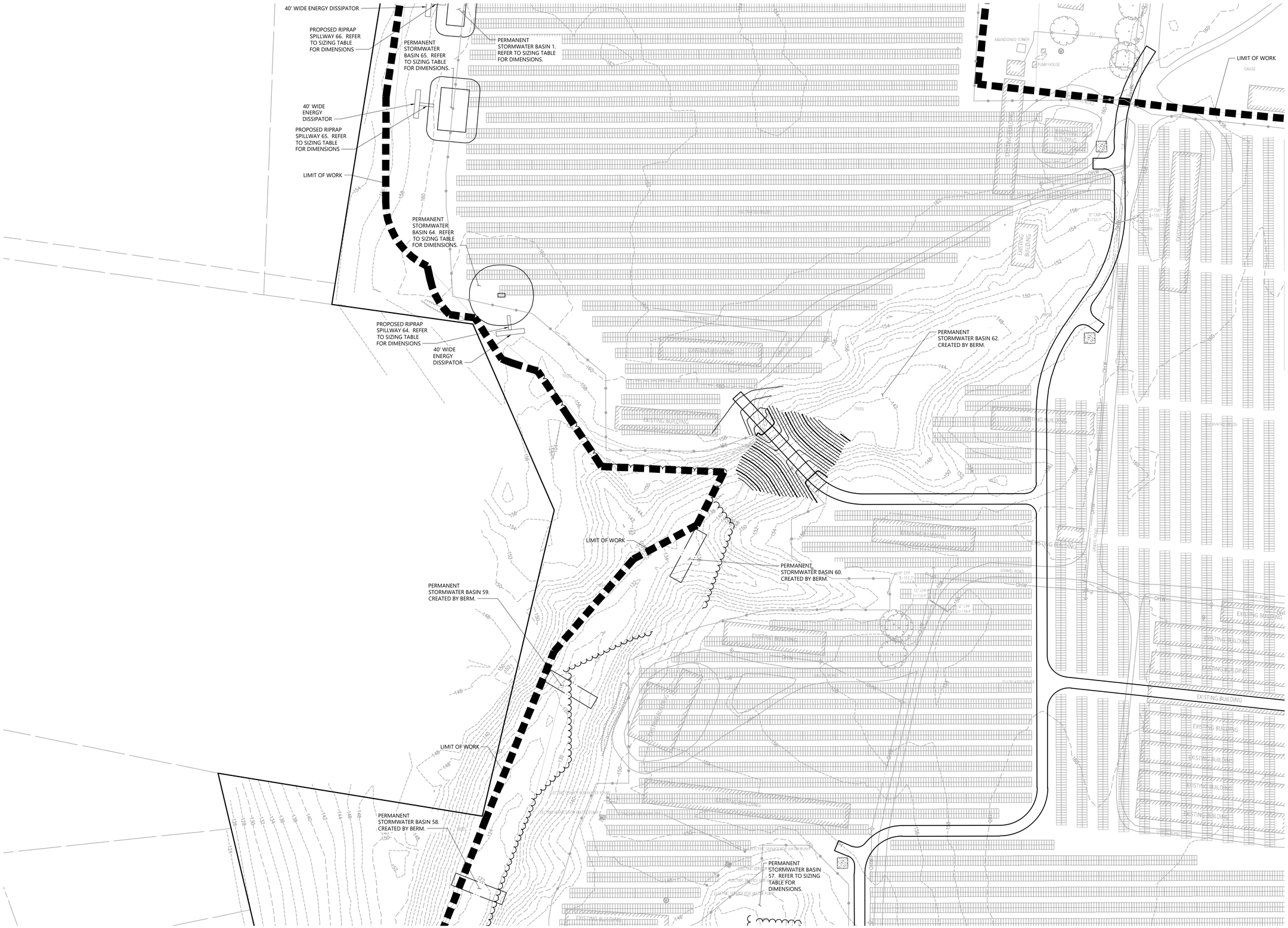

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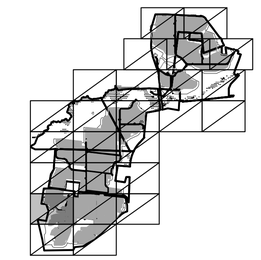

Key

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Drawing Number

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Project Number

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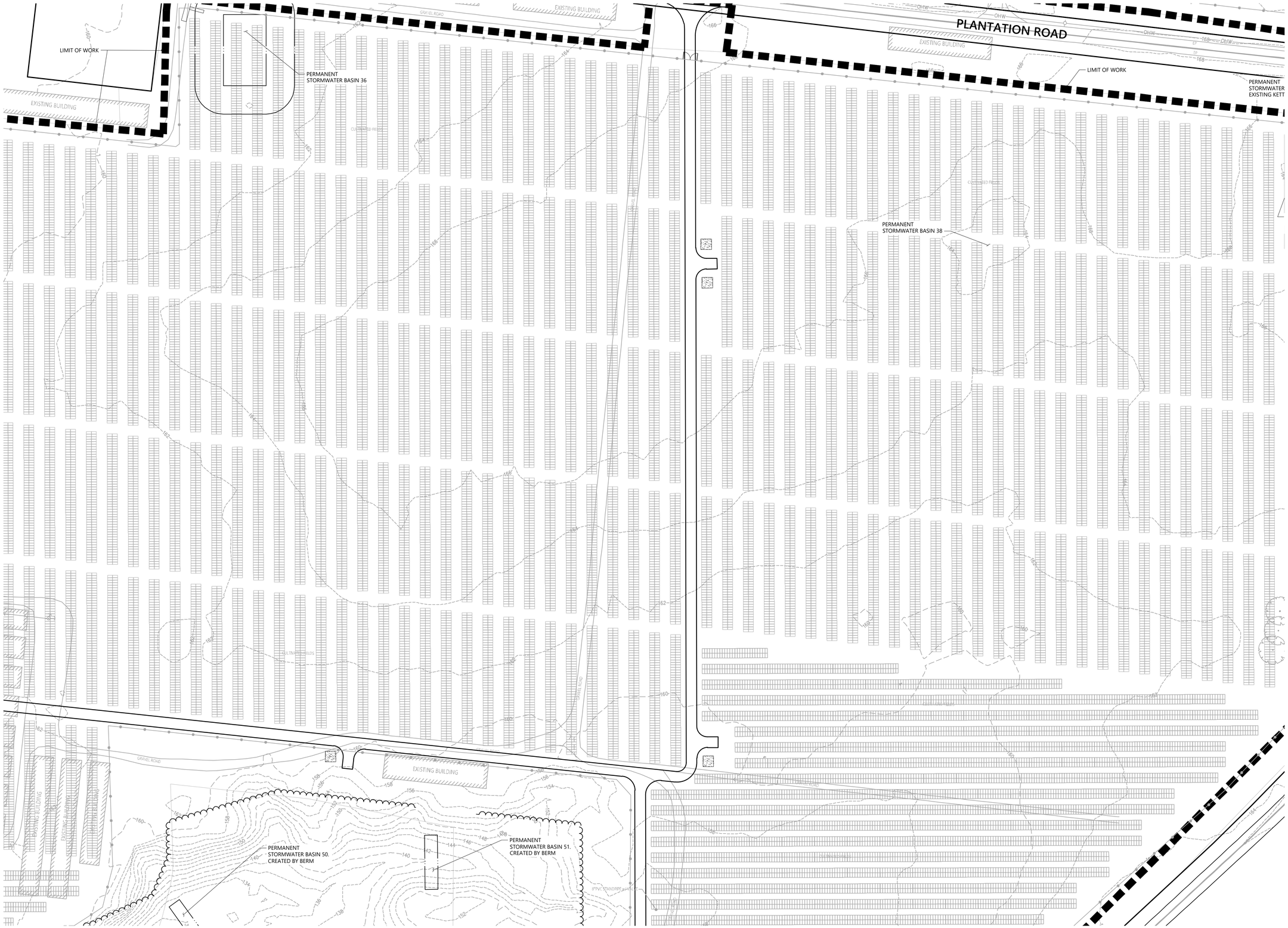

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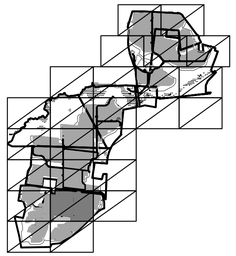

Key

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Project Number

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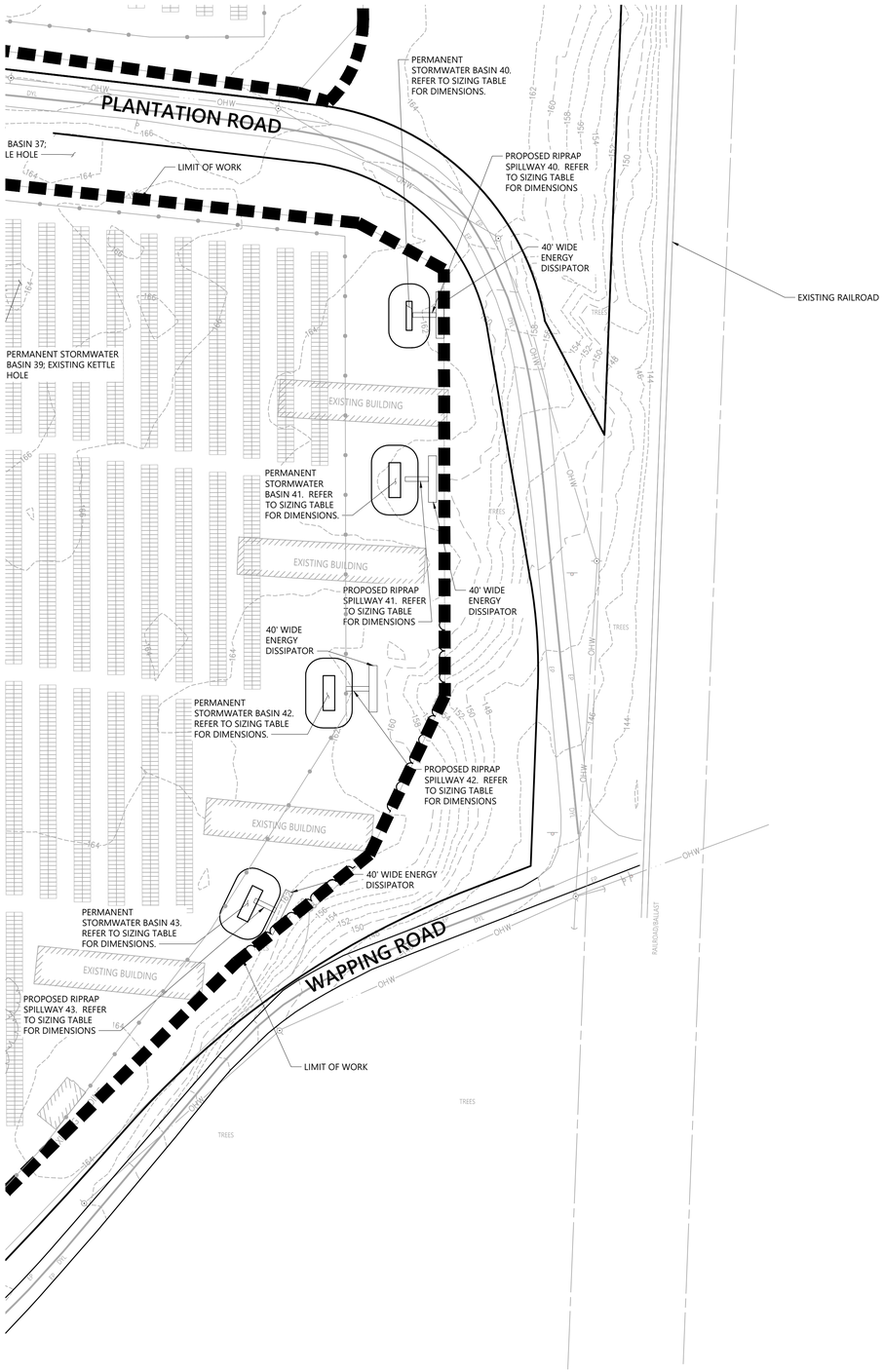

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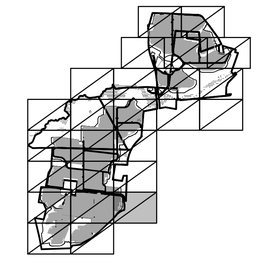

Key

Not To Scale

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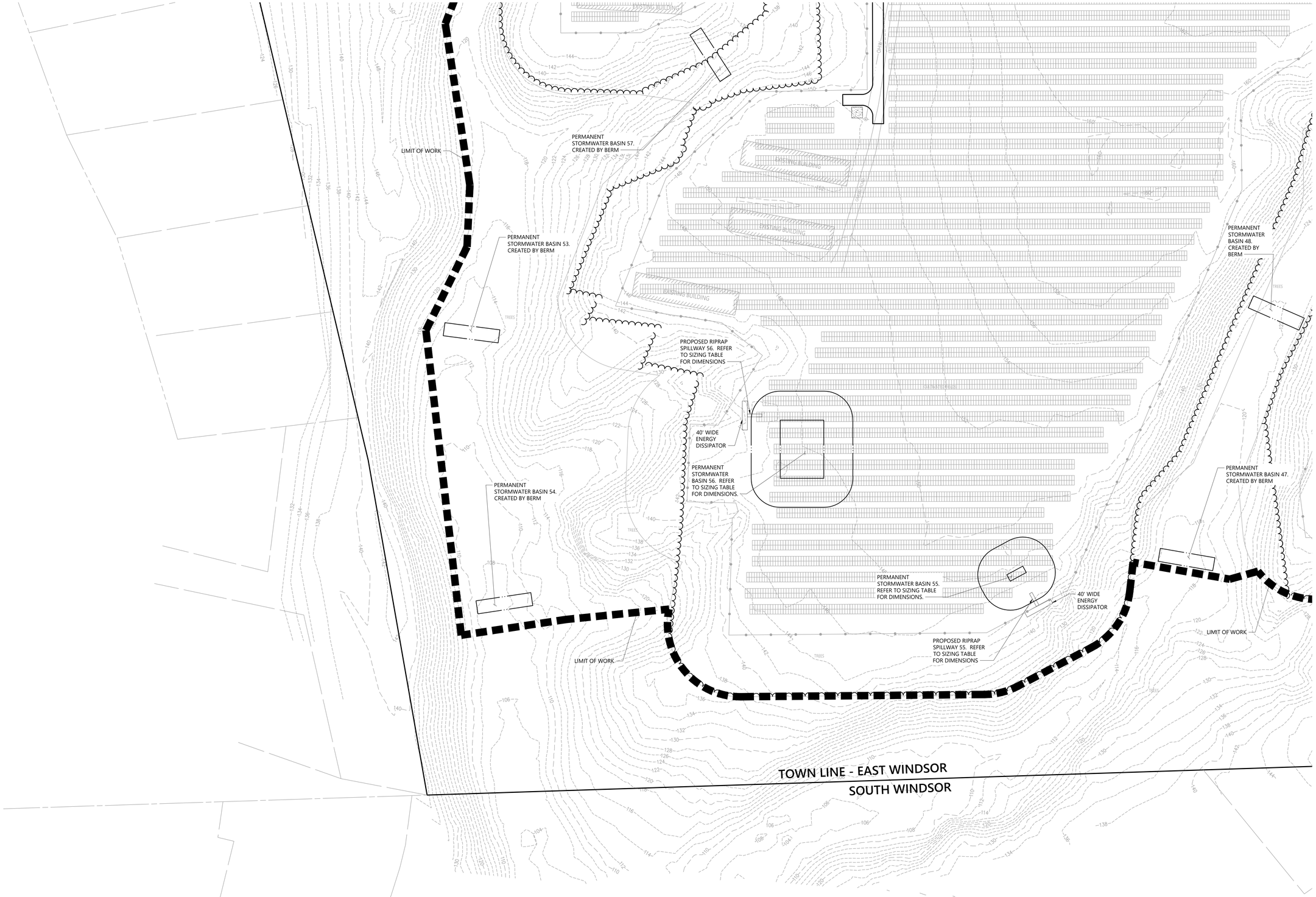

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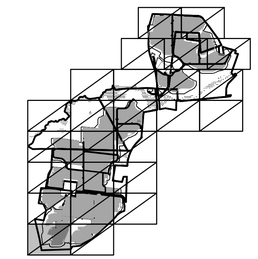

Key

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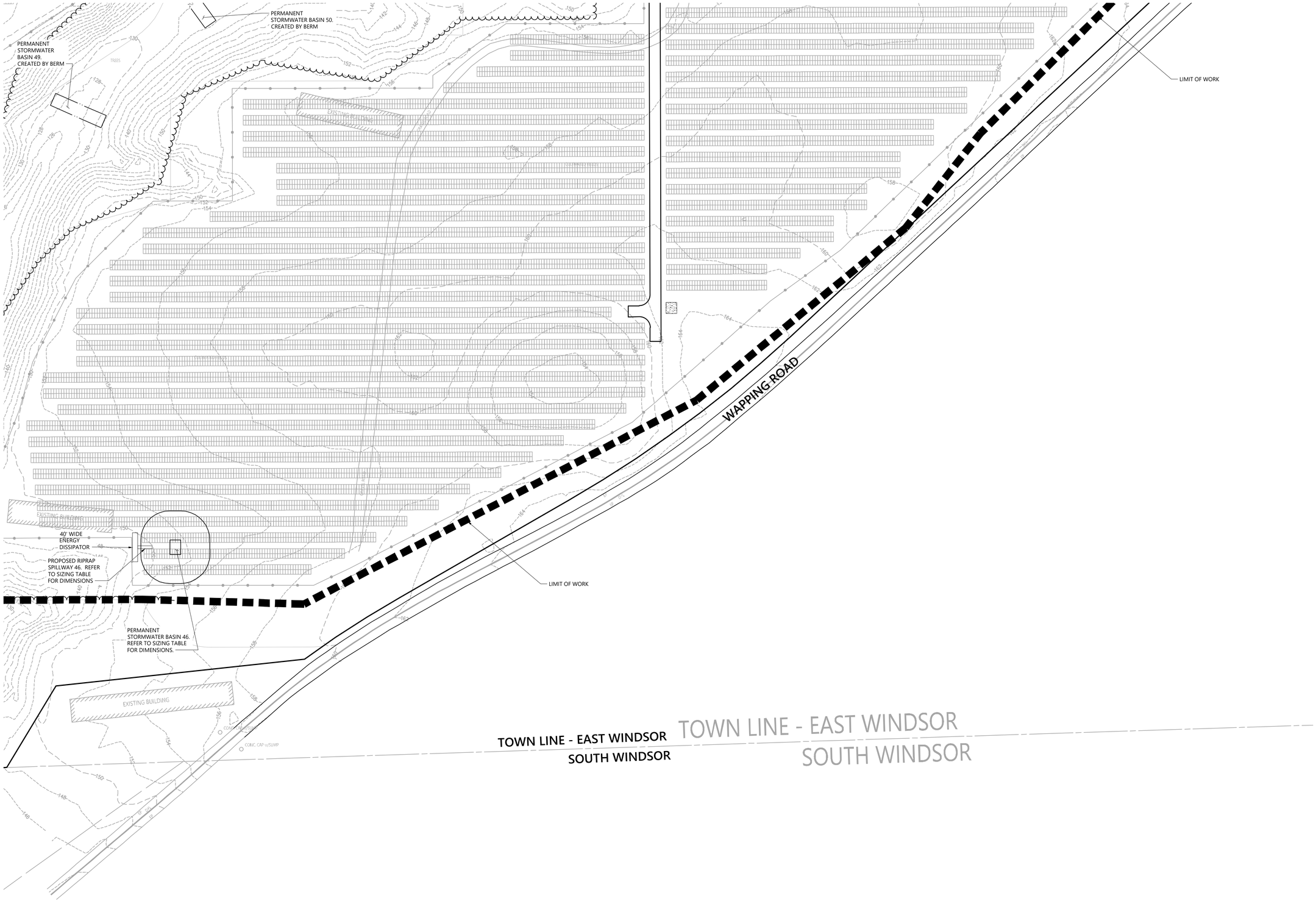

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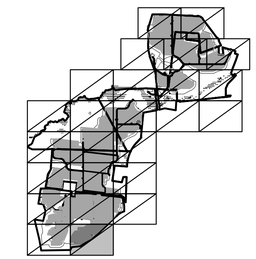

Key

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CONSTRUCTION SEQUENCING

ALL CONSTRUCTION ACTIVITIES ARE EXPECTED TO BEGIN IN THE SUMMER/FALL OF 2021 AND BE COMPLETED BY THE END OF 2022. THE GENERAL CONSTRUCTION NOTES ARE AS FOLLOWS:

1. THE SITE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT ROADS/HIGHWAYS AND THEIR DRAINAGE SYSTEM, NEIGHBORING PROPERTIES, WETLANDS AND REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT. DESIGNATED ACCESS DRIVES MUST BE USED TO THE MAXIMUM EXTENTS POSSIBLE.
2. A QUALIFIED INSPECTOR SHALL BE ASSIGNED TO BE RESPONSIBLE FOR PERFORMING INSPECTIONS AND PREPARING REPORTS IN ACCORDANCE WITH SECTION 5(B)(4)(B) OF THE CONSTRUCTION GENERAL PERMIT. IT IS ALSO ANTICIPATED THAT REPRESENTATIVES FROM CTDEEP AND/OR THE STATE CONSERVATION DISTRICT WILL PERFORM PERIODIC INSPECTIONS.
3. ENGINEER OF RECORD SHALL PERFORM THREE (3) MONTHLY PLAN IMPLEMENTATION INSPECTIONS WITHIN THE FIRST 90 DAYS OF CONSTRUCTION ACTIVITY, AS REQUIRED BY CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION.
4. THROUGHOUT THE COURSE OF THE CONSTRUCTION PROJECT, ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE WARRANTED AT THE DISCRETION OF THE QUALIFIED INSPECTOR AND/OR DESIGN ENGINEER. THESE IMPROVEMENTS MUST BE IMPLEMENTED IN A TIMELY FASHION IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION GENERAL PERMIT. ADDITIONALLY, AREAS OF PROPOSED COMPACTED NATIVE SOIL ROADS SHALL BE CONVERTED TO STABLE GRAVEL ROADS IF/AS DETERMINED BY THE QUALIFIED INSPECTOR OR ENGINEER OF RECORD.
5. PRIOR TO CONSTRUCTION, THE APPLICANT SHALL PROVIDE THE TOWN OF EAST WINDSOR WITH THE NAME OF CONTACT AND 24-HOUR CONTACT INFORMATION.
6. CONTRACTOR SHALL ADHERE TO 2002 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL, AS AMENDED.
7. THE CONTRACTOR SHALL FLAG THE LIMITS OF CLEARING NECESSARY TO FACILITATE THE PRE-CONSTRUCTION MEETING.
8. THE CONTRACTOR SHALL HOLD PRE-CONSTRUCTION MEETING(S). ATTENDEES SHALL INCLUDE, BUT NOT BE LIMITED TO, REPRESENTATIVES OF THE GENERAL CONTRACTOR, SITE CONTRACTOR, CTDEEP, TOWN OF EAST WINDSOR, ENGINEER OF RECORD, AND QUALIFIED SWPPP INSPECTOR.
9. THE CONTRACTOR SHALL CONTACT CALL-BEFORE-YOU-DIG (1-800-922-4455) PRIOR TO ENGAGING IN ANY EXCAVATION ACTIVITIES AT THE SITE.
10. THE CONTRACTOR SHALL NOTIFY THE TOWN OF EAST WINDSOR AGENT, ZONING ENFORCEMENT OFFICER, AND ENGINEERING DEPARTMENT, 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
11. NO CONSTRUCTION OF SITE IMPROVEMENTS MAY BEGIN UNTIL THE PROPER EROSION CONTROL MEASURES SERVING THE AREA TO BE DISTURBED ARE IN PLACE.
12. ANTICIPATED WORK HOURS WILL BE BETWEEN 6:30 AM AND 5:00 PM.
13. HIGH FLOTATION TIRE EQUIPMENT SHALL BE USED TO THE MAXIMUM EXTENTS PRACTICABLE IN LIEU OF TRACK CONSTRUCTION EQUIPMENT IN AN EFFORT TO AVOID COMPACTION OF THE NATIVE SOILS.

PRE-CONSTRUCTION SITE PROTECTION SEQUENCE (2021)

1. INSTALL STABILIZED VEHICLE CONSTRUCTION EXIT AT THE EXISTING ROAD INTERSECTING WITH PLANTATION ROAD AND WINDSORVILLE ROAD.
2. SURVEY AND MARK ALL WOODLAND CLEARING LIMITS.
3. MARK TREES TO BE FELLED WITHIN 10 FEET OF CLEARING LIMITS AND INSTALL TREE PROTECTION FOR TREES TO BE PRESERVED WITHIN 10 FEET OF CLEARING LIMITS.
4. FIELD SURVEY AND MARK BOUNDARY BETWEEN CLEARING LIMITS AND GRUBBING LIMITS.
5. THE USE OF A TUB GRINDER IS RECOMMENDED FOR THE MULCHING OF FELLED TREES.
6. AS TREES ARE CLEARED AND GRUBBED, GRIND TOPS AND ROOT BALLS IN TUB GRINDER TO CREATE MATERIAL FOR WOOD CHIP MULCH BERM.
7. ACCESS ROADS SHALL BE DESIGNATED AS EARLY AS FEASIBLE AND USED PRIMARILY FOR CONSTRUCTION TRAFFIC.
8. AS MATERIAL IS PRODUCED, INSTALL MULCH BERM AT THE LIMIT OF DISTURBANCE GENERALLY IN AREAS OF CLEARED FOREST. MULCH BERM HAS NOMINAL DIMENSIONS OF 1.5 TO 2 FEET HIGH BY 4-FOOT WIDE.
9. IMMEDIATELY INSIDE THE PERIMETER MULCH BERM, INSTALL ENTRENCHED SILT FENCE FOLLOWING STANDARDS OF THE 2002 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL. MULCH BERM AND PERIMETER SILT FENCE SHALL BE MAINTAINED IN PERPETUITY UNTIL COMPLETION OF CONSTRUCTION. NO WORK SHALL BE ALLOWED OUTSIDE OF THESE LIMITS.
10. CONCURRENT WITH ITEMS 2 THROUGH 9 ABOVE, THE CONTRACTOR SHALL ADDRESS ONGOING EROSION PROBLEMS USING TEMPORARY DIVERSIONS AND FILLING AND GRADING GULLIES. TRACK GULLIES UP AND DOWN SLOPE AND HYDROSEED WITH A THERMALLY-TREATED WOOD BONDED FIBER MATRIX (BFM) MULCH WITH TACKIFIER. A STAPLED BIODEGRADABLE EROSION CONTROL BLANKET WITHOUT MONOFILAMENT MESH IS AN ACCEPTABLE ALTERNATIVE FOR HYDROSEED AND BFM.
11. INSTALL TEMPORARY SEDIMENT TRAPS IN ACCORDANCE WITH THE APPROVED SITE-SPECIFIC SWPCP AND CT GUIDELINES. THE ENGINEER OF RECORD SHALL INSPECT FEATURES TO CONFIRM REQUIRED STORAGE CAPACITIES ARE PROVIDED AND THAT OUTLETS AND/OR SPILLWAYS ARE CONSTRUCTED CORRECTLY. DISCHARGE AREAS BELOW OUTFALLS MUST BE INSPECTED TO CONFIRM FLOW WILL BE OVER STABLE GROUND AND SHEET FLOW IS ENCOURAGED. IF DISTURBED SOILS ARE PRESENT, THE ENGINEER OF RECORD TO PROVIDE CORRECT MEASURES TO ADDRESS CONDITION.
12. SEED AND PROTECT DISTURBED SOILS AROUND SEDIMENT TRAPS AND BASINS WITHIN 72 HOURS OF COMPLETION. SECURE SEED WITH A THERMALLY-TREATED BFM APPLIED FOLLOWING MANUFACTURER'S SPECIFICATIONS FOR USE AT SPECIFIED APPLICATION RATES. AN ANIONIC POLYACRYLAMIDE PRODUCT MAY BE INCLUDED WITH THE TACKIFIER TO PROMOTE SOIL STABILITY. ALL OTHER AMENDMENTS SHOULD BE PRESCRIBED BASED ON THE RESULT OF SOIL TESTS.
13. INSTALL OTHER EROSION AND SEDIMENT CONTROLS FOLLOWING THE CT GUIDELINES AND MANUFACTURER'S DIRECTIONS. DURING CONSTRUCTION, THE CONTRACTOR SHALL INSTALL MEASURES AS REQUIRED BY THE ENGINEER OF RECORD OR QUALIFIED INSPECTOR, TO PREVENT SEDIMENT-LADEN RUNOFF FROM REACHING WETLANDS OR DISCHARGING OFFSITE.
14. ESTABLISH DESIGNATED VEHICULAR TRAFFIC ACCESS ROADS (GRAVEL, OR COMPACTED NATIVE SOIL, PER PLANS) THAT SHALL BE USED AS PRIMARY ACCESSES. EFFORTS MUST BE MADE TO MINIMIZE VEHICULAR TRAFFICKING ACROSS NON-DESIGNATED AREAS TO THE EXTENTS POSSIBLE.
15. SPREADED MULCH AND FELLED BRANCHES FROM PRE-EXISTING TIMBER HARVEST ON SITE SHALL BE CLEANED AND AREAS SEEDED. MATERIAL CLEANED IN THIS WAY MAY BE REPURPOSED FOR THE USE OF WOOD CHIP MULCH BERMS ALONG THE SITE PERIMETER OR REMOVED FROM THE SITE. THE USE OF HYDROSEED COMBINED WITH TACKIFIER AND POLYACRLAMIDE (PAM) IS RECOMMENDED FOR THIS RESEEDING. THE CLEANUP AREAS SHALL BE LEFT UNDISTURBED THROUGH A FULL GROWING SEASON BEFORE INITIATION OF THE CONSTRUCTION SEQUENCE CAN TAKE PLACE.

CONSTRUCTION SEQUENCE (2022)

1. PERFORM MASS EARTHWORK ON THE SITE AND INSTALL PERIMETER FENCE TO SERVE AS CONSTRUCTION BARRIER. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FROM AREAS PROPOSED FOR REGRADING.
2. TOPSOIL SHALL BE REPLACED TO 3" MINIMUM DEPTH OVER REGRADED AREAS UPON COMPLETION OF MASS EARTHWORK ACTIVITIES AND AREAS WHICH WERE DISTURBED BY MASS EARTHWORK OPERATIONS SHALL BE RESEEDED WITHIN 72 HOURS OF COMPLETION.
3. AREAS DISTURBED BY MASS EARTHWORK SHALL BE RESEEDED WITH HYDROSEED, COMBINED WITH TACKIFIER AND PAM.
4. DRIVE PILES FOR SOLAR PANEL RACKING.
5. THE INSTALLATION OF RACKING SHALL FOLLOW THE PILE DRIVING BY ROUGHLY ONE WEEK STARTING FROM THE SAME POINT. IT IS ANTICIPATED THAT APPROXIMATELY 13 ACRES OF PILES WILL BE IN AHEAD OF RACKING ON AVERAGE.
6. RESEED AND REGRADE ALL AREAS DISTURBED BY CONSTRUCTION TRAFFIC WITHIN THE ARRAYS WHERE RACKS ARE INSTALLED AS EARLY AS POSSIBLE. RUTS AND RILLS SHALL BE SMOOTHED AND GRADED AS DISCOVERED.
7. INSTALL SOLAR PANEL MODULES IN THE RACKING. MUCH OF THIS WORK IS ANTICIPATED TO BE PERFORMED BY HAND AND LIGHT CONSTRUCTION EQUIPMENT WHICH WILL CAUSE MINIMAL DISTURBANCE COMPARED TO THE USE OF HEAVY EQUIPMENT. DESIGNATED ACCESS ROADS SHALL STILL BE USED TO THE MAXIMUM EXTENTS POSSIBLE.
8. UPON COMPLETION OF CONSTRUCTION, RE-SEED ALL DISTURBED AREAS WITHIN 72 HOURS AND PREVENT VEHICULAR TRAFFICKING OVER THESE AREAS. INSTALL FINAL LANDSCAPING.
9. THE TEMPORARY SEDIMENT TRAPS/BASINS AND THEIR ASSOCIATED DIVERSION CHANNELS MAY BE REMOVED ONCE ALL TRIBUTARY AREAS UPSTREAM OF THEM HAVE BEEN COMPLETED AND STABILIZED WITH 80 PERCENT VEGETATED COVER, AT THE DIRECTION OF THE QUALIFIED INSPECTOR AND/OR DESIGN ENGINEER.
10. AFTER SITE IS STABILIZED, AND AFTER INSPECTION BY DESIGN ENGINEER, OR OTHER OWNER'S REPRESENTATIVE, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS. ENTIRE SITE SHALL BE CHECKED FOR AND CLEANED OF SEDIMENT AS NEEDED.

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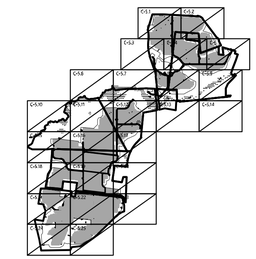

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Erosion and Sediment Control Plan - Overall

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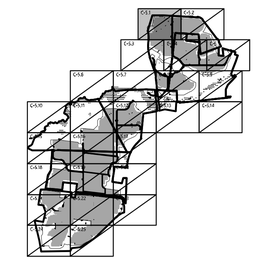

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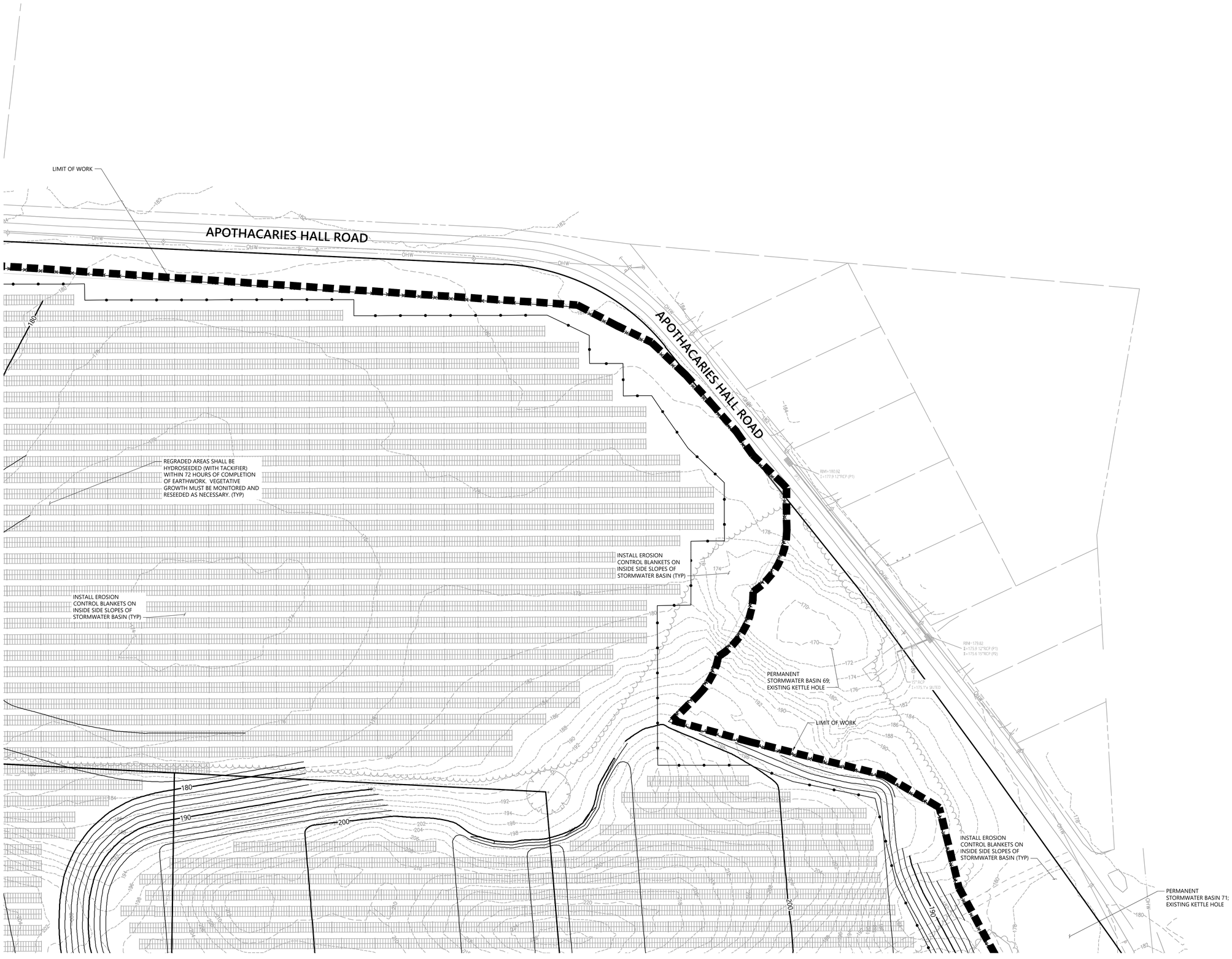

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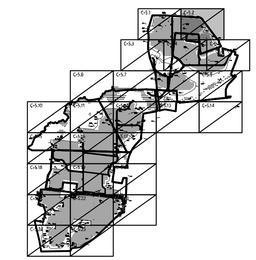

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REGRADED AREAS SHALL BE HYDROSEEDED (WITH TACKIFIER) WITHIN 72 HOURS OF COMPLETION OF EARTHWORK. VEGETATIVE GROWTH MUST BE MONITORED AND RESEEDED AS NECESSARY. (TYP)

REGRADED AREAS SHALL BE HYDROSEEDED (WITH TACKIFIER) WITHIN 72 HOURS OF COMPLETION OF EARTHWORK. VEGETATIVE GROWTH MUST BE MONITORED AND RESEEDED AS NECESSARY. (TYP)

INSTALL EROSION CONTROL BLANKETS ON INSIDE SIDE SLOPES OF STORMWATER BASIN (TYP)

PERMANENT STORMWATER BASIN 70; EXISTING KETTLE HOLE

LIMIT OF WORK

STR 6168

EVERSOURCE TRANSMISSION LINES

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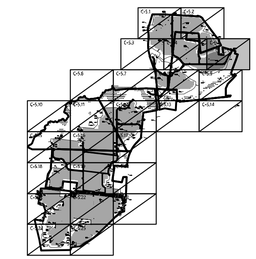

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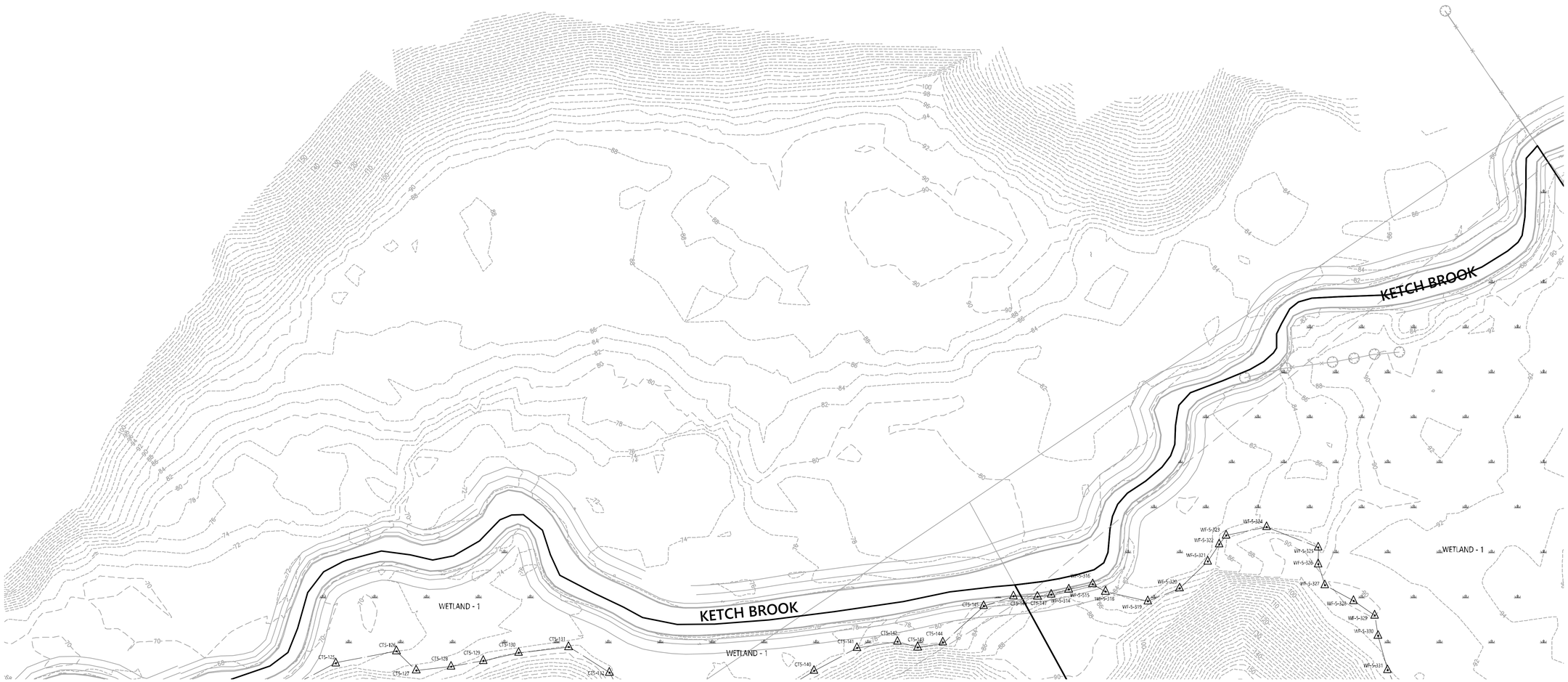

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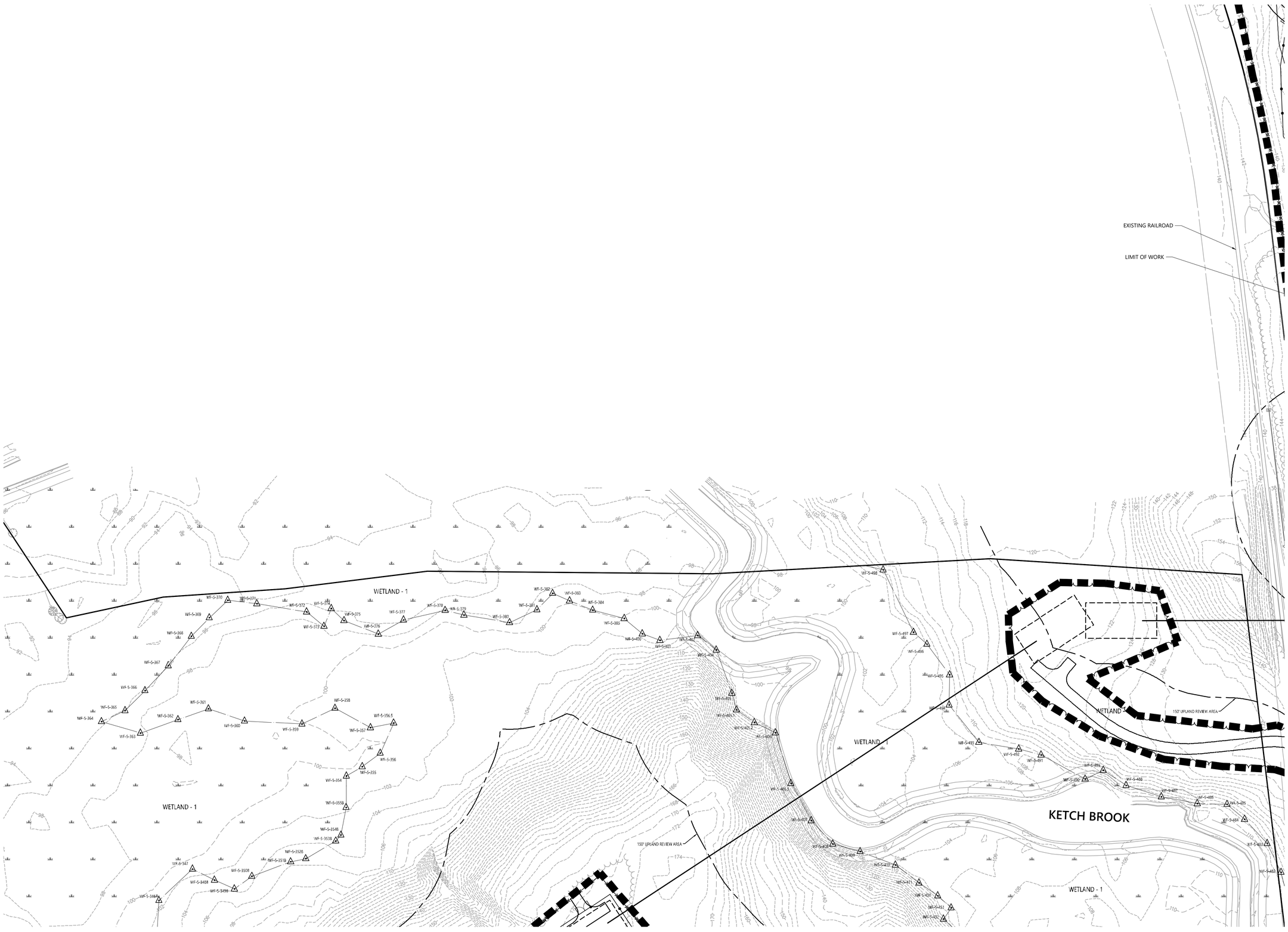

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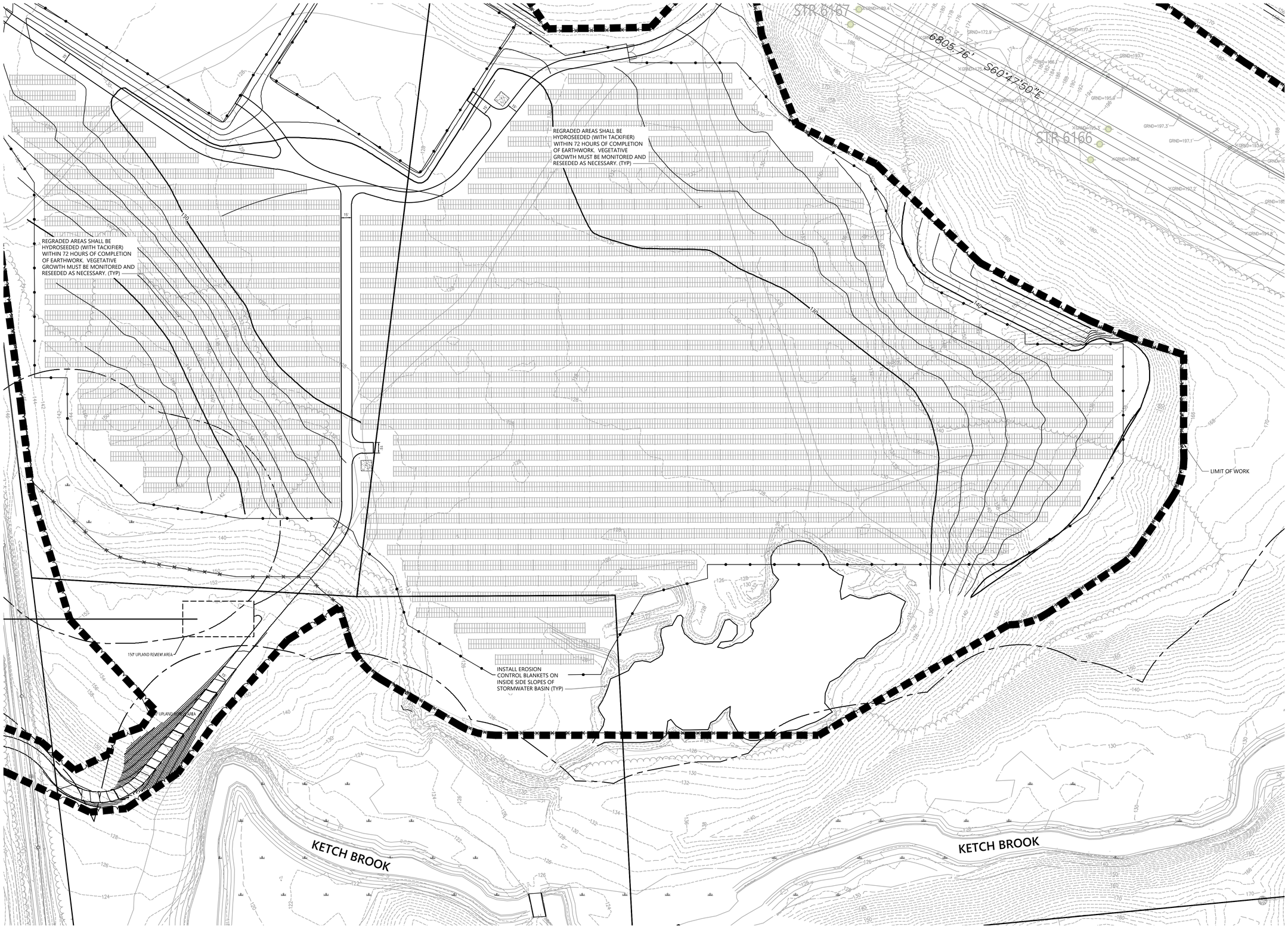

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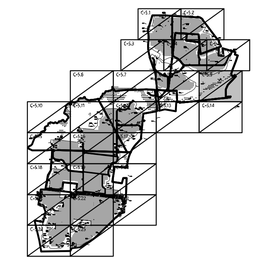

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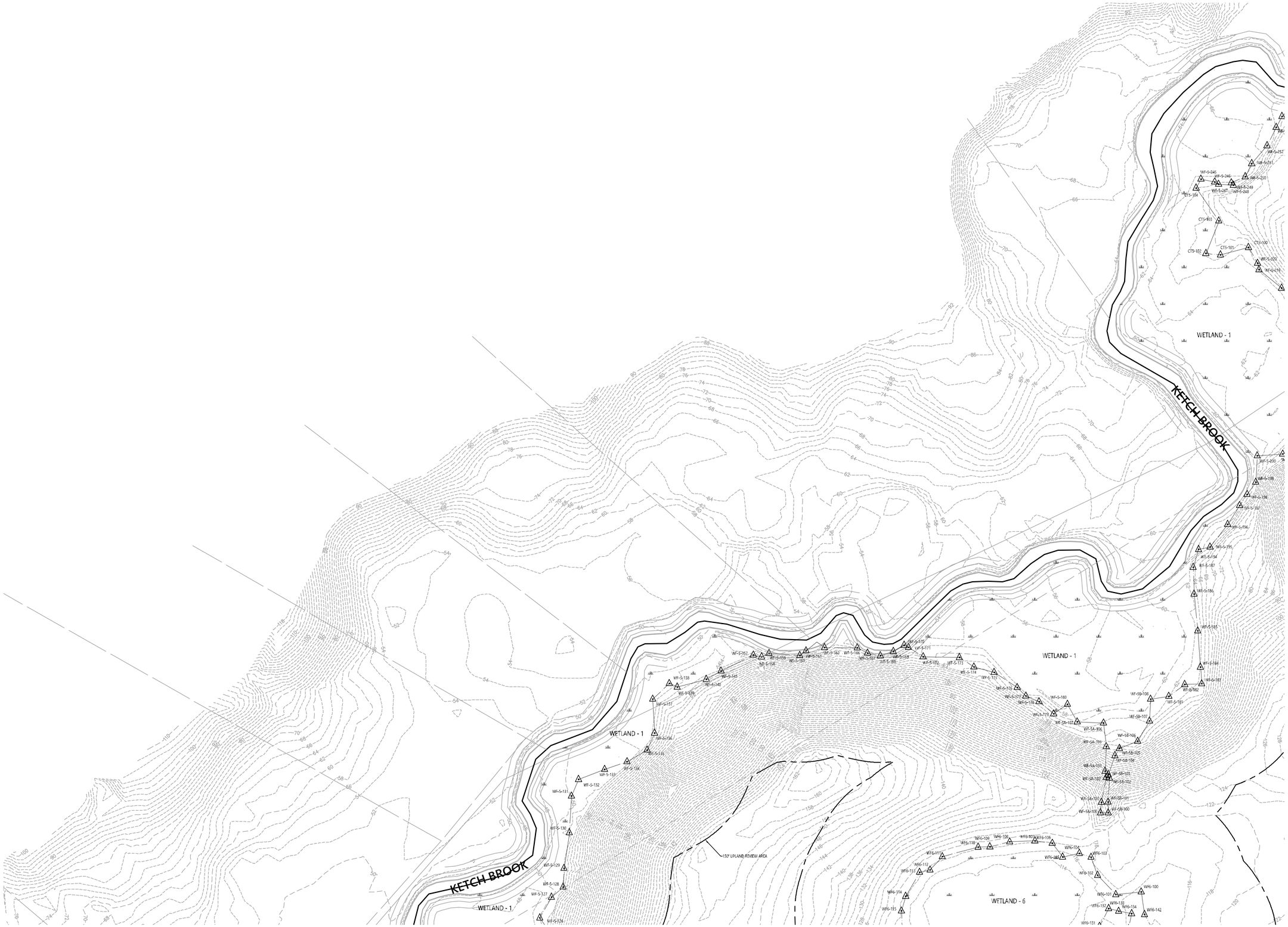

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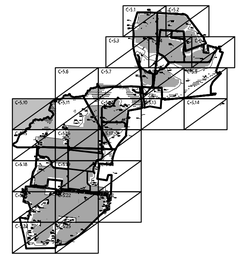

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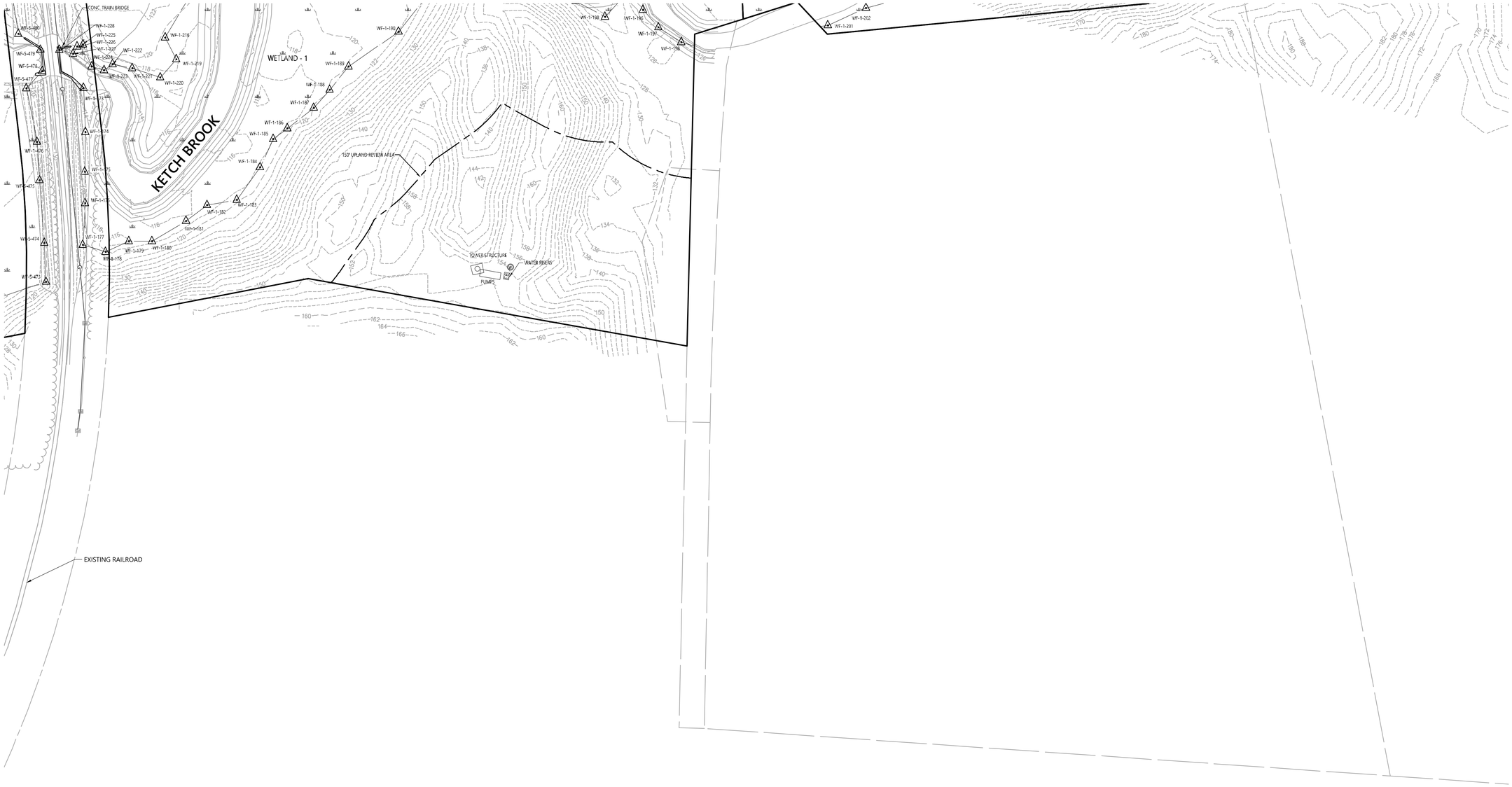

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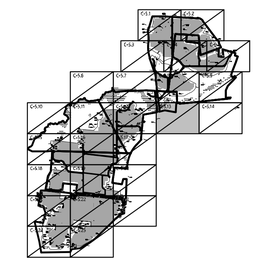

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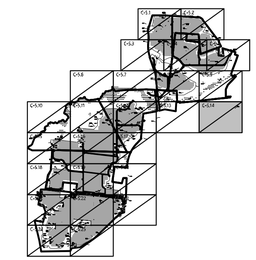

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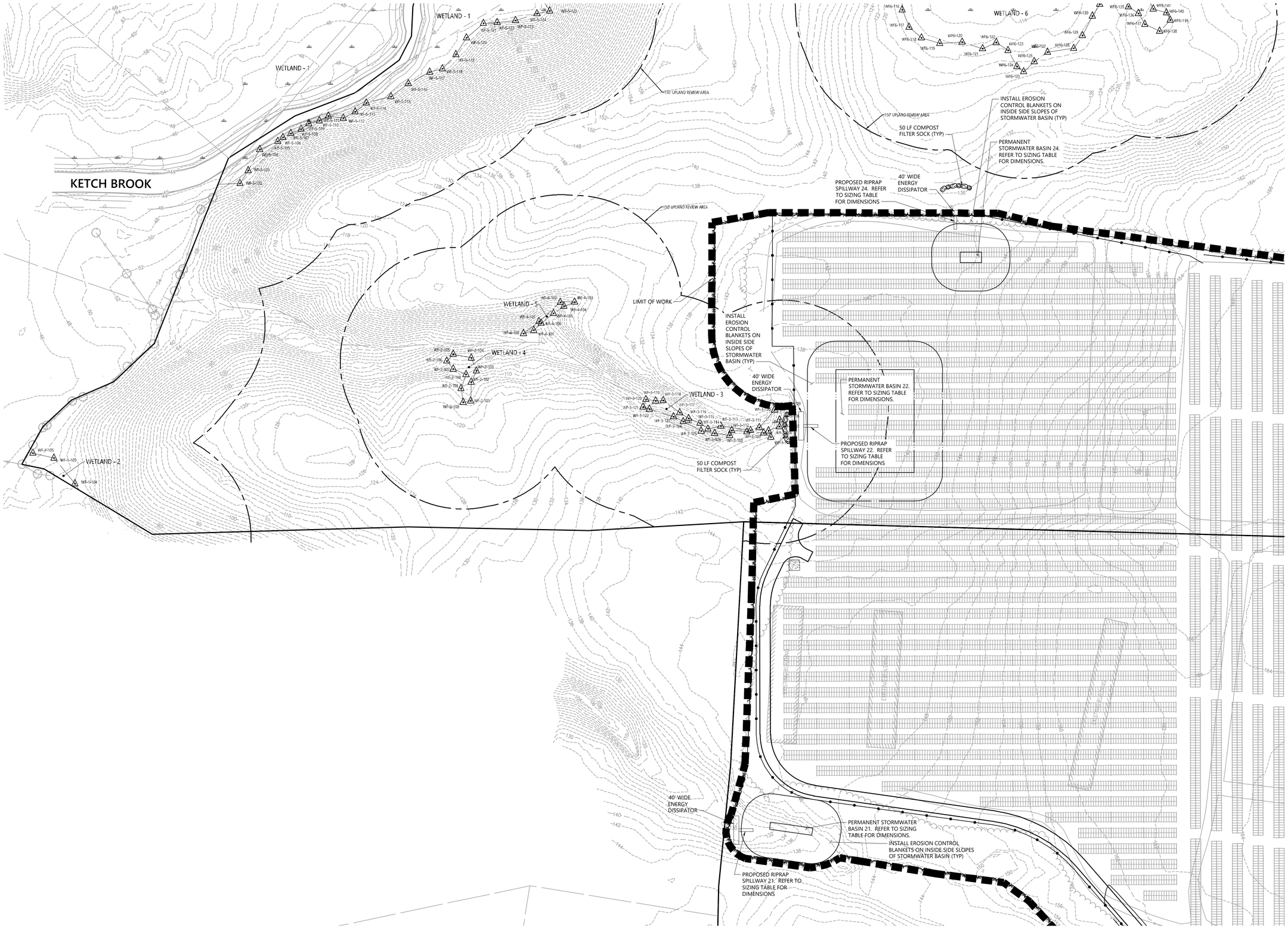

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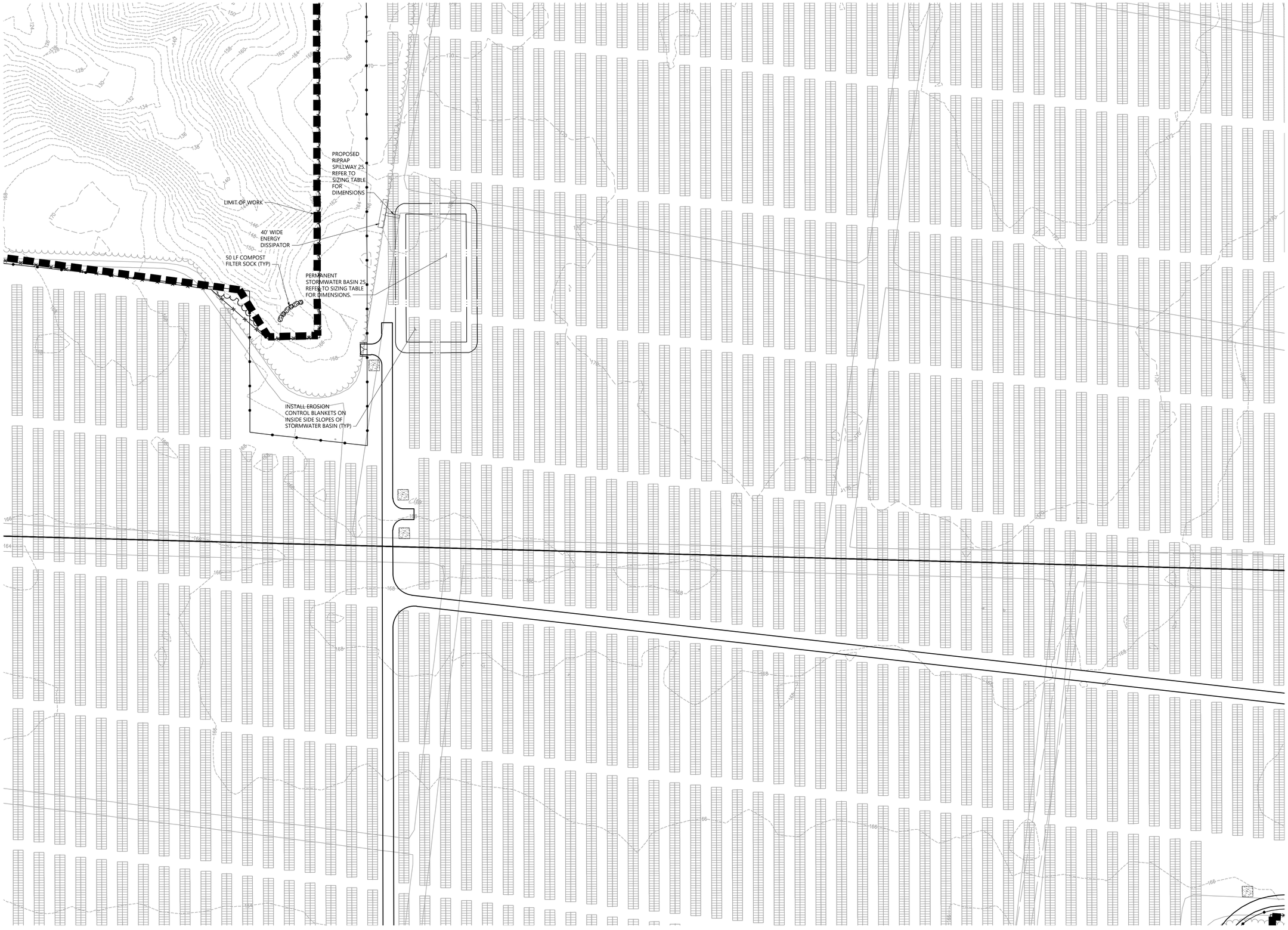

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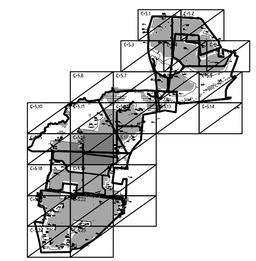

Key

Not To Scale

0 30 60 120 Feet

Gravel Pit Solar

Apothecaries Hall Road,
Windsorville Road and Plantation Road
East Windsor, Connecticut

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Erosion and Sediment Control Plan

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0 30 60 120 Feet

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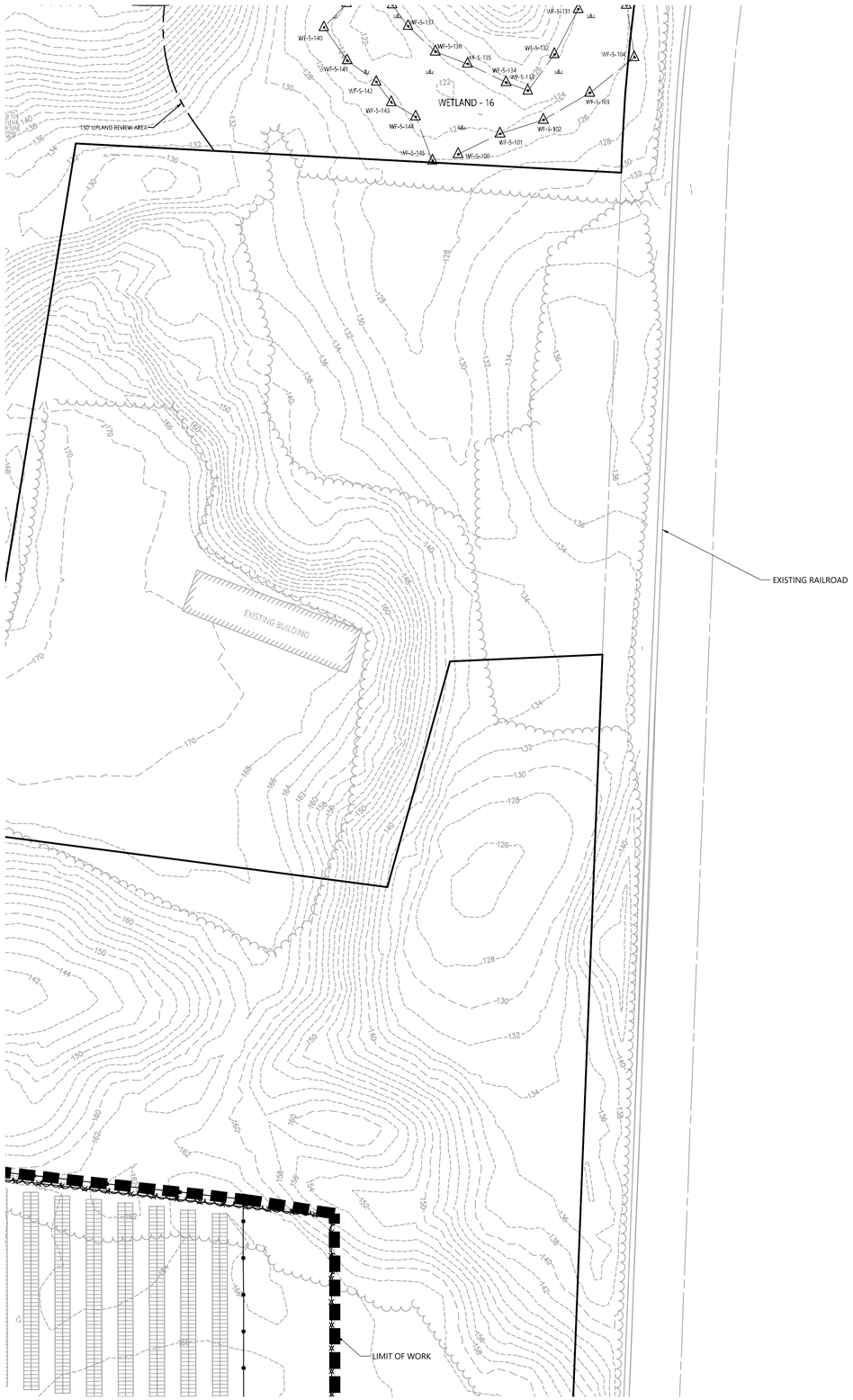

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Key

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C-5.20

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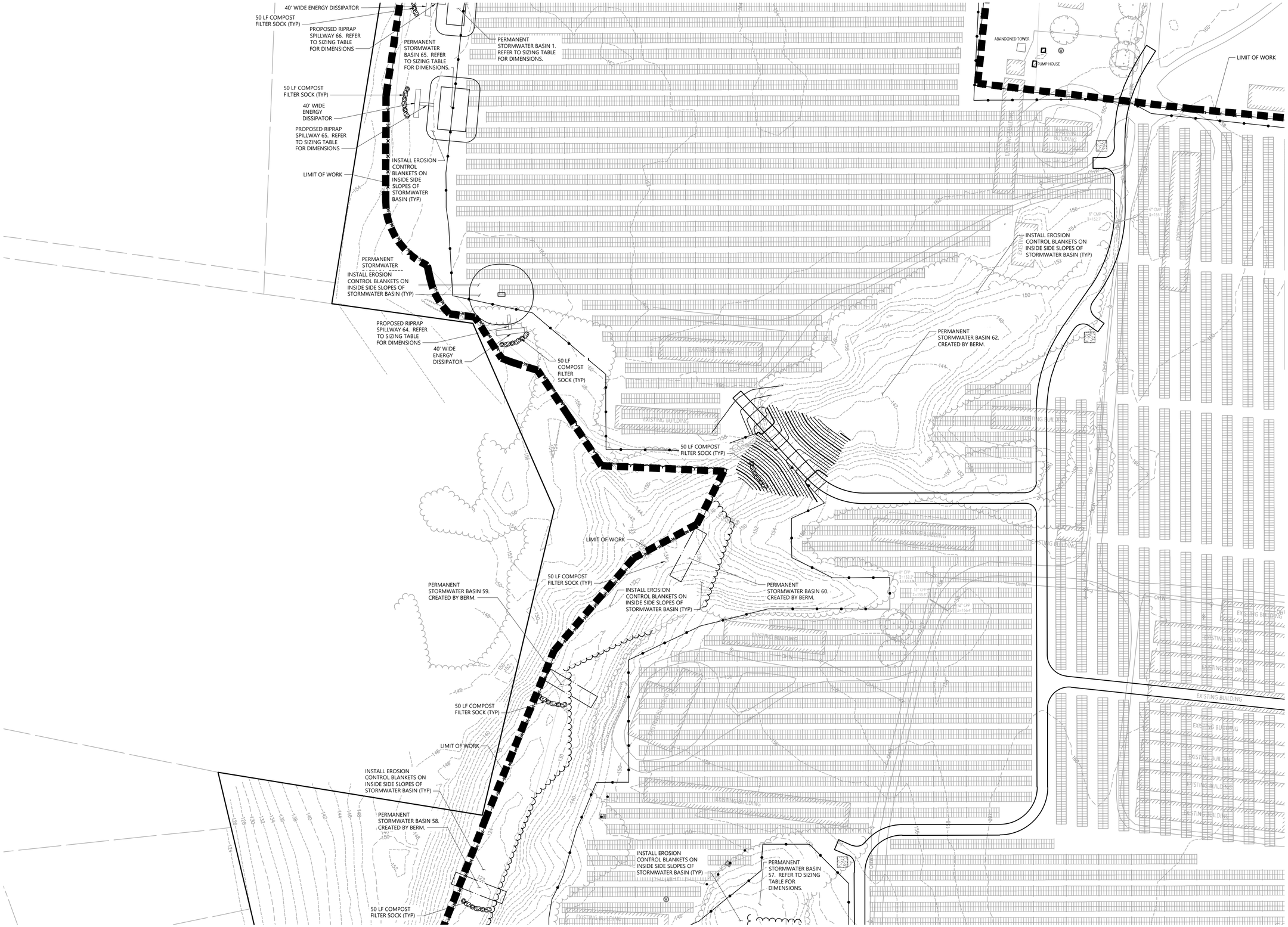

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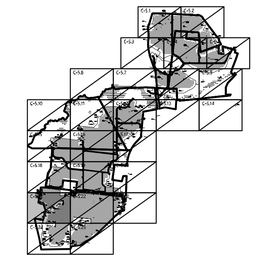

Key

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0 30 60 120 Feet

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Erosion and Sediment Control Plan

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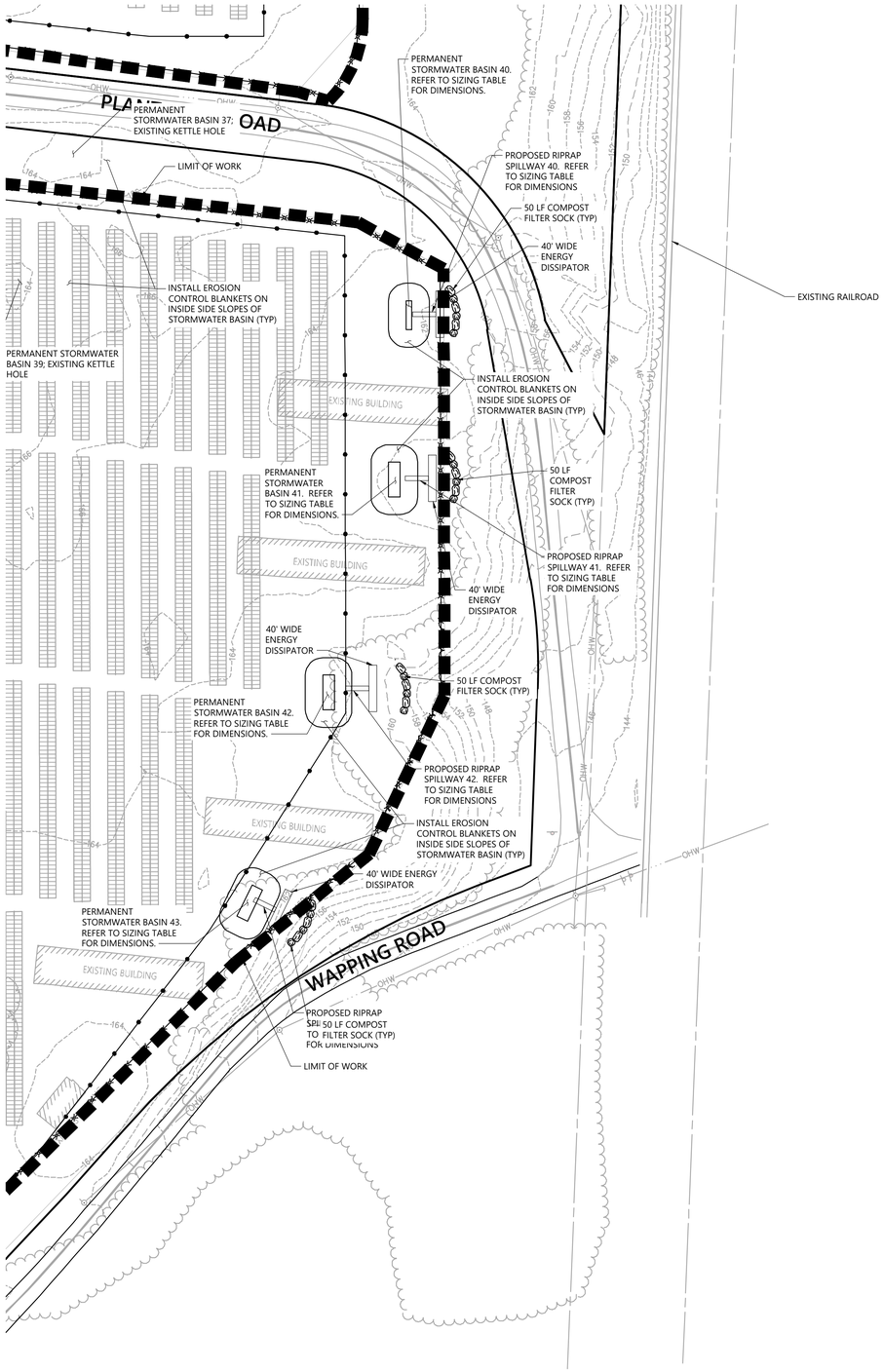

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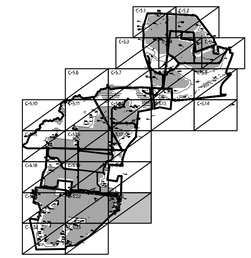

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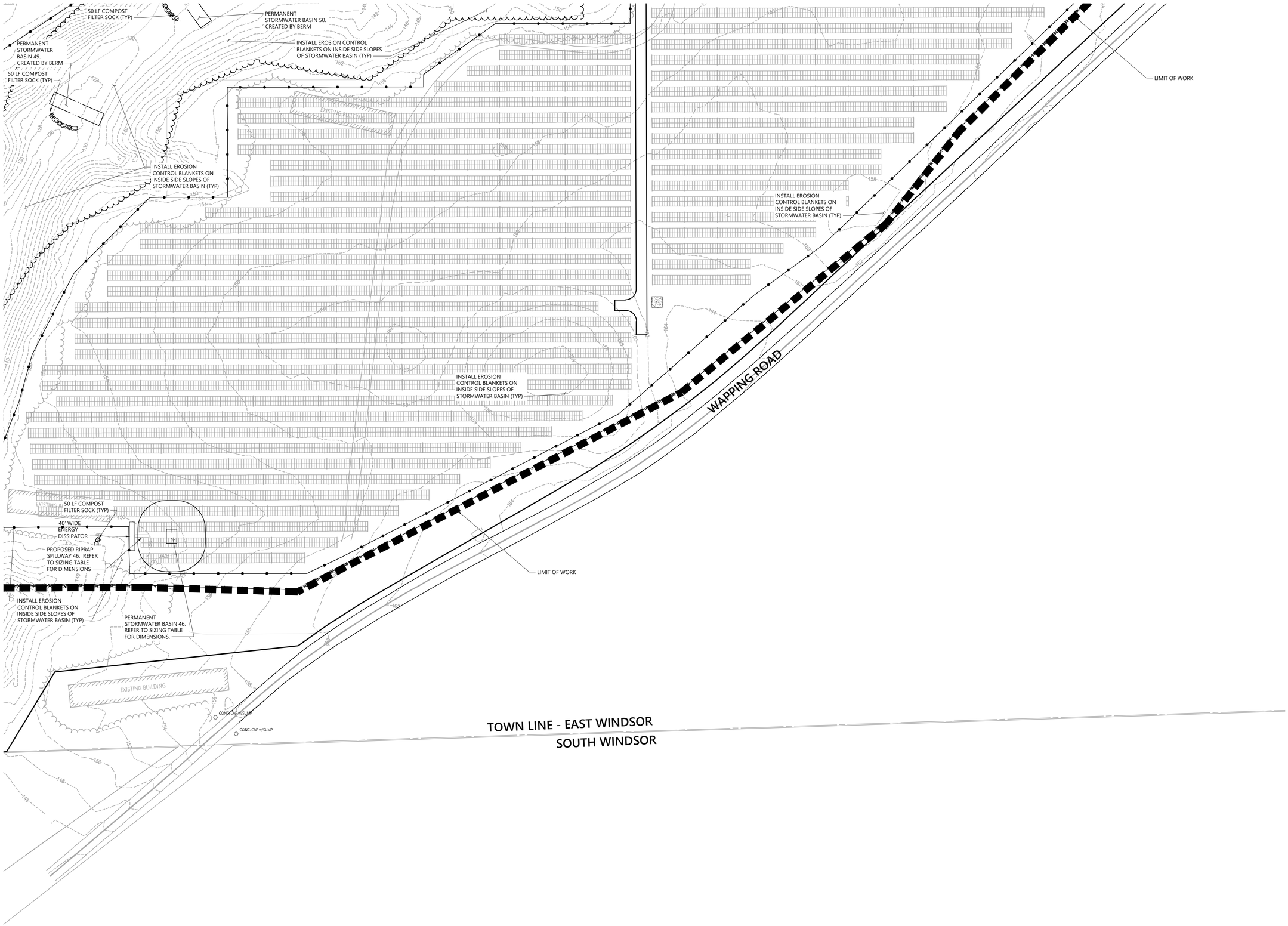

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Erosion and Sediment Control Plan

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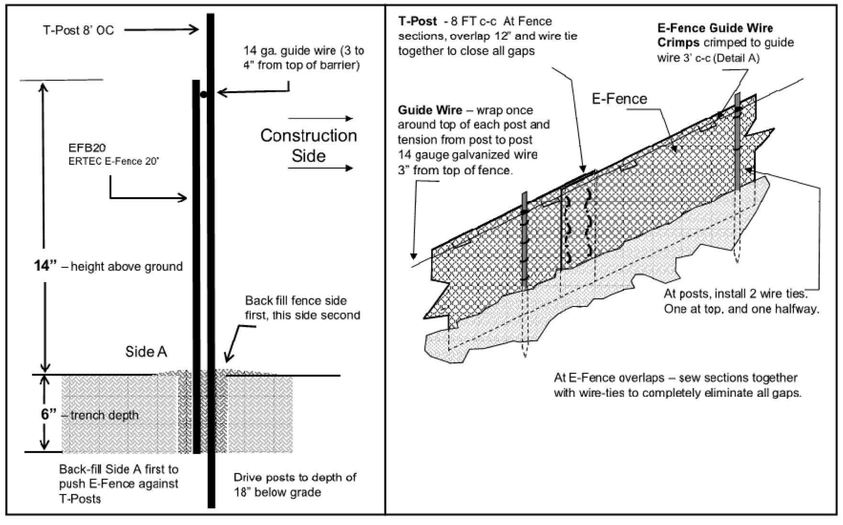
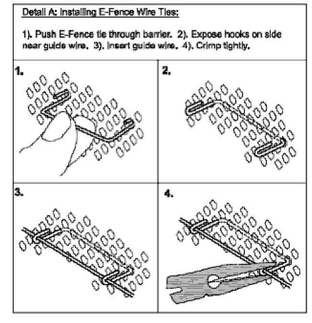
E-Fence DETAILS – Wildlife Exclusion - WPT

E-Fence™ (Patent #US8402630, other patents pending)



E-Fence DETAILS – Guidewire Crimp



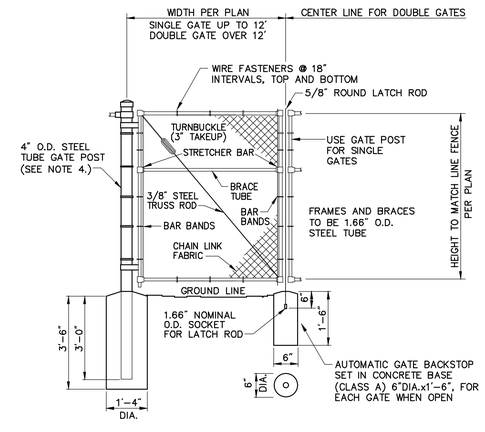
E-Fence™ DETAILS – Wildlife Exclusion

Installation Notes:

1. Excavate a trench a minimum of 4" wide and a minimum of 5" deep.
2. T-posts shall be a minimum of 0.95 lbs/ft. T-posts shall be driven a minimum 18" deep into the ground 8' centers
3. Insert barrier material into trench and attach to post in two places: 1) at 3" below top of fence and at 2) mid-height
4. At 3 inches from top of fence (above wire tie), wrap 14 gauge galvanized wire once around each T-post and pull the guide wire from post to post, wrap, secure and pull wire tight between each post.
5. At segment overlaps (roll length 100 or 150 LF), overlap segments a minimum of 12". Eliminate all gaps by tying sections together with tie wire in two vertical rows, as shown.
6. Push E-Fence Guide Wire Crimps through the E-Fence and crimp the ties to the guide wire on the other side of the fence (two crimps per tie) at 3' intervals, as illustrated in Detail A of the installation guidelines. Crimp to the guide-wire securely.
7. E-Fence must be installed in continuous lengths (100 or 150 feet rolls). Do not cut segments into shorter lengths unless necessary due to sudden changes in elevation.
8. Backfill trench with trench spoils. Backfill from E-Fence side of posts first so that E-Fence is pushed up against T-posts. Back fill other side to complete backfill.

E-Fence Installation Details

N.T.S. Source: Ertec Environmental Systems



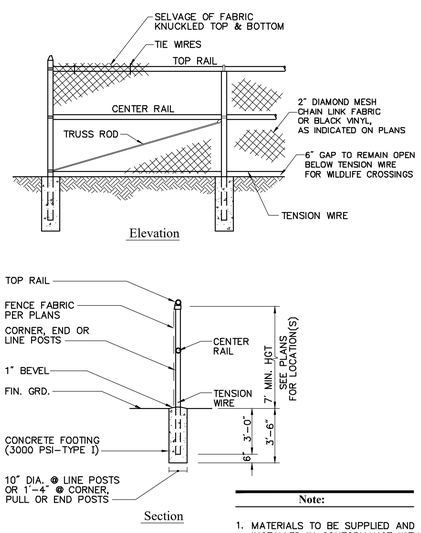
Notes:

1. CHAIN LINK FABRIC FOR GATES TO BE THE SAME AS REQUIRED FOR FENCE.
2. GATE POST BASE–PORTLAND CEMENT CONCRETE (3000 PSI).
3. FENCE FABRIC, POSTS, FRAMEWORKS, AND HARDWARE SHALL BE GALVANIZED STEEL OR BLACK VINYL (AS INDICATED ON PLANS) PER SPECIFICATIONS.
4. GATE POSTS TO BE USED ON EACH SIDE OF SINGLE AND DOUBLE GATE OPENINGS.

Chain Link Fence Gate

6/08

N.T.S. Source: VHB LD_482



Note:

1. MATERIALS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH "CHAIN LINK MANUFACTURER'S INSTITUTE" PRODUCT MANUAL.

7' Chain Link Fence

6/08

N.T.S. Source: VHB LD_480

PHOTOVOLTAIC INSTALLATION
Site Location: Windsorville Road, East Windsor, CT 06088
Plantation Road, Broad Brook, CT 06016
Owner: Gravel Pit Solar, LLC
Attn: Aaron Svedlow
1166 Avenue of the Americas 9th Floor, New York, NY 10036
IN CASE OF EMERGENCY CALL 911
EAST WINDSOR POLICE DEPARTMENT - (860) 292-8240

Notes:

1. THE SITE FACILITY SIGN IS A DRAFT SHOWING THE MINIMUM AMOUNT OF INFORMATION THAT WILL BE PROVIDED. SIGN WILL BE 18" X 24".
2. ALL SIGNS WILL BE MOUNTED ONTO THE CHAIN LINK FENCE.

Danger and Site Facility Signs

1/16

N.T.S. Source: VHB

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Site Details

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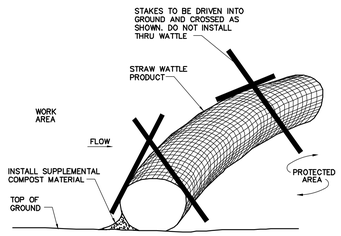
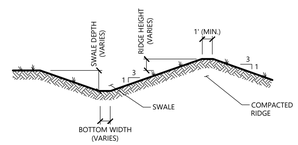


Straw Wattle Installation

8/12

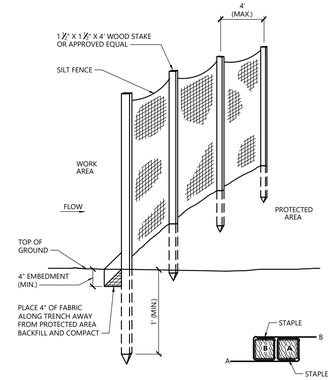
N.T.S. Source: VHB LD_658



NOTE:
1. ALL SIDE SLOPES SHALL NOT EXCEED 3:1
2. REFER TO "DIVERSION SWALE SIZING" TABLE FOR SELECTION OF LINING MATERIAL TO BE INSTALLED OVER ENTIRE SWALE AREA.
3. REFER TO "DIVERSION SWALE SIZING" TABLE FOR VARIABLE SIZING.
4. THE INTENT IS TO USE THE MATERIAL EXCAVATED FROM THE SWALE TO CONSTRUCT THE RIDGE.

Diversion Swale

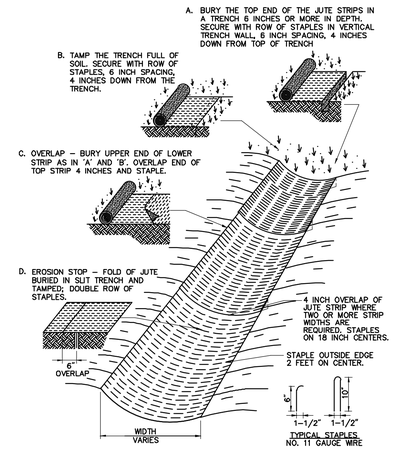
N.T.S. Source: VHB



Silt Fence Barrier

1/16

N.T.S. Source: VHB LD_650

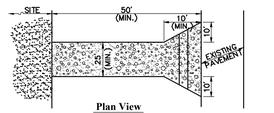


* INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS
** MATERIAL MUST BE APPROVED BY DESIGN ENGINEER

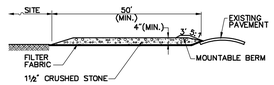
Erosion Control Blanket Swale Installation

6/08

N.T.S. Source: VHB LD_681



Plan View



Cross-section

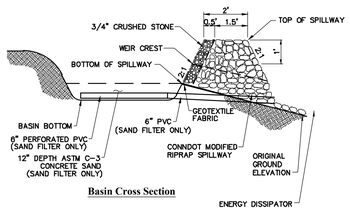
Notes:

1. ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

Stabilized Construction Exit

6/08

N.T.S. Source: VHB LD_682

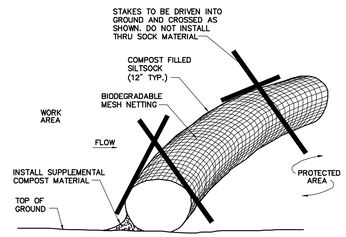


Basin Cross Section

NOTE:
1. ALL SIDE SLOPES SHALL NOT EXCEED 3:1
2. TOP OF EMBANKMENT SHALL BE 2' (MIN.) WIDTH AND 1' (MIN.) ABOVE TOP OF SPILLWAY.
3. SIDE SLOPES OF EMBANKMENT SHALL BE STABILIZED BY TEMPORARY SEEDING OR EROSION CONTROL BLANKETS AS DIRECTED BY THE ENGINEER.
4. REFER TO "PERMANENT STORMWATER BASIN SIZING" TABLE FOR VARIABLE SIZING.
5. PERIMETER SILT FENCE SHALL BE REMOVED IMMEDIATELY DOWNSTREAM FROM SPILLWAY AND REPLACED WITH E-FENCE.
6. PERFORATED PVC AND CONCRETE SAND FOR SAND FILTERS SHALL BE INSTALLED ONLY UPON FULL STABILIZATION OF UPSTREAM AREAS. 6" PVC SHALL BE INSTALLED AND CAPPED AT TIME OF BASIN EXCVAVATION.

Permanent Stormwater Basin

N.T.S. Source: VHB



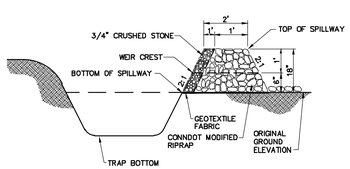
Notes:

1. SILTSOCK SHALL BE 12" DIAMETER FILTREXX SILTSOXX, OR APPROVED EQUAL.
2. SILTSOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
3. SILTSOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
4. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
5. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

Compost Filter Sock (CFS)

8/12

N.T.S. Source: VHB LD_658

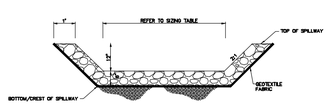


Trap Cross Section

NOTE:
1. ALL SIDE SLOPES SHALL NOT EXCEED 3:1
2. SIDE SLOPES OF EMBANKMENT SHALL BE STABILIZED BY TEMPORARY SEEDING OR EROSION CONTROL BLANKETS AS DIRECTED BY THE ENGINEER.
3. TRAP SHALL BE DRAINED AND CLEANED OF SEDIMENT ONCE SEDIMENT IS > 1' ABOVE TRAP BOTTOM.

Temporary Sediment Trap (TST)

N.T.S. Source: VHB



Spillway Cross Section

NOTE:
1. ALL SIDE SLOPES SHALL NOT EXCEED 2:1
2. TOP OF EMBANKMENT SHALL BE 2' (MIN.) WIDTH AND 1' (MIN.) ABOVE TOP OF SPILLWAY.
3. SIDE SLOPES OF EMBANKMENT SHALL BE STABILIZED BY TEMPORARY SEEDING OR EROSION CONTROL BLANKETS AS DIRECTED BY THE ENGINEER.
4. REFER TO "PERMANENT STORMWATER BASIN SIZING" TABLE FOR VARIABLE SIZING.
5. PERIMETER SILT FENCE SHALL BE REMOVED IMMEDIATELY DOWNSTREAM FROM SPILLWAY.

Stormwater Basin Spillway

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Site Details

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Project Number 42569.00

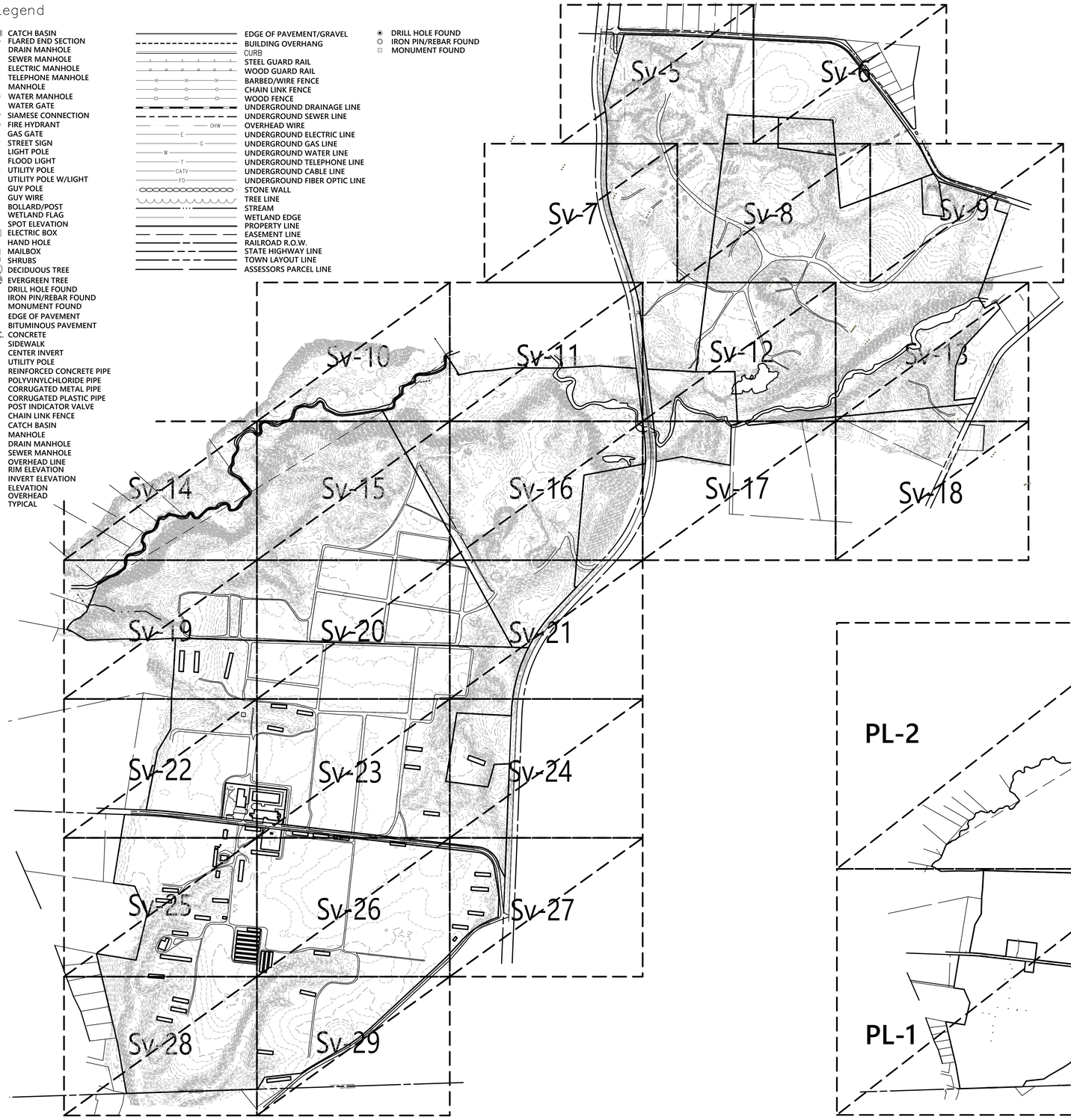
Legend

- CATCH BASIN
- FLARED END SECTION
- DRAIN MANHOLE
- SEWER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- MANHOLE
- WATER MANHOLE
- WATER GATE
- SIAMESE CONNECTION
- FIRE HYDRANT
- GAS GATE
- STREET SIGN
- LIGHT POLE
- FLOOD LIGHT
- UTILITY POLE
- UTILITY POLE W/LIGHT
- GUY POLE
- GUY WIRE
- BOLLARD/POST
- WF 1–100 WETLAND FLAG
- 100.0 × SPOT ELEVATION
- ELECTRIC BOX
- HAND HOLE
- MAILBOX
- SHRUBS
- DECIDUOUS TREE
- EVERGREEN TREE
- DRILL HOLE FOUND
- IRON PIN/REBAR FOUND
- MONUMENT FOUND

- EDGE OF PAVEMENT/GRAVEL
- BUILDING OVERHANG
- CURB
- STEEL GUARD RAIL
- WOOD GUARD RAIL
- BARBED/WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- UNDERGROUND DRAINAGE LINE
- UNDERGROUND SEWER LINE
- OHW — OVERHEAD WIRE
- E — UNDERGROUND ELECTRIC LINE
- G — UNDERGROUND GAS LINE
- W — UNDERGROUND WATER LINE
- T — UNDERGROUND TELEPHONE LINE
- CATV — UNDERGROUND CABLE LINE
- FO — UNDERGROUND FIBER OPTIC LINE
- STONE WALL
- TREE LINE
- STREAM
- WETLAND EDGE
- PROPERTY LINE
- EASEMENT LINE
- RAILROAD R.O.W.
- STATE HIGHWAY LINE
- TOWN LAYOUT LINE
- ASSESSORS PARCEL LINE

- DRILL HOLE FOUND
- IRON PIN/REBAR FOUND
- MONUMENT FOUND

EP	EDGE OF PAVEMENT
BIT.	BITUMINOUS PAVEMENT
CONC.	CONCRETE
S/W	SIDEWALK
CI	CENTER INVERT
UP	UTILITY POLE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYLCHLORIDE PIPE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
PIV	POST INDICATOR VALVE
CLF	CHAIN LINK FENCE
CB	CATCH BASIN
MH	MANHOLE
DMH	DRAIN MANHOLE
SMH	SEWER MANHOLE
OHW	OVERHEAD LINE
RIM=	RIM ELEVATION
INV=	INVERT ELEVATION
ELEV.	ELEVATION
O/H	OVERHEAD
TYP.	TYPICAL



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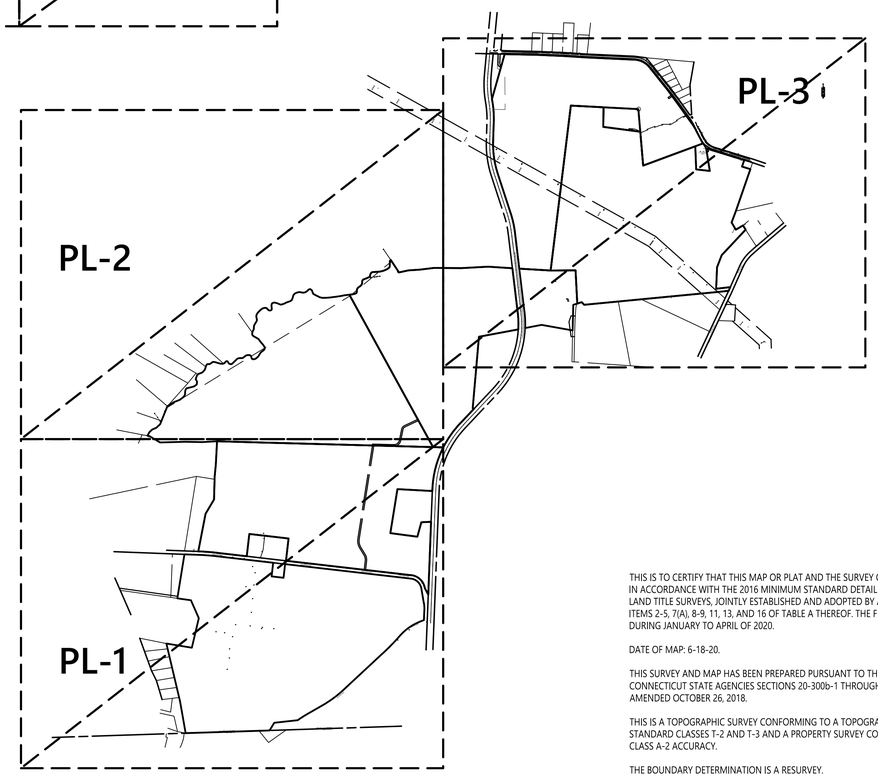
Topographic Survey



Map Index
Property Survey

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CONNECTICUT STATE PLANE
COORDINATE SYSTEM NAD-83

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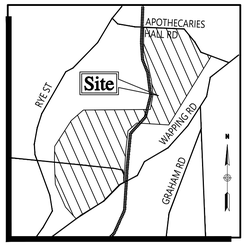
Wethersfield, CT 06109
860.807.4300



Locus Map
(NOT TO SCALE)

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 2-5, 7(A), 8-9, 11, 13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING JANUARY TO APRIL OF 2020.

DATE OF MAP: 6-18-20.

THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AS AMENDED OCTOBER 26, 2018.

THIS IS A TOPOGRAPHIC SURVEY CONFORMING TO A TOPOGRAPHICAL ACCURACY STANDARD CLASSES T-2 AND T-3 AND A PROPERTY SURVEY CONFORMING TO A HORIZONTAL CLASS A-2 ACCURACY.

THE BOUNDARY DETERMINATION IS A RESURVEY.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED.

THIS PLAN IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

CHRISTOPHER C. DANFORTH, L.S. #70118 DATE : June 18, 2020

East Windsor, Connecticut

No.	Revision	Date	Appvd.

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Issued for: **ALTA/NSPS Land Title Survey**

Date: **June 18, 2020**

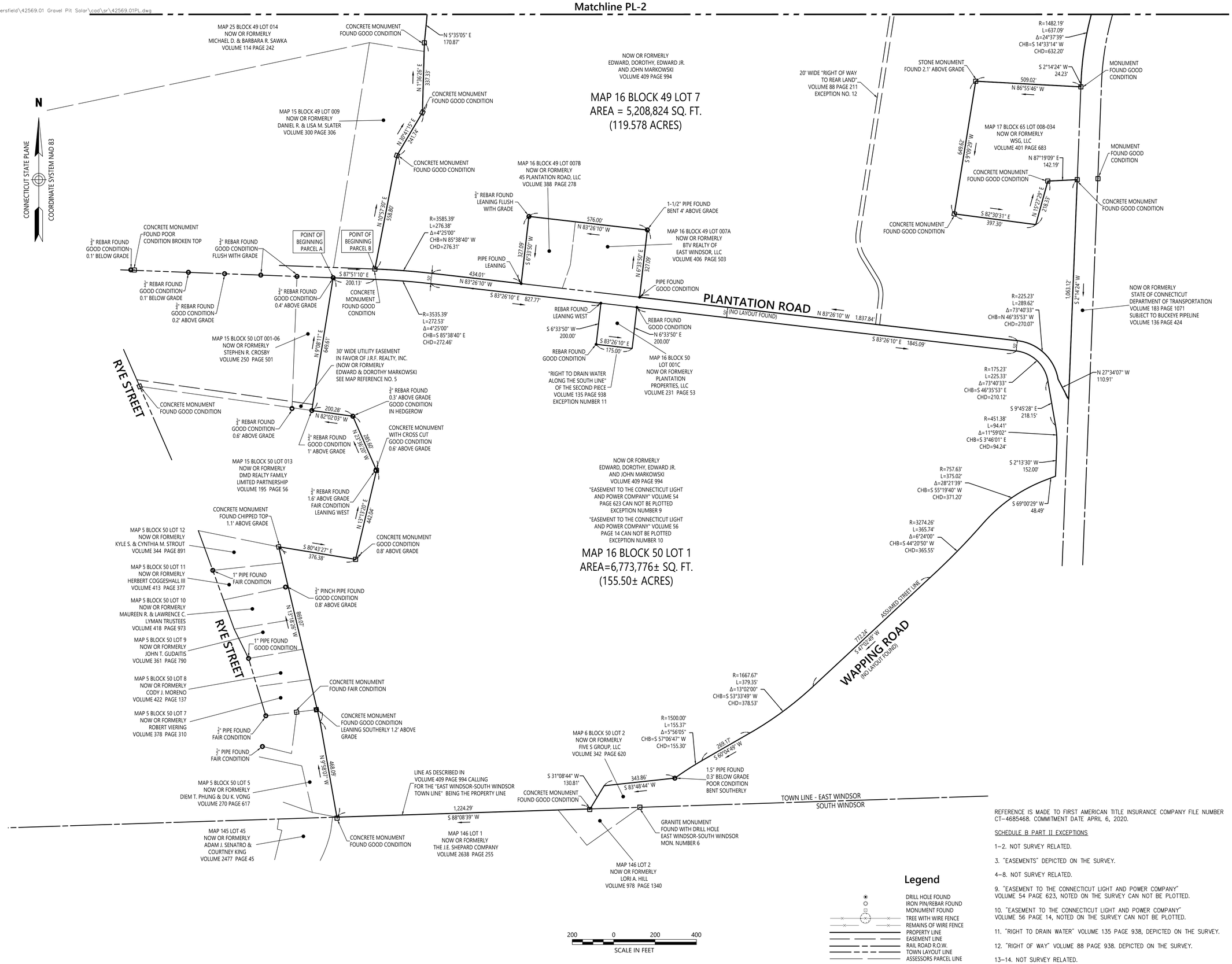
Drawing Title
Cover
Map Index
Legend

Drawing Number
Cover

Sheet of

Project Number
42569.01

Saved Wednesday, July 22, 2020 3:04:32 PM CCDANFORTH Plotted Wednesday, July 22, 2020 4:20:42 PM Danforth, Christopher



Legend

- DRILL HOLE FOUND
- IRON PIN/REBAR FOUND
- MONUMENT FOUND
- TREE WITH WIRE FENCE
- REMAINS OF WIRE FENCE
- PROPERTY LINE
- EASEMENT LINE
- RAIL ROAD R.O.W.
- TOWN LAYOUT LINE
- ASSESSORS PARCEL LINE

REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER CT-4685468. COMMITMENT DATE APRIL 6, 2020.

SCHEDULE B PART II EXCEPTIONS

1-2. NOT SURVEY RELATED.

3. "EASEMENTS" DEPICTED ON THE SURVEY.

4-8. NOT SURVEY RELATED.

9. "EASEMENT TO THE CONNECTICUT LIGHT AND POWER COMPANY" VOLUME 54 PAGE 623, NOTED ON THE SURVEY CAN NOT BE PLOTTED.

10. "EASEMENT TO THE CONNECTICUT LIGHT AND POWER COMPANY" VOLUME 56 PAGE 14, NOTED ON THE SURVEY CAN NOT BE PLOTTED.

11. "RIGHT TO DRAIN WATER" VOLUME 135 PAGE 938, DEPICTED ON THE SURVEY.

12. "RIGHT OF WAY" VOLUME 88 PAGE 938. DEPICTED ON THE SURVEY.

13-14. NOT SURVEY RELATED.

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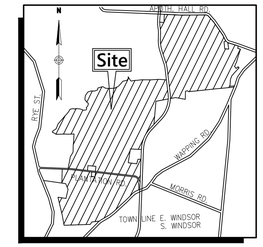

Locus Map
(NOT TO SCALE)

Map 57 Block 65 Lot 1
Map 57 Block 65 Lot 2
Map 48 Block 65 Lot 7
Map 37 Block 65 Lot 5A
Map 27 Block 49 Lot 17C
Map 25 Block 49 Lot 17A
Map 16 Block 50 Lot 1
Map 16 Block 49 Lot 7

Plantation Road
Windsorville Road
Wapping Road
Apothrcaries Hall Road
East Windsor, Connecticut

No.	Revision	Date	Appvd.

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Issued for: **Review** | Date: **June 18, 2020**

Drawing Title
Property Survey

Drawing Number
PL-1

Sheet 1 of 31

Project Number
42569.01

Saved Tuesday, July 21, 2020 2:04:40 PM CCDANFORTH Plotted Tuesday, July 21, 2020 2:04:57 PM Danforth, Christopher

Map References

1. MAP TITLED "PROPERTY OF J.R.F. REALTY, INC. PLANTATION ROAD, RYE STREET WAPPING ROAD A.K.A. WINDSORVILLE ROAD EAST WINDSOR, CONNECTICUT" SCALE 1"=300' DATED JANUARY 1982, FILE IN THE EAST WINDSOR LAND RECORDS MAP NO. 2682.

2. MAP TITLED "PLAN PREPARED FOR JOSEPH & ESMERALDA MARTIN EAST WINDSOR, CT" SCALE 1"=40' DATED SEPT. 1978, FILE IN THE EAST WINDSOR LAND RECORDS MAP NO. 2429.

3. MAP TITLED "SURVEY PREPARED FOR CASCO INC. PLANTATION RD. EAST WINDSOR, CONNECTICUT" SCALE 1"=40' DATED 9-12-86, FILE IN THE EAST WINDSOR LAND RECORDS MAP NO. 2823.

4. MAP TITLED "PROPERTY OF JOSEPH F. BELAZARAS WAPPING ROAD ALSO KNOWN AS WINDSORVILLE ROAD EAST WINDSOR, CONN." SCALE 1"=200', DATED MAY 1965, FILE IN THE EAST WINDSOR LAND RECORDS MAP NO. 914.

5. MAP TITLED "RESUBDIVISION PLAN PREPARED FOR: PLANTATION ACRES PLANTATION ROAD & RYE STREET EAST WINDSOR, CONNECTICUT" SCALE 1"=40' DATED JULY 9, 2001, REVISED TO 9-05-01, SHEET NO. 3 OF 5, FILE IN THE EAST WINDSOR LAND RECORDS MAP NO. 3439.

6. MAP TITLED "ESTATE OF JAMES H. NILSSON AND MARY NILSSON SUBDIVISION PLAN PLANTATION ROAD EAST WINDSOR, CT" SCALE 1"=200', DATED 1-04-96, FILE IN THE EAST WINDSOR LAND RECORDS MAP NO. 3252.

7. MAP TITLED "SUBDIVISION PLAN RESUBDIVISION-SPECIAL PERMIT-REAR LOT PROPERTY OF MARILYN KING 341 RYE STREET EAST WINDSOR, CONNECTICUT" SCALE 1"=40', SHEET 2 OF 3, DATED 7-15-91, REVISED TO 10-28-91, FILE IN THE EAST WINDSOR LAND RECORDS MAP NO. 3106.

8. MAP TITLED "RIGHT OF WAY AND TRACK MAP THE NEW YORK, NEW HAVEN AND HARTFORD R. R. CO. OPERATED BY THE NEW YORK, NEW HAVEN AND HARTFORD R. R. CO. FROM SPRINGFIELD TO EAST HARTFORD STATION 1056+.0 TO STATION 1108+80 TOWN OF EAST WINDSOR, SOUTH WINDSOR STATE OF CONN." SCALE 1"=100', DATED JUNE 30, 1915. MAPS V54 75/19-21.

9. MAP TITLED "MAP SHOWING LAYOUT FOR JOSEPH & ANNA KRIST EAST WINDSOR, CT." SCALE 1"=50', DATED AUG. 1956, FILE IN THE EAST WINDSOR LAND RECORDS MAP NO. 311-VOL. 4 PAGE 187.

10. MAP TITLED "PROPERTY OF JOSEPH & ANNA KRIST RYE ST. EAST WINDSOR, PLAN SHOWING PROPOSED LAYOUT OF LOTS NO. 6, 7, 8 & 9 AND LOTS A & B" SCALE 1"=100', DATED JUNE 1958, FILE IN THE EAST WINDSOR LAND RECORDS MAP NO. 366-VOL. 5 PAGE 280.

11. MAP TITLED "NORCAP NORTH PREPARED FOR LSE CANES VENATICI LLC WAPPING ROAD EAST WINDSOR, CONNECTICUT MAP 037 BLOCK 65 LOT 027A ZONE: A-1" SCALE 1"=100' DATED MAY 11, 2017.

12. MAP TITLED "SURVEY PREPARED FOR ANDRE CHARBONNEAU EAST WINDSOR, CONN. SCALE 1"=100', DATED 9-12-86, SHEETS 1-2.

13. MAP TITLED "LOT LINE RECONFIGURATION PLAN BETWEEN LANDS OF APOTHECARIES HALL ENTERPRISES, LLC AND THE EAST WINDSOR SPORTSMAN CLUB INCORPORATED APOTHECARIES HALL ROAD EAST WINDSOR, CONNECTICUT" SCALE 1"=40', DATED 2-25-14.

14. MAP TITLED "BOUNDARY SURVEY PREPARED FOR HAROLD ELLSWORTH EAST WINDSOR, CONNECTICUT" SCALE 1"=200', DATED 3-2-88, FILED IN THE EAST WINDSOR LAND RECORDS MAP NO. 2914.

15. MAP TITLED "BOUNDARY SURVEY PREPARED FOR ANNA S. MASLAK & JEAN MARTIN EAST WINDSOR, CONNECTICUT" SCALE 1"=100', DATED 7-28-89, FILED IN THE EAST WINDSOR LAND RECORDS MAP NO. 3073.

16. MAP TITLED "MAP PREPARED FOR ANNE S. MASLAK DIVISION OF LAND WAPPING ROAD EAST WINDSOR, CT." SCALE 1"=100', RECEIVED FOR FILING APRIL 9, 1997, IN THE EAST WINDSOR LAND RECORDS MAP NO. 3272.

17. MAP TITLED "RIGHT OF WAY AND TRACK MAP THE NEW YORK, NEW HAVEN AND HARTFORD R. R. CO. OPERATED BY THE NEW YORK, NEW HAVEN AND HARTFORD R. R. CO. FROM SPRINGFIELD TO EAST HARTFORD STATION 1056+0 TO STATION 1108+80 TOWN OF EAST WINDSOR, SOUTH WINDSOR STATE OF CONN." SCALE 1"=100', DATED JUNE 30, 1915. MAPS V54 75/19-21.

18. MAP TITLED "MAP SHOWING LAYOUT FOR JOSEPH & ANNA KRIST EAST WINDSOR, CT." SCALE 1"=50', DATED AUG. 1956, FILE IN THE EAST WINDSOR LAND RECORDS MAP NO. 311-VOL. 4 PAGE 187.

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21. MAP TITLED "SURVEY PREPARED FOR ANDRE CHARBONNEAU EAST WINDSOR, CONN. SCALE 1"=100', DATED 9-12-86, SHEETS 1-2.

22. MAP TITLED "LOT LINE RECONFIGURATION PLAN BETWEEN LANDS OF APOTHECARIES HALL ENTERPRISES, LLC AND THE EAST WINDSOR SPORTSMAN CLUB INCORPORATED APOTHECARIES HALL ROAD EAST WINDSOR, CONNECTICUT" SCALE 1"=40', DATED 2-25-14.

23. MAP TITLED "BOUNDARY SURVEY PREPARED FOR HAROLD ELLSWORTH EAST WINDSOR, CONNECTICUT" SCALE 1"=200', DATED 3-2-88, FILED IN THE EAST WINDSOR LAND RECORDS MAP NO. 2914.

24. MAP TITLED "BOUNDARY SURVEY PREPARED FOR ANNA S. MASLAK & JEAN MARTIN EAST WINDSOR, CONNECTICUT" SCALE 1"=100', DATED 7-28-89, FILED IN THE EAST WINDSOR LAND RECORDS MAP NO. 3073.

25. MAP TITLED "MAP PREPARED FOR ANNE S. MASLAK DIVISION OF LAND WAPPING ROAD EAST WINDSOR, CT." SCALE 1"=100', RECEIVED FOR FILING APRIL 9, 1997, IN THE EAST WINDSOR LAND RECORDS MAP NO. 3272.

26. MAP TITLED "PROPERTY OF MAX ROSENBLUM EAST WINDSOR, CT." SCALE 1"=60', REVISED NOV. 11, 1951, FILED IN THE EAST WINDSOR LAND RECORDS MAP NO. 159.

27. MAP TITLED "MAP SHOWING LAYOUT FOR JOSEPH AND ANNA KRIST EAST WINDSOR, CONN." SCALE 1"=50', DATED AUG. 28, 1956, FILED IN THE EAST WINDSOR LAND RECORDS MAP NO. 187.

28. MAP TITLED "PROPERTY OF JOSEPH AND ANNA KRIST RYE STREET EAST WINDSOR" SCALE 1"=100', DATED JUNE 1958, FILED IN THE EAST WINDSOR LAND RECORDS MAP NO. 280.

29. MAP TITLED "PROPERTY OF MARY B. GILSON WAPPING ROAD EAST WINDSOR, CONN. SCALE 1"=40', FILED IN THE EAST WINDSOR LAND RECORDS MAP NO. 708.

30. MAP TITLED "PROPERTY OF JOSEPH F. BELAZARAS WAPPING ROAD ALSO KNOWN AS WINDSORVILLE ROAD EAST WINDSOR, CONN." SCALE 1"=200', DATED MAY 1965, FILED IN THE EAST WINDSOR LAND RECORDS MAP NO. 914.

31. MAP TITLED "PROPERTY OF THE GRIFFEN-FULLER TOBACCO COMPANY INC. TO BE CONVEYED TO CONSOLIDATED CIGAR CORP. PLANTATION ROAD, RYE STREET & WAPPING ROAD A.K.A. WINDSORVILLE ROAD EAST WINDSOR, CONNECTICUT" SCALE 1"=200' DATED APRIL 1965, FILE IN THE EAST WINDSOR LAND RECORDS MAP NO. 915.

32. MAP TITLED "PLAN OF LAN FOR CHESTER SWOLS EAST WINDSOR, CONN." SCALE 1"=100' DATED OCT. 1971, FILED IN THE EAST WINDSOR LAND RECORDS MAP NO. 2088.

33. MAP TITLED "KING SUBDIVISION PROPERTY TO BE CONVEYED TO DOUGLAS H. KING RYE STREET EAST WINDSOR, CONN." SCALE 1"=40', DATED MARCH 1977, FILED IN THE EAST WINDSOR LAND RECORDS MAP NO. 2396.

34. MAP TITLED "PLAN PREPARED FOR JOSEPH & ESMERALDA MARTIN EAST WINDSOR, CT." SCALE 1"=40', DATED SEPT. 1979, FILED IN THE EAST WINDSOR LAND RECORDS MAP NO. 2429.

35. MAP TITLED "PROPERTY OF J.R.F. REALTY, INC. RYE STREET WAPPING ROAD A.K.A. EAST WINDSOR, CONNECTICUT" SCALE 1"=300', DATED JANUARY 1982, FILED IN THE EAST WINDSOR LAND RECORDS MAP NO. 2682.

36. MAP TITLED "PROPERTY OF ROSE K. GUDAITIS WAPPING ROAD EAST WINDSOR. CONN." SCALE 1"=40', DATED AUGUST 1985, FILED IN THE EAST WINDSOR LAND RECORDS MAP NO. 2762.

37. MAP TITLED "FINAL SUBDIVISION PLAN EAGLE HILL PREPARED FOR JOHN BURNHAM APOTHECARIES HALL ROAD & CHAMBERLAIN ROAD EAST WINDSOR, CONN." SCALE 1"=80', DATED OCTOBER 25, 1985, REV. TO 2/14/86, FILED IN THE EAST WINDSOR LAND RECORDS MAP NO. 2795.

38. MAP TITLED "THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY ON PROPERTY OF ERNESTINE CHARBONNEA WINDSORVILLE ROAD EAST WINDSOR, CONN. EASEMENT PLAN" SCALE 1"=10', DATED 9-13-2000, FILED IN THE EAST WINDSOR LAND RECORDS MAP NO. 3399.

39. MAP TITLED "RESUBDIVISION PLAN PREPARED FOR PLANTATION ACRES PLANTATION ROAD & RYE STREET EAST WINDSOR, CONNECTICUT" SCALE 1"=40', DATED JULY 9, 2001, REV. TO 9-5-01, FILED IN THE EAST WINDSOR LAND RECORDS MAP NO. 3439-3.

40. MAP TITLED "RESUBDIVISION PLAN PROPERTY OF PLANTATION PROPERTIES, LLC 47 PLANTATION ROAD EAST WINDSOR, CONNECTICUT" SCALE 1"=40', DATED 3-7-14, REV. TO 3-18-14.

41. MAP TITLED "RIGHT OF WAY AND TRACK MAP THE NEW YORK, NEW HAVEN AND HARTFORD R.R. CO. OPERATED BY THE NEW YORK, NEW HAVEN AND HARTFORD R.R. CO." V54 $\frac{75}{18}$, V54 $\frac{75}{19}$, V54 $\frac{75}{20}$, V54 $\frac{75}{21}$.

General Notes

1. THE PROPERTY MARKERS DEPICTED ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB BETWEEN FEBRUARY 28, 2020 AND APRIL 16, 2020.

2. THE BOUNDARY IS SUBJECT TO CHANGE ALONG WATER COURSE DUE TO NATURAL CAUSES AND THAT IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF PROPERTY.

3. THE EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB BETWEEN FEBRUARY 28, 2020 AND APRIL 16, 2020.

4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES DEPICTED ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE DEPICTED ON THIS PLAN.

5. HORIZONTAL DATUM IS BASED ON CONNECTICUT STATE PLANE COORDINATE SYSTEM, NAD 83.

6. MAP 48 BLOCK 65 LOT 7, MAP 37 BLOCK 65 LOT 5A, MAP 27 BLOCK 49 LOT 17C, & MAP 25 BLOCK 49 LOT 17A ARE PARTIALLY IN "ZONE X" AND PARTIALLY IN "ZONE A NO BASE ELEVATION", SEE FIRM PANEL NUMBER 09003C0239F AND PANEL NUMBER 09003C0245F. MAP 57 BLOCK 65 LOT 1, MAP 57 BLOCK 65 LOT 2, MAP 16 BLOCK 49 LOT 7, & MAP 16 BLOCK 50 LOT 1 ARE IN "ZONE X", SEE FIRM PANEL 09003C0377F AND PANEL NUMBER 09003C0381F.

7. THE WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED BY VHB, INC., AND FIELD SURVEYED BY VHB BETWEEN OCTOBER 2019 THROUGH APRIL 2020.

REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER CT-4685468B. COMMITMENT DATE APRIL 6, 2020.

SCHEDULE B PART II EXCEPTIONS

1-2. NOT SURVEY RELATED.

3. "EASEMENTS" DEPICTED ON THE SURVEY.

4-10. NOT SURVEY RELATED.

11. "RIPARIAN RIGHTS OF OTHERS IN AND TO KETCH BROOK", KETCH BROOK DEPICTED ON THE SURVEY.

12. "LACK OF ACCESS TO A PUBLIC HIGHWAY (AFFECTS PARCEL 2), DEPICTED ON THE SURVEY.

REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER CT-4685468C. COMMITMENT DATE APRIL 6, 2020.

SCHEDULE B PART II EXCEPTIONS

1-2. NOT SURVEY RELATED.

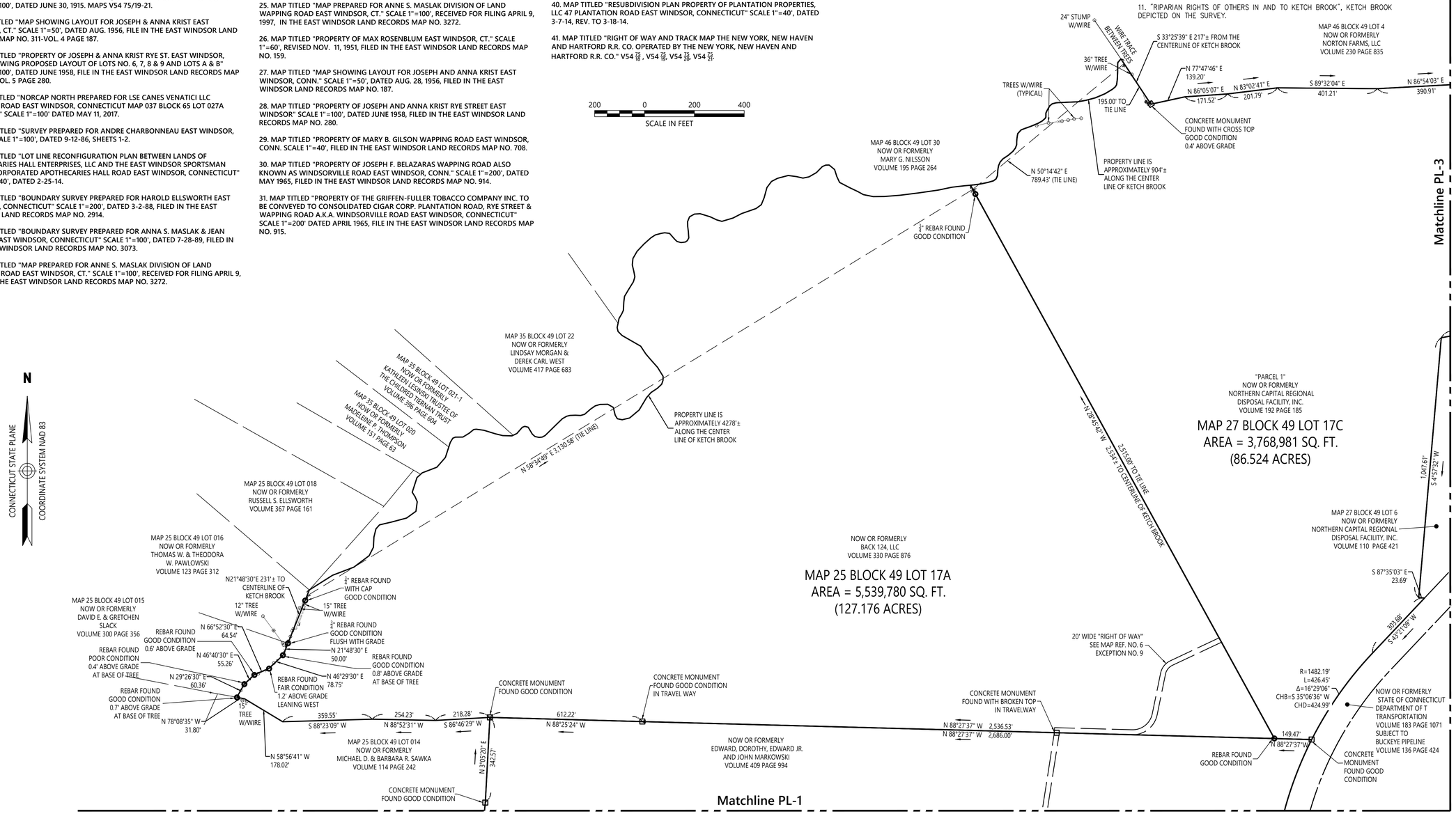
3. "EASEMENTS" DEPICTED ON THE SURVEY.

4-8. NOT SURVEY RELATED.

9. "PROPOSED 20' R.O.W. IN FAVOR OF PARCEL C" DEPICTED ON THE SURVEY. SEE MAP REFERENCE NUMBER 6.

10. NOT SURVEY RELATED.

11. "RIPARIAN RIGHTS OF OTHERS IN AND TO KETCH BROOK", KETCH BROOK DEPICTED ON THE SURVEY.



Matchline PL-3

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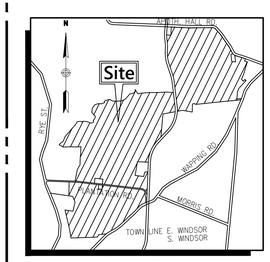

Locus Map
(NOT TO SCALE)

- DRILL HOLE FOUND
- IRON PIN/REBAR FOUND
- MONUMENT FOUND
- TREE WITH WIRE FENCE
- REMAINS OF WIRE FENCE
- PROPERTY LINE
- EASEMENT LINE
- RAIL ROAD R.O.W.
- TOWN LAYOUT LINE
- ASSESSORS PARCEL LINE

Map 57 Block 65 Lot 1
Map 57 Block 65 Lot 2
Map 48 Block 65 Lot 7
Map 37 Block 65 Lot 5A
Map 27 Block 49 Lot 17C
Map 25 Block 49 Lot 17A
Map 16 Block 50 Lot 1
Map 16 Block 49 Lot 7

Plantation Road
Windsorville Road
Wapping Road
Apothrcaries Hall Road
East Windsor, Connecticut

No.	Revision	Date	Appvd.

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Issued for: **Review** | Date: **June 18, 2020**

Drawing Title
Property Survey

Drawing Number
PL-2

Sheet 1 of 31

Project Number
42569.01

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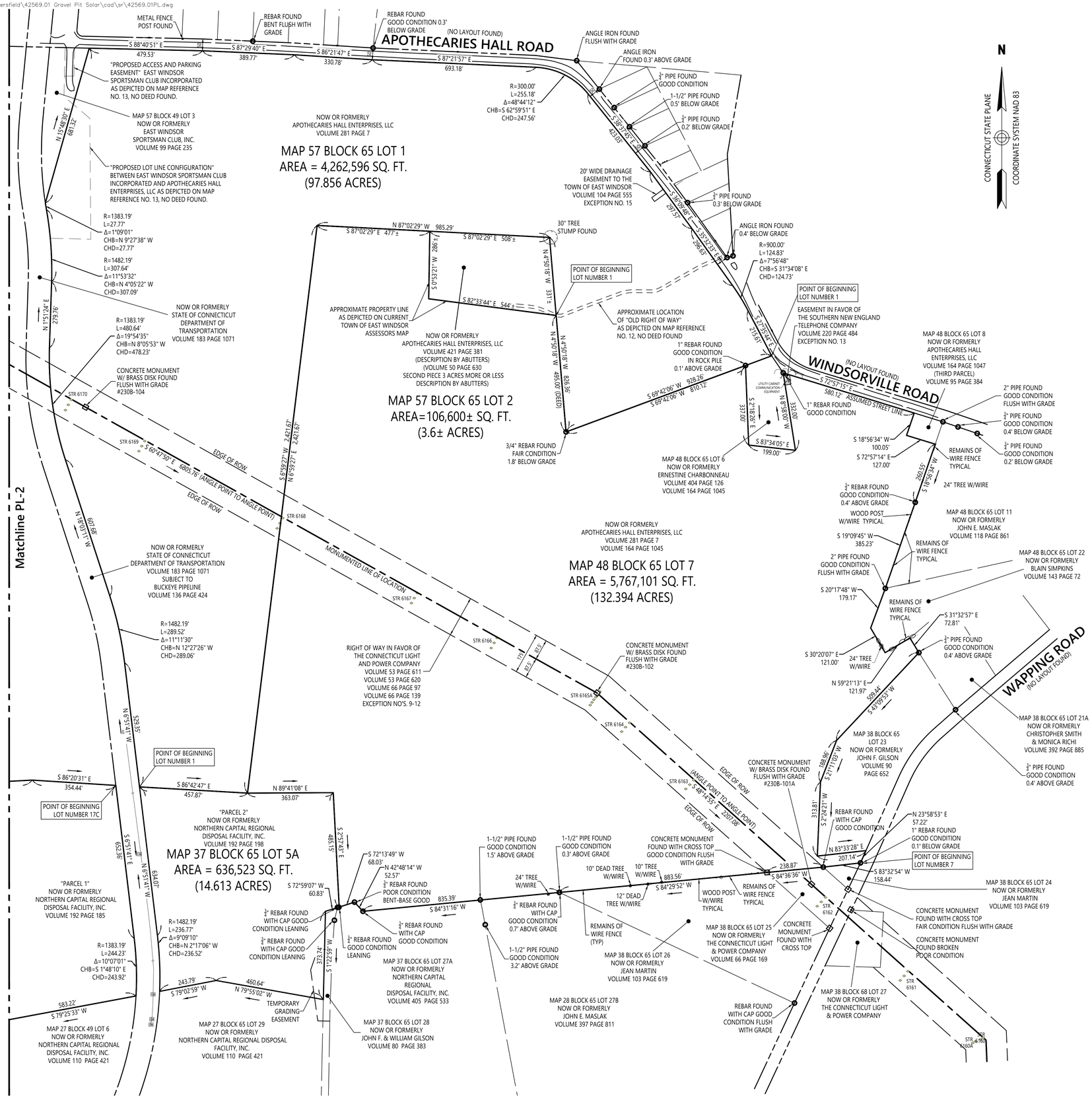

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SCHEDULE B PART II EXCEPTIONS

1-2. NOT SURVEY RELATED.

3. "EASEMENTS" DEPICTED ON THE SURVEY.

4-8. NOT SURVEY RELATED.

9. "RIGHT OF WAY TO THE CONNECTICUT LIGHT AND POWER COMPANY" VOLUME 53 PAGE 611 DEPICTED ON THE SURVEY.

10. "RIGHT OF WAY TO THE CONNECTICUT LIGHT AND POWER COMPANY" VOLUME 53 PAGE 620 DEPICTED ON THE SURVEY.

11. "RIGHT OF WAY TO THE CONNECTICUT LIGHT AND POWER COMPANY" VOLUME 66 PAGE 97 DEPICTED ON THE SURVEY.

12. "RIGHT OF WAY TO THE CONNECTICUT LIGHT AND POWER COMPANY" VOLUME 66 PAGE 139 DEPICTED ON THE SURVEY.

13. "EASEMENT AGREEMENT THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY"
VOLUME 220 PAGE 484 DEPICTED ON THE SURVEY.

14. "RIPARIAN RIGHTS OF OTHERS IN AND TO KETCH BROOK" KETCH BROOK DEPICTED ON THE SURVEY.

15. "RIGHT TO DRAIN TO THE TOWN OF EAST WINDSOR" VOLUME 104 PAGE 555 DEPICTED ON THE SURVEY.

16-18. NOT SURVEY RELATED.

19. "LACK OF ACCESS TO A PUBLIC HIGHWAY" PARCEL DEPICTED ON THE SURVEY.

20-21. NOT SURVEY RELATED.

REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER CT-4685468B. COMMITMENT DATE APRIL 6, 2020.

SCHEDULE B PART II EXCEPTIONS

1-2. NOT SURVEY RELATED.

3. "EASEMENTS" DEPICTED ON THE SURVEY.

4-10. NOT SURVEY RELATED.

11. "RIPARIAN RIGHTS OF OTHERS IN AND TO KETCH BROOK", KETCH BROOK DEPICTED ON THE SURVEY.

12. "LACK OF ACCESS TO A PUBLIC HIGHWAY" (AFFECTS PARCEL 2), DEPICTED ON THE SURVEY.

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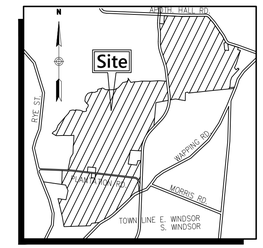

Locus Map
(NOT TO SCALE)

Map 57 Block 65 Lot 1
Map 57 Block 65 Lot 2
Map 48 Block 65 Lot 7
Map 37 Block 65 Lot 5A
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Map 16 Block 50 Lot 1
Map 16 Block 49 Lot 7

Plantation Road
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Sheet 3 of 31

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Legend

- DRILL HOLE FOUND
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- TOWN LAYOUT LINE
- ASSESSORS PARCEL LINE

200 0 200 400
SCALE IN FEET

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MAP 16 BLOCK 50 LOT 1 (AS SURVEYED)

BEGINNING AT A $\frac{3}{4}$" REBAR FOUND ON THE SOUTHERLY SIDE OF PLANTATION ROAD BEING THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF EDWARD, DOROTHY, EDWARD, JR. AND JOHN MARKOWSKI AND THE NORTHEASTERLY CORNER OF LAND NOW OF FORMERLY OF STEPHEN R. CROSBY;

THENCE S87°51'10"E ALONG THE SOUTHERLY SIDE OF PLANTATION ROAD A DISTANCE OF 200.13' TO A POINT OF CURVATURE;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3535.39', AN ARC LENGTH OF 272.53', A DELTA ANGLE OF 4°25'00" AND A CHORD OF 272.46' BEARING OF S85°38'40"E ALONG SOUTHERLY SIDE OF PLANTATION ROAD TO A POINT OF TANGENCY;

THENCE S83°26'10"E ALONG THE SOUTHERLY SIDE OF PLANTATION ROAD A DISTANCE OF 827.77' TO A REBAR FOUND;

THENCE S6°33'50"W BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF PLANTATION PROPERTIES, LLC A DISTANCE OF 200.00' TO A REBAR FOUND;

THENCE S83826'10"E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF PLANTATION PROPERTIES, LLC A DISTANCE OF 175.00' TO A POINT;

THENCE N6°33'50"E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF PLANTATION PROPERTIES, LLC A DISTANCE OF 200.00' TO A REBAR FOUND ON THE SOUTHERLY SIDE OF PLANTATION ROAD;

THENCE S83°26'10"E ALONG THE SOUTHERLY SIDE OF PLANTATION ROAD A DISTANCE OF 1845.09' TO A POINT OF CURVATURE;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 175.23', AN ARC LENGTH OF 225.33', A DELTA ANGLE OF 73°40'33" AND A CHORD LENGTH OF 210.12' BEARING S46°35'53"E ALONG THE SOUTHWESTERLY SIDE OF PLANTATION ROAD TO A POINT OF TANGENCY;

THENCE S9°45'28"E ALONG THE SOUTHWESTERLY SIDE OF PLANTATION ROAD A DISTANCE OF 218.15' TO A POINT OF CURVATURE;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 451.38', AN ARC LENGTH OF 94.41', A DELTA ANGLE OF 11°59'02" AND A CHORD LENGTH OF 94.24' BEARING S3°46'01"E ALONG THE WESTERLY SIDE OF PLANTATION ROAD TO A POINT OF TANGENCY;

THENCE S2°13'30"W ALONG THE WESTERLY SIDE OF PLANTATION ROAD A DISTANCE OF 152.00' TO A POINT;

THENCE S69°00'29"W ALONG THE NORTHWESTERLY SIDE OF PLANTATION ROAD A DISTANCE OF 48.49' TO A POINT CURVATURE;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 757.63', AN ARC LENGTH OF 375.02', A DELTA ANGLE OF 28°21'39" AND A CHORD LENGTH OF 371.20' BEARING S55°18'40"W ALONG THE NORTHWESTERLY SIDE OF PLANTATION ROAD TO A POINT OF REVERSE CURVATURE;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3274.26', AN ARC LENGTH OF 365.74', A DELTA ANGLE OF 6°24'00" AND A CHORD LENGTH OF 365.55' BEARING S44°20'50"W ALONG THE NORTHWESTERLY SIDE OF PLANTATION ROAD TO A POINT OF TANGENCY;

THENCE S47°02'49"W ALONG THE NORTHWESTERLY SIDE OF PLANTATION ROAD A DISTANCE OF 772.24' TO A POINT CURVATURE;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1667.67', AN ARC LENGTH OF 379.35', A DELTA ANGLE OF 13°02'00" AND A CHORD LENGTH OF 378.53' BEARING S53°33'49"W ALONG THE NORTHWESTERLY SIDE OF PLANTATION ROAD TO A POINT OF TANGENCY;

THENCE S60°04'49"W ALONG THE NORTHWESTERLY SIDE OF PLANTATION ROAD A DISTANCE OF 269.17' TO A POINT CURVATURE;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1500.00', AN ARC LENGTH OF 153.37', A DELTA ANGLE OF 5°56'05" AND A CHORD LENGTH OF 155.30' BEARING S57°06'47"W ALONG THE NORTHWESTERLY SIDE OF PLANTATION ROAD TO A POINT OF TANGENCY;

THENCE S83°48'44"W BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF EDWARD, DOROTHY, EDWARD, JR. AND JOHN MARKOWSKI A DISTANCE OF 343.86' TO A POINT;

THENCE S31°08'44"W BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF EDWARD, DOROTHY, EDWARD, JR. AND JOHN MARKOWSKI A DISTANCE OF 130.81' TO A POINT ON THE EAST WINDSOR-SOUTH WINDSOR TOWN LINE;

THENCE S88°08'39"W ALONG THE EAST WINDSOR-SOUTH WINDSOR TOWN LINE A DISTANCE OF 1224.29' TO A POINT;

THENCE N9°58'07"W BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF DIEM T. PHUNG & DU K. VONG A DISTANCE OF 468.09' TO A POINT;

THENCE N13°18'26"W BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF DIEM T. PHUNG & DU K. VONG, BY LAND NOW OR FORMERLY OF ROBERT VIERING, BY LAND NOW OR FORMERLY OF CODY J. MORENO, BY LAND NOW OR FORMERLY OF JOHN T. GUDAITIS, BY LAND NOW OR FORMERLY OF MAUREEN R. & LAWRENCE C. LYMAN TRUSTEES, BY LAND NOW OR FORMERLY OF HERBERT COGGESHALL |||, AND BY LAND NOW OR FORMERLY OF KYLE S. & CYNTHIA M. STROUT PARTLY BY EACH TO A CONCRETE MONUMENT FOUND;

THENCE S80°43'27"E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF DMD REALTY FAMILY LIMITED PARTNERSHIP A DISTANCE OF 376.38' TO A CONCRETE MONUMENT FOUND;

THENCE N13°13'20"E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF DMD REALTY FAMILY LIMITED PARTNERSHIP A DISTANCE OF 442.04' TO A CONCRETE MONUMENT FOUND;

THENCE N23°36'20"E BOUNDED SOUTHWESTERLY BY LAND NOW OR FORMERLY OF DMD REALTY FAMILY LIMITED PARTNERSHIP A DISTANCE OF 285.60' TO A $\frac{3}{4}$"REBAR FOUND;

THENCE N82°02'03"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF DMD REALTY FAMILY LIMITED PARTNERSHIP A DISTANCE OF 200.28' TO A $\frac{3}{4}$"REBAR FOUND;

THENCE N9°08'11"E BOUNDED WESTERLY BY LAND NOW OR FORMERLY STEPHEN R. CROSBY A DISTANCE OF 649.61' TO THE POINT OF BEGINNING.

CONTAINING 6,773,776± SQ. FT. (155.50± ACRES).

MAP 16 BLOCK 49 LOT 7 (AS SURVEYED)

BEGINNING AT A CONCRETE MONUMENT FOUND ON THE NORTHERLY SIDE OF PLANTATION ROAD BEING THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF EDWARD, DOROTHY, EDWARD, JR. AND JOHN MARKOWSKI AND THE SOUTHEASTERLY CORNER OF LAND NOW OF FORMERLY OF DANIEL R. & LISA M. SLATER;

THENCE N10°57'30"E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF DANIEL R. & LISA M. SLATER A DISTANCE OF 558.80' TO A CONCRETE MONUMENT FOUND;

THENCE N30°41'15"E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF DANIEL R. & LISA M. SLATER A DISTANCE OF 241.74' TO A CONCRETE MONUMENT FOUND;

THENCE N1°36'26"E BOUNDED WESTERLY BY LAND NOW OF FORMERLY OF DANIEL R. & LISA M. SLATER AND LAND NOW OF FORMERLY OF MICHAEL D. & BARBARA R. SAWKA, PARTLY BY EACH A DISTANCE OF 337.33' TO A CONCRETE MONUMENT FOUND;

THENCE N5°35'05"E BOUNDED WESTERLY BY LAND NOW OF FORMERLY OF MICHAEL D. & BARBARA R. SAWKA A DISTANCE OF 170.87' TO A CONCRETE MONUMENT FOUND;

THENCE N3°05'20"E BOUNDED WESTERLY BY LAND NOW OF FORMERLY OF MICHAEL D. & BARBARA R. SAWKA A DISTANCE OF 342.57' TO A CONCRETE MONUMENT FOUND:

THENCE S88°25'24"E BOUNDED NORTHERLY BY LAND NOW OF FORMERLY OF BACK 124, LLC A DISTANCE OF 612.22' TO A CONCRETE MONUMENT FOUND;

THENCE S88°27'37"E BOUNDED NORTHERLY BY LAND NOW OF FORMERLY OF BACK 124, LLC A DISTANCE OF 2686.00' TO A CONCRETE MONUMENT FOUND ON THE WESTERLY SIDE OF LAND NOW OF FORMERLY OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1482.19', AN ARC LENGTH OF 637.09', A DELTA ANGLE OF 24°37'39" AND A CHORD LENGTH OF 632.20' BEARING S14°33'14"W BOUNDED EASTERLY BY LAND NOW OF FORMERLY OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION TO A MONUMENT FOUND;

THENCE N86°55'46"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF WSG, LLC A DISTANCE OF 509.02' TO A STONE MONUMENT FOUND;

THENCE S9°09'29"W BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF WSG, LLC A DISTANCE OF 649.62' TO A CONCRETE MONUMENT FOUND;

THENCE S82°30'31"E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF WSG, LLC A DISTANCE OF 397.30' TO A POINT;

THENCE N15°27'29"E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF WSG, LLC A DISTANCE OF 218.33' TO A CONCRETE MONUMENT FOUND;

THENCE N87°19'09"E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF WSG, LLC A DISTANCE OF 142.19' TO A CONCRETE MONUMENT FOUND ON THE WESTERLY LINE OF LAND NOW OF FORMERLY OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION;

THENCE S2°14'24" BOUNDED EASTERLY BY LAND NOW OF FORMERLY OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION A DISTANCE OF 1063.12' TO A POINT;

THENCE N27°34'07"W ALONG THE NORTHEASTERLY SIDE OF PLANTATION ROAD A DISTANCE OF 110.91' TO A POINT OF CURVATURE;

THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 225.23', AN ARC LENGTH OF 289.62', A DELTA ANGLE OF 73°40'33" AND A CHORD LENGTH OF 270.07' BEARING N46°35'53"W ALONG THE NORTHEASTERLY SIDE OF PLANTATION ROAD TO A POINT OF TANGENCY;

THENCE N83°26'10"W ALONG THE NORTHERLY SIDE OF PLANTATION ROAD A DISTANCE OF 1837.84' TO A PIPE FOUND;

THENCE N6°33'50"E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF BTV REALTY OF EAST WINDSOR, LLC A DISTANCE OF 327.09' TO A $1\frac{1}{2}$" PIPE FOUND;

THENCE N83°26'10"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF BTV REALTY OF EAST WINDSOR, LLC AND BY LAND NOW OR FORMERLY OF 45 PLANTATION ROAD, LLC PARTLY BY EACH A DISTANCE OF 576.00' TO A $\frac{3}{4}$" REBAR FOUND;

THENCE S6°33'50"W BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF BTV REALTY OF EAST WINDSOR, LLC A DISTANCE OF 327.09' TO A PIPE FOUND;

THENCE N83°26'10"W ALONG THE NORTHERLY SIDE OF PLANTATION ROAD A DISTANCE OF 434.01' TO A POINT OF CURVATURE;

THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3585.39', AN ARC LENGTH OF 276.38', A DELTA ANGLE OF 4°25'00" AND A CHORD LENGTH OF 276.31' BEARING N85°38'40"W ALONG THE NORTHERLY SIDE OF PLANTATION ROAD TO THE POINT OF BEGINNING.

CONTAINING 5,208,824± SQ. FT. (119.578± ACRES).

MAP 57 BLOCK 65 LOT 2 (AS SURVEYED)

COMMENCING AT A POINT BEING THE NORTHERLY CORNER OF LAND NOW OR FORMERLY OF ERNESTINE CHARBONNEAU AND THE EASTERLY CORNER OF LAND NOW OR FORMERLY OF APOTHECARIES HALL ENTERPRISES, LLC BEING ON THE SOUTHWESTERLY SIDE OF WINDSORVILLE ROAD;

THENCE S69°42'06"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF APOTHECARIES HALL ENTERPRISES, LLC A DISTANCE OF 928.26' TO A $\frac{3}{4}$" REBAR FOUND;

THENCE N4°50'18"W BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF APOTHECARIES HALL ENTERPRISES, LLC A DISTANCE OF 495.00' TO A THE POINT OF BEGINNING;

THENCE N82°33'44"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF APOTHECARIES HALL ENTERPRISES, LLC A DISTANCE OF 544'± TO A POINT;

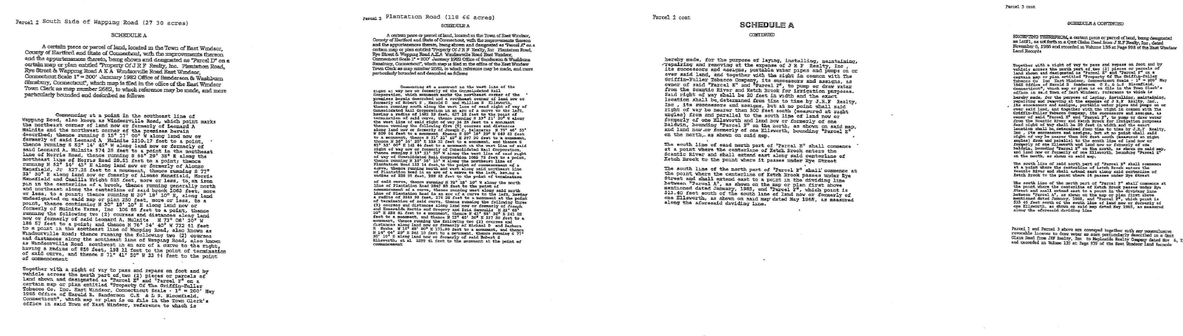
THENCE N0°53'21"E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF APOTHECARIES HALL ENTERPRISES, LLC A DISTANCE OF 286'± TO A POINT;

THENCE S87°02'29"E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF APOTHECARIES HALL ENTERPRISES, LLC A DISTANCE OF 508'± TO A POINT;

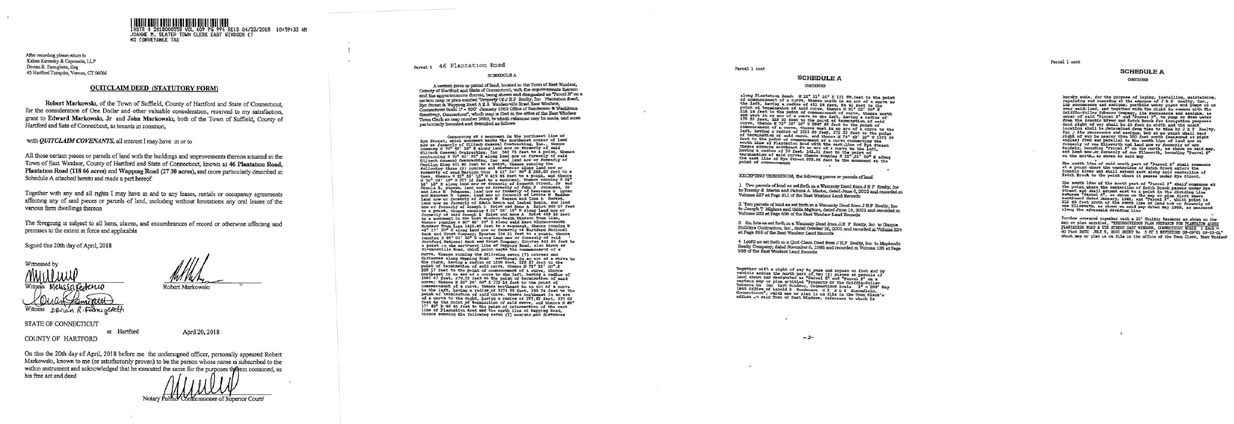
THENCE S4°50'18"E BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF APOTHECARIES HALL ENTERPRISES, LLC A DISTANCE OF 331'± TO THE POINT OF BEGINNING;

CONTAINING APPROXIMATELY 106,600± SQ. FT. (3.6± ACRES).

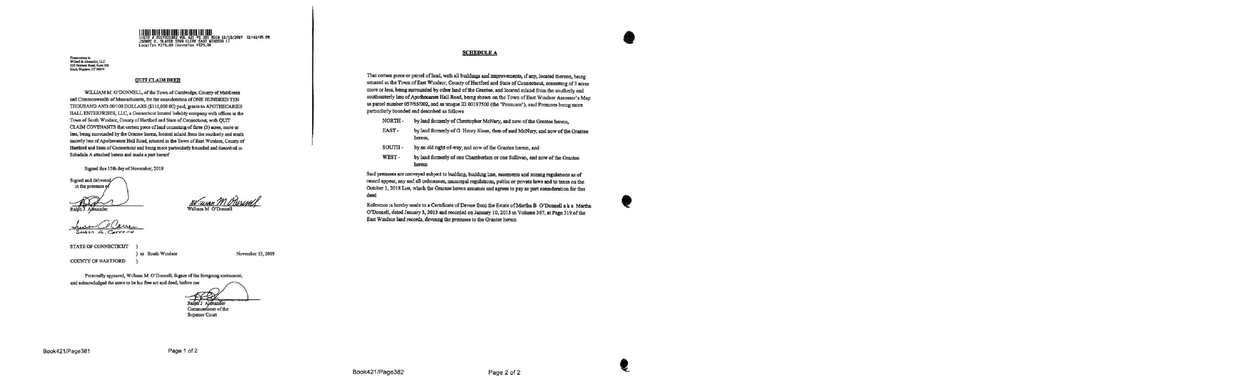
Record Parcel Description Map 16 Block 50 Lot 1 (Parcel A)



Record Parcel Description Map 16 Block 49 Lot 7 (Parcel B)



Record Parcel Description MAP 57 BLOCK 65 LOT 2



vhb.com
vhb
100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

Map 57 Block 65 Lot 1
Map 57 Block 65 Lot 2
Map 48 Block 65 Lot 7
Map 37 Block 65 Lot 5A
Map 27 Block 49 Lot 17C
Map 25 Block 49 Lot 17A
Map 16 Block 50 Lot 1
Map 16 Block 49 Lot 7

Plantation Road
Windsorville Road
Wapping Road
Apothrcaries Hall Road
East Windsor, Connecticut

No.	Revision	Date	Appvd.

Designed by
Checked by
Issued for: Review
Date: June 18, 2020

Drawing Title
ALTA/NSPS
Land Title Survey
Descriptions

Drawing Number
PL-4

Sheet 4 of 31

Project Number
42569.01

\\vhb\gbl\proj\Wethersfield\42569.01 Gravel Pit Solar\cad\sr\42569.01PL.dwg

MAP 25 BLOCK 49 LOT 17A (AS SURVEYED)

BEGINNING AT A REBAR FOUND MARKING THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF NORTHERN CAPITAL REGIONAL DISPOSAL FACILITY, INC. AND THE SOUTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF BACK 124, LLC;

THENCE N88°27'37"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF EDWARD, DOROTHY, EDWARD JR. AND JOHN MARKOWSKI A DISTANCE OF 2536.53' TO A CONCRETE MONUMENT;

THENCE N88°25'24"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF EDWARD, DOROTHY, EDWARD JR. AND JOHN MARKOWSKI A DISTANCE OF 612.22' TO A CONCRETE MONUMENT;

THENCE S86°46'29"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF MICHAEL D. & BARBARA R. SAWKA A DISTANCE OF 218.28' TO A POINT;

THENCE N88°52'31"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF MICHAEL D. & BARBARA R. SAWKA A DISTANCE OF 254.23' TO A POINT;

THENCE S88°23'09"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF MICHAEL D. & BARBARA R. SAWKA A DISTANCE OF 359.55' TO A POINT;

THENCE N58°56'41"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF MICHAEL D. & BARBARA R. SAWKA A DISTANCE OF 178.02' TO A POINT;

THENCE N78°08'35"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF MICHAEL D. & BARBARA R. SAWKA A DISTANCE OF 31.8' TO A REBAR FOUND;

THENCE N29°26'30"E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF DAVID. E. & GRTECHEN SLACK A DISTANCE OF 60.36' TO A REBAR FOUND;

THENCE N46°40'30"E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF DAVID. E. & GRTECHEN SLACK A DISTANCE OF 55.26' TO A REBAR FOUND;

THENCE N66°52'30"E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF DAVID. E. & GRTECHEN SLACK A DISTANCE OF 64.54' TO A REBAR FOUND;

THENCE N46°29'30"E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF DAVID. E. & GRTECHEN SLACK A DISTANCE OF 78.75' TO A REBAR FOUND;

THENCE N21°48'30"E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF DAVID. E. & GRTECHEN SLACK A DISTANCE OF 50.00' TO A ¾"REBAR FOUND;

THENCE N21°48'30"E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF THOMAS W. & THEODORA W. PAWLOWSKI A DISTANCE OF 231'± TO THE CENTERLINE OF KETCH BROOK;

THENCE IN A GENERALLY NORTHEAST DIRECTION ALONG THE CENTERLINE OF KETCH BROOK A DISTANCE OF 4278'± TO A POINT;

THENCE S28°45'42"E BOUNDED NORTHEASTERLY BY LAND NOW OR FORMERLY OF NORTHERN CAPITAL REGIONAL DISPOSAL FACILITY, INC. A DISTANCE OF 2534'± TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 5,539,780± SQ. FT. (127.176± ACRES).

MAP 27 BLOCK 49 LOT 17C (AS SURVEYED)

BEGINNING AT THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY NORTHERN CAPITAL REGIONAL DISPOSAL FACILITY, INC. BEING ON THE WESTERLY PROPERTY LINE OF LAND NOW OR FORMERLY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION;

THENCE S6°51'41"E ALONG THE WESTERLY PROPERTY LINE OF LAND NOW OR FORMERLY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION 652.36' TO A POINT OF CURVATURE;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1383.19', AN ARC LENGTH OF 244.23', A DELTA ANGLE OF 10°07'01" AND A CHORD LENGTH OF 243.92' BEARING S1°48'10"W TO A POINT;

THENCE S79°25'33"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY NORTHERN CAPITAL REGIONAL DISPOSAL FACILITY, INC. A DISTANCE OF 583.22' TO A POINT;

THENCE S4°57'32"W BOUNDED EASTERLY BY LAND NOW OR FORMERLY NORTHERN CAPITAL REGIONAL DISPOSAL FACILITY, INC. A DISTANCE OF 1047.61' TO A POINT;

THENCE S87°35'03"E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY NORTHERN CAPITAL REGIONAL DISPOSAL FACILITY, INC. A DISTANCE OF 23.69' TO A POINT ON THE WESTERLY PROPERTY LINE OF LAND NOW OR FORMERLY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION;

THENCE S43°21'09"W BOUNDED SOUTHEASTERLY BY LAND NOW OR FORMERLY OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION A DISTANCE OF 303.68' TO A POINT OF CURVATURE;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1482.19', AN ARC LENGTH OF 426.45', A DELTA ANGLE OF 16°29'06" AND A CHORD LENGTH OF 424.99' BEARING S35°06'36" W TO A CONCRETE MONUMENT FOUND;

THENCE N88°27'37"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF EDWARD, DOROTHY, EDWARD JR. AND JOHN MARKOWSKI A DISTANCE OF 149.47' TO A REBAR FOUND;

THENCE N28°45'42"W BOUNDED SOUTHWESTERLY BY LAND NOW OR FORMERLY OF BACK 124, LLC A DISTANCE OF 2534'± TO THE CENTERLINE OF KETCH BROOK;

THENCE IN A NORTHEASTERLY DIRECTION BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF MARY G. NILSSON ALONG THE CENTERLINE OF KETCH BROOK A DISTANCE OF 904'± TO A POINT;

THENCE S33°25'39"E BOUNDED NORTHEASTERLY BY LAND NOW OR FORMERLY OF NORTON FARMS, INC. A DISTANCE OF 217'± TO A POINT;

THENCE N77°47'46"E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF NORTON FARMS, INC. A DISTANCE OF 139.20' TO A POINT;

THENCE N86°05'07"E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF NORTON FARMS, INC. A DISTANCE OF 171.52' TO A POINT;

THENCE N83°02'41"E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF NORTON FARMS, INC. A DISTANCE OF 201.79' TO A POINT;

THENCE N89°32'04"E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF NORTON FARMS, INC. A DISTANCE OF 401.21' TO A POINT;

THENCE N86°54'03"E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF NORTON FARMS, INC. A DISTANCE OF 390.91' TO A POINT;

THENCE N86°20'31"E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF NORTON FARMS, INC. A DISTANCE OF 354.44' TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 3,768,981± SQ. FT. (86.524± ACRES).

MAP 37 BLOCK 65 LOT 5A (AS SURVEYED)

BEGINNING AT THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY NORTHERN CAPITAL REGIONAL DISPOSAL FACILITY, INC. BEING ON THE EASTERLY PROPERTY LINE OF LAND NOW OR FORMERLY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION;

THENCE S86°42'47"E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF APOTHECARIES HALL ENTERPRISES, LLC A DISTANCE OF 457.87' TO A POINT;

THENCE N89°41'08"E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF APOTHECARIES HALL ENTERPRISES, LLC A DISTANCE OF 363.07' TO A POINT;

THENCE S2°57'43"E EASTERLY BY LAND NOW OR FORMERLY OF APOTHECARIES HALL ENTERPRISES, LLC A DISTANCE OF 485.15' TO A POINT;

THENCE S72°59;07"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY NORTHERN CAPITAL REGIONAL DISPOSAL FACILITY, INC. A DISTANCE OF 60.83' TO A POINT;

THENCE S1°22'59"W BOUNDED EASTERLY BY LAND NOW OR FORMERLY NORTHERN CAPITAL REGIONAL DISPOSAL FACILITY, INC. A DISTANCE OF 373.74' TO A POINT;

THENCE N79°55'02"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY NORTHERN CAPITAL REGIONAL DISPOSAL FACILITY, INC. A DISTANCE OF 460.64' TO A POINT;

THENCE S79°02'59"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY NORTHERN CAPITAL REGIONAL DISPOSAL FACILITY, INC. A DISTANCE OF 243.79' TO A POINT OF CURVATURE ON THE EASTERLY PROPERTY LINE OF LAND NOW OR FORMERLY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION;

THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1482.19', AN ARC LENGTH OF 236.77', A DELTA ANGLE OF 9°09'10" AND A CHORD LENGTH OF 236.52' BEARING N2°17'06"W TO A POINT OF TANGENCY;

THENCE N6°51'41"W ALONG THE EASTERLY PROPERTY LINE OF LAND NOW OR FORMERLY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION 634.07' TO THE POINT OF BEGINING.

CONTAINING APPROXIMATELY 636,523± SQ. FT. (14.613± ACRES).

Record Parcel Description Map 25 Block 49 Lot 17A

INSTR # 2009000044 VOL 00330 PG 0876 RECD 01/12/2009 10:28:57
Karen W. Gaudreau Town Clerk LocalTax 0.00 ConveyTax 0.00

Frederick J. Mullen, Jr.
Reid and Riege, P.C.
One Financial Plaza, 21st Floor
Hartford, CT 06103

STATUTORY FORM QUITCLAIM DEED

Mary G. Nilsson, of Broad Brook, Connecticut, having an address of 169 Rye Street, Broad Brook, Connecticut 06016, for One Dollar ($1.00) and other good and valuable consideration received to her full satisfaction of **Back 124 LLC,** having an address of 169 Rye Street, Broad Brook, Connecticut 06016 ("Grantee") does give, grant, bargain, sell and confirm unto the Grantee, and unto its successors and assigns forever with ***quitclaim covenants***, that certain piece or parcel of land situated in the Town of East Windsor, County of Hartford and State of Connecticut, as more particularly described in **SCHEDULE A,** attached hereto and made a part hereof.

In Witness Whereof, Mary G. Nilsson has hereunto set her hand and seal this 29th day of December, 2008.

Witnesses:

Mary G. Nilsson, Grantor

STATE OF CONNECTICUT)
: ss. Hartford
COUNTY OF HARTFORD)

On December 29, 2008, before me, the undersigned officer, personally appeared Mary G. Nilsson, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same as her free act and deed for the purposes therein contained.

In Witness Whereof, I hereunto set my hand.

Commissioner of the Superior Court
~~Notary Public~~
~~My Commission Expires.~~

A certain piece of parcel of land situated in the Town of East Windsor, County of Hartford and State of Connecticut and designated as Parcel A on map entitled "ESTATE OF JAMES H. NILSSON AND MARY NILSSON SUBDIVISION PLAN PLANTATION ROAD EAST WINDSOR, CT DATE 01/04/96 SHEET NO. 1 OF 1 Anchor Engineering Services, Inc. 75 Nutmeg Lane Glastonbury, CT 06033 SCALE: 1" = 200'". This map is on file in the Town Clerk's Office in said Town of East Windsor to which reference may be had. Said Parcel A is more particularly bounded and described as follows:

Beginning at an iron rod to be set located in the southeast corner of said Parcel A, which iron rod is located 150.00 feet NW on the bearing hereinafter immediately described from the northerly line of property now or formerly of Conrail Corp.;

Thence running north 74° 54' 54" W along land now or formerly of JRF Realty, Inc. a total distance of 2686.53' to a monument;

Thence running N 74° 52' 41" W along land now or formerly of M. Sawka 612.22' to a monument;

Thence continuing N 79° 40' 48" W along land now or formerly of Sawka 218.28' to a point;

Thence continuing N 75° 19' 48" W 254.23' along land now or formerly of said Sawka to a point;

Thence continuing along land now of said Sawka N 78° 04' 08" W a distance of 359.55' to a point;

Thence continuing along land now or formerly of said Sawka N 45° 23' 58" W a distance of 178.02' to a point;

Thence continuing N 64° 35' 52" W along land now or formerly of said Sawka 31.80' to a point;

Thence turning and running N 42° 59' 13" E a distance of 60.36' along land now or formerly of J. Spencer;

Thence continuing along land now or formerly of J. Spencer N 60° 13' 13" E a distance of 55.26' to a point;

Thence continuing along land now or formerly of said Spencer N 80° 25' 13" E a distance of 64.54';

Thence continuing along land now or formerly of said Spencer N 60° 02' 13" E a distance of 78.75';

Thence continuing along land now or formerly of said Spencer N 35° 21' 13" E a distance of 50' to land now or formerly of T. Pawlowski;

Thence turning and running N 35° 21' 13" E along land now or formerly of said Pawlowski 185.70' to a point;

Thence turning and running N 54° 22' 33" E along land now or formerly of W. Ellsworth 427.66' to a point;

Thence continuing N 54° 59' 28" E along land now or formerly of said Ellsworth 187.48' to a point;

Thence proceeding along the center line of Ketch Brook approximately 2395' to Parcel C as shown on said map;

Thence turning and running along Parcel C as shown on said map S 15° 12' 59" E 2540' to an iron rod marking the point or place of beginning.

Said premises amounts to approximately 124.7 acres. Said premises are the same conveyed by from Robert S. Ellsworth, Harold D. Ellsworth and William S. Ellsworth to James Nilsson and Mary Nilsson by correcting Quit Claim Deed dated December 29, 1987 and recorded June 10, 1988 in Volume 147 at Page 971 of the East Windsor Land Records less those parcels conveyed to Northern Capital Region Disposal Facility, Inc. as recorded in Volume 192 at Page 185 and in Volume 192 at Page 198 of the East Windsor Land Records. See also Certificate of No Tax from the Estate of James Nilsson recorded in Volume 195 at Page 263 of the East Windsor Land Records. The premises are subject to a 20' Right of Way as shown on said map in favor of Parcel C.

Excepting Therefrom a certain parcel conveyed to David Frederick Maura and Christine G. Maura by Quitclaim Deed dated July 9, 2007, and recorded in Volume 321, Page 233 of the East Windsor Land Records.

Record Parcel Description Map 27 Block 49 Lot 17C

VOL 192 PAGE 185

WARRANTEE DEED

KNOW YE, THAT I, MARY NILSSON of the Town of East Windsor, County of Hartford and State of Connecticut

for the consideration of ONE MILLION EIGHT HUNDRED SIXTEEN THOUSAND, FIVE HUNDRED AND 00/100 ($1,816,500.00) DOLLARS

received to my full satisfaction of NORTHERN CAPITAL REGION DISPOSAL FACILITY, INC., a Connecticut Corporation, having its principal place of business in the Town of Manchester, County of Hartford and State of Connecticut

do give, grant, bargain, sell and confirm unto the said NORTHERN CAPITAL REGION DISPOSAL FACILITY, INC., its successors and assigns forever, the property described on Schedule "A" attached hereto and made a part hereof.

Being a portion of the same premises conveyed to the Grantor herein and James H. Nilsson by a deed recorded in Volume 147 at Page 971 of the East Windsor Land Records.

Said premises are subject to any and all provisions of any ordinance, state, federal and/or municipal regulation or public or private law, and to any easements, rights-of-way and restrictions as of record may appear

Said premises are further subject to taxes due the Town of East Windsor on the List of October 1, 1994, second half payable in January, 1996, and on the List of October 1, 1995, not yet payable, which the Grantee herein assumes and agrees to pay.

~~For a more particular description, reference may be had to a map~~ or plan entitled "JAMES H. & MARY NILSSON ~~Proposed Property~~ Acquistion PLOT PLAN East Windsor ~~Connecticut~~ Anchor Engineering Services, Inc. 287 Main ~~Street~~ East Hartford, CT 06118 Tel (203)568-3233 Fax ~~(203)~~ 568-1633 Project 001-02 Date 04/18/95 Sheet ~~No. 1 of~~ 1", which map is to be filed in the East Windsor ~~Town Clerk's Office to which reference may be had~~.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto it, the said grantee, its successors and assigns forever to its and their own proper use and behoof. And also, I, the said grantor do for myself, my heirs and assigns covenant with the said grantee, its successors and assigns, that at and until the ensealing of these premises, I am well seised of the premises, as a good indefeasible estate in FEE SIMPLE; and have a good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as is above written.

AND FURTHERMORE, I, the said grantor do by these presents bind myself, and my heirs and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to the said grantee, its successors and assigns, against all claims and demands

CONVEYANCE TAX RECEIVED Add'l Per CGS 12-504(a)
State 9,082.50 Local 1,998.15 34,330.00
Town Clerk of East Windsor

VOL 192 PAGE 186

whatsoever, except as is above written.

IN WITNESS WHEREOF, I, MARY NILSSON have set my hand and seal this 5th day of January, 1996

Signed and delivered in the presence of

WITNESS: GRANTOR:
William C. Leary Mary Nilsson
John D. LaBelle Jr.

STATE OF CONNECTICUT)
: ss: Manchester January 5, 1996
COUNTY OF HARTFORD)

Personally appeared, MARY NILSSON, signer and sealer of the foregoing instrument and acknowledged the same be her free act and deed before me.

William C. Leary
Commissioner of the Superior Court

Grantee's Address:

321 Olcott Street
Manchester, CT 06040

SCHEDULE A VOL 192 PAGE 187

That certain piece or parcel of land, situated in the Town of East Windsor, County of Hartford and State of Connecticut, designated as Parcel C on a certain map or plan entitled "Estate of James H. Nilsson and Mary Nilsson SUBDIVISION PLAN Plantation Road East Windsor, CT Date 01/04/96 Sheet No. 1 of 1 Scale: 1" = 200' Anchor Engineering Services, Inc. 75 Nutmeg Lane Glastonbury, CT 06033", which map is on file in the Town Clerk's Office in said Town of East Windsor, reference to which may be had. Said Parcel C is more particularly bounded and described as follows:

COMMENCING at a point set in the northeast corner of the land herein described, which point is located in the general westerly line of land now or formerly of Conrail Corp.; the line runs thence S 6° 39' 50" W, along land now or formerly of Conrail Corp., a distance of Six Hundred Fifty-Two and Thirty-Three One-Hundredths (652.33) feet to a point; the line runs thence by an arc of a curve to the right having a radius of One Thousand Three Hundred Eighty-Three and Nineteen One-Hundredths (1,383.19) feet, and a delta angle of 10° 07' 20", along land now or formerly of Conrail Corp., a distance of Two Hundred Forty-Four and Thirty-Seven One-Hundredths (244.37) feet to a point; the line runs thence N 87° 01' 44" W, along land now or formerly of Northern Capital Region Disposal Facility, Inc., a distance of Five Hundred Eighty-Three and One One-Hundredth (583.01) feet to a point; the line runs thence S 18° 30' 15" W, along land now or formerly of Northern Capital Region Disposal Facility, Inc., a distance of One Thousand Forty-Seven and Sixty-One One-Hundredths (1,047.61) feet to a point; the line runs thence S 74° 02' 19" E, along land now or formerly of Northern Capital Region Disposal Facility, Inc., a distance of Twenty-Four (24.00) feet to a point; the line runs thence S 56° 52' 40" W along land now or formerly of Conrail Corp., a distance of Three Hundred Three and Eighty-Eight One-Hundredths (303.88) feet to a point; the line runs thence by an arc of a curve to the left, having a radius of One Thousand Four Hundred Eighty-Two and Nineteen One-Hundredths (1,482.19) feet, and a delta angle of 16° 28' 18", along land now or formerly of Conrail Corp., a distance of Four Hundred Twenty-Six and Eleven One-Hundredths (426.11) feet to a point; the line runs thence N 74° 54' 54" W, along land now or formerly of JRF Realty Inc., a distance of One Hundred Fifty (150.00) feet to a point; the line runs thence N 15° 12' 59" W, along land designated as Parcel A on the above map or plan, a distance of Two Thousand Five Hundred Forty (2,540.00) feet to a point located in the centerline of Ketch Brook; the line runs thence in a general northeasterly direction by a meandering course, along the centerline of Ketch Brook, a distance of approximately Nine Hundred Twenty-Five (925.00±) feet to a point; the line runs thence S 19° 52' 56" E, along land now or formerly of M. Norton, a distance of One Hundred Seventy-Four (174.00) feet to a point; the line runs thence S 88° 39' 31" E, along land now or formerly of M. Norton, a distance of One Hundred Thirty-Nine and Twenty One-Hundredths (139.20) feet to a point; the line runs thence S 80° 22' 10" E, along land now or formerly of M. Norton, a distance of One Hundred Seventy-One and Fifty-Two One-Hundredths (171.52) feet to a point; the line runs thence S 83° 24' 36" E, along land now or formerly of M. Norton, a distance of Two Hundred One and Seventy-Nine One-Hundredths (201.79) feet to a point; the line runs thence S 75° 59' 21" E, along land now or formerly of M. Norton, a distance of Four Hundred One and Twenty One-Hundredths (401.20) feet to a point; the line runs thence S 79° 33' 14" E, along land now or formerly of M. Norton, a distance of Three Hundred Ninety and Ninety-One One-Hundredths (390.91) feet to a point; the line runs thence S 72° 47' 48" E, along land now or formerly of M. Norton, a distance of Three Hundred Fifty-Three and Ninety-Three One-Hundredths (353.93) feet to the point or place of beginning.

Containing 86.50 acres of land.

Said premises are conveyed together with a right-of-way twenty (20) feet in width over Parcel A as shown on the above map or plan. Said right-of-way is conveyed for purposes of ingress to and egress from Parcel C for agricultural purposes.

Said premises are conveyed together with a right to use, in common with the grantor herein, a twenty (20) foot right-of-way leading from the termination boundary of said twenty (20) foot right-of-way hereinbefore described to Plantation Road as more particularly set forth on a certain map or plan entitled "Property of the Griffin-Fuller Tobacco Company, Inc. to be Conveyed to Consolidated Cigar Corporation, Plantation Road, Rye Street, Wapping Road AKA Windsorville Road East Windsor, Conn. scale 1" = 200' dated April 1965 office of Harold R. Sanderson, Bloomfield, Conn.", and being further described in a Warranty Deed dated September 24, 1965 and recorded in the East Windsor Land Records in Volume 88, Page 211.

Received for Record Sept 11 1996
at 12:11 PM
Attest: Town Clerk

Record Parcel Description MAP 37 BLOCK 65 LOT 5A

VOL 192 PAGE 198

WARRANTEE DEED

KNOW YE, THAT I, MARY NILSSON of the Town of East Windsor, County of Hartford and State of Connecticut

for the consideration of TWENTY-FIVE THOUSAND, FIVE HUNDRED TWENTY and 00/100 ($25,520.00) DOLLARS

received to my full satisfaction of NORTHERN CAPITAL REGION DISPOSAL FACILITY, INC., a Connecticut Corporation, having its principal place of business in the Town of Manchester, County of Hartford and State of Connecticut

do give, grant, bargain, sell and confirm unto the said NORTHERN CAPITAL REGION DISPOSAL FACILITY, INC., its successors and assigns forever, the following described property, with all appurtenances thereto, located in the Town of East Windsor, County of Hartford and State of Connecticut.

COMMENCING at a point in the northwesterly corner of land now or formerly of Ellsworth;

THENCE moving S 73°09;24" E, a distance of Four Hundred Fifty-seven and Thirty-seven One-hundredths (457.37') feet;

THENCE continuing S 76°46'09" E, a distance of Three Hundred Sixty-three and Seven One-hundredths (363.07') feet along land now or formerly of M.S.G. Corp. to a point;

THENCE turning and moving S 10°35'00" W, a distance of Four Hundred Eighty-five and Fifteen One-hundredths (485.15') feet to a point;

THENCE moving S 86°31'50" W, a distance of Sixty and Eighty-three One-hundredths (60.83') feet to a point;

THENCE turning and moving S 14°55'42" W, a distance of Three Hundred Seventy-three and Seventy-four One-hundredths (373.74') feet to a point;

THENCE turning and moving N 66°22'19" W along land now or formerly of Norton and O'Donnell, a distance of Four Hundred Sixty and Sixty-four One0hundredths (460.64') feet to a point;

THENCE moving N 87°24'18" W, a distance of Two Hundred Forty-three (243.00') feet to a point;

THENCE moving along the arc of a curve with a radius of One Thousand, Four Hundred Eighty-two and Nineteen One-hundredths (1,482.19') feet, a distance of Two Hundred Thirty-six and Eighty-seven One-hundredths (236.87') feet to a point;

THENCE continuing N 06°39'50" E along land now or formerly of New York New Haven and Hartford Railroad, a distance of Six Hundred Thirty-three and Ninety-one One-hundredths (633.91') feet to the point and place of beginning.

Being a portion of the same premises conveyed to the Grantor herein and James H. Nilsson by a deed recorded in Volume 147 at Page 971 of the East Windsor Land Records.

Said premises are subject to any and all provisions of any ordinance, state, federal and/or municipal regulation or public or private law, and to any easements, rights-of-way and restrictions as of record may appear.

CONVEYANCE TAX RECEIVED Add'l Per CGS 12-504(a)
State 127.60 Local 28.07 510.40
Town Clerk of East Windsor

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Said premises are further subject to taxes due the Town of East Windsor on the List of October 1, 1994, second half payable in January, 1996, and on the List of October 1, 1995, not yet payable, which the Grantee herein assumes and agrees to pay.

For a more particular description, reference may be had to a map or plan entitled**~~"JAMES H. & MARY NILSSON Proposed Property Acquistion PLOT PLAN East Windsor Connecticut Anchor Engineering Services, Inc. 287 Main Street East Hartford, CT 06118 Tel (203)568-3233 Fax (203) 568-1633 Project 001-02 Date 04/18/95 Sheet No. 1 of 1", the parcel herein conveyed being designated as "AREA = 14.6 AC ±" on said map~~, which map is to be filed in the East Windsor Town Clerk's Office to which reference may be had.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto it, the said grantee, its successors and assigns forever to its and their own proper use and behoof. And also, I, the said grantor do for myself, my heirs and assigns covenant with the said grantee, its successors and assigns, that at and until the ensealing of these premises, I am well seised of the premises, as a good indefeasible estate in FEE SIMPLE; and have a good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as is above written.

AND FURTHERMORE, I, the said grantor do by these presents bind myself, and my heirs and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to the said grantee, its successors and assigns, against all claims and demands whatsoever, except as is above written.

IN WITNESS WHEREOF, I, MARY NILSSON have set my hand and seal this 5th day of January, 1996

Signed and delivered in the presence of

WITNESS: GRANTOR:
William C. Leary Mary Nilsson
John D. LaBelle Jr.

STATE OF CONNECTICUT)
: ss: Manchester January 5, 1996
COUNTY OF HARTFORD)

Personally appeared, MARY NILSSON, signer and sealer of the foregoing instrument and acknowledged the same be her free act and deed before me.

William C. Leary
Commissioner of the Superior Court

Grantee's Address:
321 Olcott Street
Manchester, CT 06040

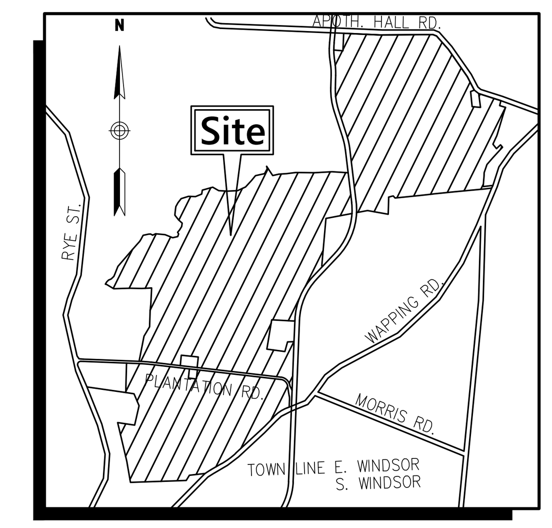
**"Estate of James H. Nilsson and Mary Nilsson SUBDIVISION PLAN Plantation Road East Windsor, CT Date 01/04/96 Sheet No. 1 of 1 Scale 1" = 200' Anchor Engineering Services, Inc. 75 Nutmeg Lane Glastonbury, CT 06033"

Received for Record Sept 11 1996
at 12:13 PM
Attest: Town Clerk

vhb.com

vhb

100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300



Locus Map
(NOT TO SCALE)

Map 57 Block 65 Lot 1
Map 57 Block 65 Lot 2
Map 48 Block 65 Lot 7
Map 37 Block 65 Lot 5A
Map 27 Block 49 Lot 17C
Map 25 Block 49 Lot 17A
Map 16 Block 50 Lot 1
Map 16 Block 49 Lot 7

Plantation Road
Windsorville Road
Wapping Road
Apothrcaries Hall Road
East Windsor, Connecticut

No.	Revision	Date	Appvd.

Designed by | Checked by

Issued for: Review
Date: June 18, 2020

Drawing Title
ALTA/NSPS Land Title Survey Descriptions

Drawing Number
PL-5

Sheet 5 of 31

Project Number
42569.01

Saved Tuesday, July 21, 2020 2:04:40 PM CCDANFORTH Plotted Tuesday, July 21, 2020 2:05:08 PM Danforth, Christopher

\\vhb\gbl\proj\Wethersfield\42569.01 Gravel Pit Solar\cad\sr\42569.01PL.dwg

MAP 48 BLOCK 65 LOT 7 (AS SURVEYED)

BEGINNING AT A 1"REBAR FOUND IN THE WESTERLY STREET LINE OF WAPPING ROAD;

THENCE S83°32'54"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF JEAN MARTIN A DISTANCE OF 158.44' TO A REBAR WITH CAP FOUND;

THENCE S84°36'36"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF THE CONNECTICUT LIGHT AND POWER COMPANY A DISTANCE OF 238.87' TO A CONCRETE MONUMENT FOUND;

THENCE S84°29'52"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF JOHN E. MASLAK A DISTANCE OF 883..56' TO A POINT;

THENCE S84°31'16"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF JOHN E. MASLAK AND LAND NOW OR FORMERLY BY NORTHERN CAPITAL REGIONAL DISPOSAL FACILITY, INC., PARTLY BY EACH A DISTANCE OF 835.39' TO A $\frac{3}{4}$" REBAR FOUND WITH CAP;

THENCE N42°48'14"W BOUNDED WESTERLY BY LAND NOW OR FORMERLY BY NORTHERN CAPITAL REGIONAL DISPOSAL FACILITY, INC. A DISTANCE OF 52.57' TO A $\frac{3}{4}$" REBAR FOUND;

THENCE S72°13'49"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY BY NORTHERN CAPITAL REGIONAL DISPOSAL FACILITY, INC. A DISTANCE OF 68.03' TO A $\frac{3}{4}$" REBAR FOUND WITH CAP;

THENCE N2°57'43"W BOUNDED WESTERLY BY LAND NOW OR FORMERLY BY NORTHERN CAPITAL REGIONAL DISPOSAL FACILITY, INC. A DISTANCE OF 485.15' TO A POINT;

THENCE S89°41'08"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY BY NORTHERN CAPITAL REGIONAL DISPOSAL FACILITY, INC. A DISTANCE OF 363.07' TO A POINT;

THENCE N6°59'27"E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF APOTHECARIES HALL ENTERPRISES, LLC A DISTANCE OF 2421.67' TO A POINT;

THENCE N87°02'29"W BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF APOTHECARIES HALL ENTERPRISES, LLC A DISTANCE OF 477'± TO A POINT;

THENCE S0°53'21"W BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF APOTHECARIES HALL ENTERPRISES, LLC A DISTANCE OF 286'± TO A POINT;

THENCE S82°33'44"E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF APOTHECARIES HALL ENTERPRISES, LLC A DISTANCE OF 544'± TO A POINT;

THENCE S4°50'18"E BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF APOTHECARIES HALL ENTERPRISES, LLC A DISTANCE OF 495.00' TO A $\frac{3}{4}$" REBAR FOUND;

THENCE N69°42'06"E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF APOTHECARIES HALL ENTERPRISES, LLC A DISTANCE OF 810.12' TO A 1" REBAR FOUND;

THENCE S2°18'26"E BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF ERNESTINE CHARBONNEAU A DISTANCE OF 337.00' TO A POINT;

THENCE S83°34'05"E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF ERNESTINE CHARBONNEAU A DISTANCE OF 199.00' TO A 1" REBAR FOUND ON THE SOUTHERLY LINE OF WINDSORVILLE ROAD;

THENCE S72°57'15"E ALONG THE SOUTHERLY LINE OF WINDSORVILLE ROAD A DISTANCE OF 580.12' TO A POINT;

THENCE S18°56'34"W BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF APOTHECARIES HALL ENTERPRISES, LLC A DISTANCE OF 100.05' TO A POINT;

THENCE S72°57'14"E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF APOTHECARIES HALL ENTERPRISES, LLC A DISTANCE OF 127.00' TO A POINT;

THENCE S18°56'34"W BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF JOHN E. MASLAK A DISTANCE OF 260.55' TO A $\frac{3}{4}$" REBAR FOUND;

THENCE S19°09'45"W BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF JOHN E. MASLAK A DISTANCE OF 385.23' TO A 2" PIPE FOUND;

THENCE S20°17'48"W BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF BLAIN SIMPKINS A DISTANCE OF 179.17' TO A POINT;

THENCE S30°20'07"E BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF BLAIN SIMPKINS A DISTANCE OF 121.00' TO A POINT;

THENCE N59°21'13"E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF BLAIN SIMPKINS A DISTANCE OF 121.97' TO A POINT;

THENCE S31°32'57"E BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF CHRISTOPHER SMITH AND MONICA RICHI A DISTANCE OF 72.81' TO A $\frac{3}{4}$" PIPE FOUND;

THENCE S43°09'53"W BOUNDED SOUTHEASTERLY BY LAND NOW OR FORMERLY OF JOHN F. GILSON A DISTANCE OF 509.44' TO A POINT;

THENCE S21°11'03"W BOUNDED SOUTHEASTERLY BY LAND NOW OR FORMERLY OF JOHN F. GILSON A DISTANCE OF 188.96' TO A POINT;

THENCE S2°2421"W BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF JOHN F. GILSON A DISTANCE OF 313.81' TO A POINT;

THENCE N83°33'28"E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF JOHN F. GILSON A DISTANCE OF 207.14' TO A POINT ON THE WESTERLY STREET LINE OF WAPPING ROAD;

THENCE S23°58'53"W ALONG THE WESTERLY STREET LINE OF WAPPING ROAD A DISTANCE OF 57.22' TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 5,767,101± SQ. FT. (132.394± ACRES).

MAP 57 BLOCK 65 LOT 1 (AS SURVEYED)

BEGINNING AT A POINT BEING THE NORTHERLY CORNER OF LAND NOW OR FORMERLY OF ERNESTINE CHARBONNEAU AND THE EASTERLY CORNER OF LAND NOW OR FORMERLY OF APOTHECARIES HALL ENTERPRISES, LLC BEING ON THE SOUTHWESTERLY SIDE OF WINDSORVILLE ROAD;

THENCE S69°42'06"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF APOTHECARIES HALL ENTERPRISES, LLC A DISTANCE OF 928.26'' TO A $\frac{3}{4}$" REBAR FOUND;

THENCE N4°50'18"W BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF APOTHECARIES HALL ENTERPRISES, LLC A DISTANCE OF 826.36' TO A POINT;

THENCE S87°02'29"E BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF APOTHECARIES HALL ENTERPRISES, LLC A DISTANCE OF 985.29' TO A POINT;

THENCE S6°59'27"W BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF APOTHECARIES HALL ENTERPRISES, LLC A DISTANCE OF 2421.67' TO A POINT;

THENCE N86°42'47"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF NORTHERN CAPITAL REGIONAL DISPOSAL FACILITY, INC. A DISTANCE OF 457.87' TO A POINT ON THE EASTERLY LINE OF LAND NOW OR FORMERLY OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION;

THENCE N6°51'41"W BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION A DISTANCE OF 529.35' TO A POINT OF CURVATURE;

THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1482.19', AN ARC LENGTH OF 289.52', A DELTA ANGLE OF 11°11'30", AND A CHORD LENGTH OF 289.06' BEARING N12°27'26"W TO A POINT OF TANGENCY;

THENCE N18°03'11"W BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION A DISTANCE OF 607.68' TO A POINT OF CURVATURE;

THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1383.19', AN ARC LENGTH OF 480.64', A DELTA ANGLE OF 19°54'35", AND A CHORD LENGTH OF 478.23' BEARING N8°05'53"W TO A POINT OF TANGENCY;

THENCE N1°51'24"W BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION A DISTANCE OF 279.76' TO A POINT OF CURVATURE;

THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1482.19', AN ARC LENGTH OF 307.64', A DELTA ANGLE OF 11°53'32", AND A CHORD LENGTH OF 307.09' BEARING N4°05'22"W TO A POINT OF REVERSE CURVATURE;

THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1383.19', AN ARC LENGTH OF 27.77', A DELTA ANGLE OF 1°09'01", AND A CHORD LENGTH OF 27.77' BEARING N9°27'38"W TO A POINT;

THENCE N15°48'30"E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF EAST WINDSOR SPORTSMAN CLUB, INC. A DISTANCE OF 681.32' TO A POINT ON THE SOUTHERLY SIDE OF APOTHECARIES HALL ROAD;

THENCE S88°40'51"E ALONG THE SOUTHERLY SIDE OF APOTHECARIES HALL ROAD A DISTANCE OF 479.53' TO A POINT;

THENCE S87°29'40"E ALONG THE SOUTHERLY SIDE OF APOTHECARIES HALL ROAD A DISTANCE OF 389.77' TO A POINT;

THENCE S86°21'47"E ALONG THE SOUTHERLY SIDE OF APOTHECARIES HALL ROAD A DISTANCE OF 330.78' TO A POINT;

THENCE S87°21'57"E ALONG THE SOUTHERLY SIDE OF APOTHECARIES HALL ROAD A DISTANCE OF 693.18' TO A POINT OF CURVATURE;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00', AN ARC LENGTH OF 255.18', A DELTA ANGLE OF 48°44'12", AND A CHORD LENGTH OF 247.56' BEARING S62°59'51"E TO A POINT OF TANGENCY;

THENCE S38°37'45"E ALONG THE SOUTHWESTERLY SIDE OF APOTHECARIES HALL ROAD A DISTANCE OF 423.03' TO A POINT;

THENCE S36°09'48"E ALONG THE SOUTHWESTERLY SIDE OF APOTHECARIES HALL ROAD A DISTANCE OF 297.57' TO A POINT;

THENCE S35°32'33"E ALONG THE SOUTHWESTERLY SIDE OF APOTHECARIES HALL ROAD A DISTANCE OF 296.63' TO A POINT OF CURVATURE;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 900.00', AN ARC LENGTH OF 124.83', A DELTA ANGLE OF 7°56'48", AND A CHORD LENGTH OF 124.73' BEARING S31°34'08"E TO A POINT OF TANGENCY;

THENCE S27°35'44"E ALONG THE SOUTHWESTERLY SIDE OF WINDSORVILLE ROAD A DISTANCE OF 215.61' TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 4,262,596± SQ. FT. (97.856± ACRES).

Record Parcel Description MAP 57 BLOCK 65 LOT 1 & MAP 48 BLOCK 65 LOT 7

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QUITCLAIM DEED

ERNESTINE CHARBONNEAU, of Town of South Windsor, County of Hartford and State of Connecticut, for no consideration paid, grants to APOTHECARIES HALL ENTERPRISES, LLC, a Connecticut limited liability company with offices in the Town of South Windsor, County of Hartford and State of Connecticut, with QUITCLAIM COVENANTS two certain pieces or parcels of land being situated in the Town of East Windsor, County of Hartford and State of Connecticut and being more particularly bounded and described in Schedule A attached hereto and made a part hereof.

Signed this 29th day of December, 2004.

Signed and delivered in the presence of:

Ralph J. Alexander

DAWN SHERIDAN

Ernestine Charbonneau

STATE OF CONNECTICUT) ss. South Windsor
COUNTY OF HARTFORD)

December 29, 2004

Personally appeared, Ernestine Charbonneau, Signer of the foregoing instrument, and acknowledged the same to be her free act and deed, before me.

Ralph J. Alexander
Commissioner of the Superior Court

Grantees' mailing address:
125 Edwin Road
South Windsor, CT 06074

CONVEYANCE TAX RECEIVED
State $ 0 Local $ 0
Town Clerk

VOL 281 PAGE 008

SCHEDULE A

Those two certain pieces or parcels of land, with all buildings and improvements located thereon, being situated in the Town of East Windsor, County of Hartford and State of Connecticut, the first piece or parcel consisting of 125 acres more or less and being referred to hereinafter as Parcel I, and the second piece or parcel consisting of 98 acres more or less and being referred to hereinafter as Parcel II, said parcels being more particularly bounded and described as follows:

PARCEL I CONTAINING 125 ACRES MORE OR LESS:

That certain piece or parcel of land, with all buildings and improvements located thereon, being situated in the Town of East Windsor, County of Hartford and State of Connecticut, being located on the easterly side of Wapping Road, on the southerly and easterly side of Windsorville Road and the southerly and easterly side (in the rear) of Apothecaries Hall Road, and being more particularly containing 125 Acres More or Less, Consisting of those pieces formerly shown as lot numbers 3,4,5 and 7, of block 65, on the Town of East Windsor Assessor's Map Number 36, but now combined into one parcel which is more particularly bounded and described as follows:

Beginning at a point on the westerly line of Wapping Road, which point marks the intersection between said Westerly line of Wapping Road and the division line between the herein described premises and land next Southerly thereof belonging now or formerly to Joseph Maslak et al; thence running in a course S 83°32' 50" W along land now or formerly of Joseph Maslak et al, a distance of One Hundred Fifty-Eight and Fifty-Five hundredths (158.55) feet to a point; thence turning and running in a course S 84°36' 20" W along land now or formerly of Joseph Maslak et al, a distance of Two Hundred Thirty-Eight and Sixty-Five hundredths (238.65) feet to a point marked by a merestone; thence turning and running in a course S 84° 32' 40" W along land now or formerly of Joseph Maslak et al, a distance of One Thousand Seven Hundred Eighteen and Eighty-Eight hundredths (1,718.88) feet to a point; thence turning and running in a course N 42° 46' 50" W along land now or formerly of Joseph Maslak et al, a distance of Fifty-Two and Fifty-Seven hundredths (52.57) feet to a point marked by an iron pipe; thence turning and running in a course S 73° 01' 40" W along land now or formerly of Joseph Maslak et al, a distance of Seventy-Five and Twenty-Seven hundredths (75.27) feet to a point marked by an iron pipe; thence turning and running in a course N 2° 12' 40" W along land now or formerly of Anna S. Ellsworth et al, a distance of Four Hundred Eighty-Four and Ninety-One hundredths (484.91) feet to a point marked by a merestone; thence turning and running in a course S 89° 43' 40" W along land now or formerly of Anna S. Ellsworth et al, a distance of Three Hundred Sixty-Three and Seven hundredths (363.07) feet to a point marked by an iron pipe; thence turning and running in a course N 06° 59' 00" E along land formerly of George Chamberlain et als, now being other land of Ernestine Charbonneau and currently referred to as lot 1 of block 65 on the Town of East Windsor Assessor's map number 36, for a distance of Two Thousand Four Hundred Twenty-One and Sixty-Seven hundredths (2,421.67) feet, to a point marking the northwesterly corner of premises in question; thence turning and running by a course of S 87° 02' 56" E, along the southerly line of land formerly of George Chamberlain et als, now being other land of Ernestine Charbonneau and currently referred to as lot 1 of block 65 on the Town of East Windsor Assessor's map number 36, for a distance of Four Hundred Ninety (490) feet, more or less, to a point marking the northwesterly corner of land now or formerly of Norton J. O'Donnell et al; thence turning and running in a general southerly direction along the Westerly boundary line of land now or formerly of Norton J. O'Donnell et al, a distance of Two Hundred Eighty (280) feet, more or less to a point marked by a

SCHEDULE A Continued
Page 2 of 4

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merestone; thence turning and running in a general Easterly direction along the Southerly boundary line of land now or formerly of Norton J. O'Donnell et al, a distance of Five Hundred Fifty (550) feet, more or less, to a point; thence turning and running in a course S 4° 43' 10" E along the Westerly boundary line of land formerly of George Chamberlain et als, now being other land of Ernestine Charbonneau and currently referred to as lot 1 of block 65 on the Town of East Windsor Assessor's map number 36, for a distance of Four Hundred Ninety-Five (495') feet, more or less, to a point marked by a stake and stones; thence turning and running in a course N 70° 09' 10" E along the Southerly boundary line of land formerly of George Chamberlain et als, now being other land of Ernestine Charbonneau and currently referred to as lot 1 of block 65 on the Town of East Windsor Assessor's map number 36, for a distance of Eight Hundred Nineteen and Nineteen hundredths (819.19') feet to a point marked by a merestone; thence turning and running in a general Southerly direction along the Westerly boundary line of land now or formerly of the Town of East Windsor, a distance of Three Hundred Thirty-Seven (337') feet, more or less, to a point; thence turning and running in a general Easterly direction along the Southerly boundary line of land now or formerly of the Town of East Windsor, a distance of One Hundred Ninety-Nine (199') feet, more or less, to a point; thence turning and running in a general Northerly direction along the Easterly boundary line of land now or formerly of the Town of East Windsor, a distance of Three Hundred Thirty-Two (332') feet, more or less, to a point in the southerly line of Windsorville Road, thence turning and running a general Easterly direction along the Southerly line of Windsorville Road a distance of Five Hundred Seventy-Five (575') feet, more or less, to a point; thence turning and running in a general Southerly direction along land now or formerly of Hubbard E. and Anita B. Keeney, a distance of One Hundred (100') feet, to a point; thence turning and running in a general Easterly direction along land now or formerly of said Keeney, One Hundred Twenty-Seven (127') feet, to a point; thence turning and running in a general Southerly direction along the Westerly boundary line of land now or formerly of Emil and Annie Maslak, a distance of Six Hundred Fifty (650') feet, more or less, to a point; thence turning and running in a general Southwesterly direction along the Westerly boundary line of land now or formerly of Irving C. Cotton et al, a distance of Two Hundred Thirty (230') feet, more or less, to a point; thence turning and running in a course S 30° 23' 10" E along the Westerly boundary line of land now or formerly of Irving C. Cotton et al, a distance of One Hundred Twenty-One (121') feet, to a point; thence turning and running in a course N 59° 18' 10" E along the Southerly boundary line of land now or formerly of Irving C. Cotton et al, a distance of One Hundred Twenty-One and Ninety-Seven (121.97') feet to a point; thence turning and running in a course S 31° 36' 00" E along the Westerly boundary line of land now or formerly of William and Viola Kilman, a distance of Seventy-Two and Eighty-One hundredths (72.81') feet to a point; thence turning and running in a course S 43° 06' 50" W along land now or formerly of Mary B. Gilson, a distance of Five Hundred Nine and Forty-Four hundredths (509.44') feet to a point; thence turning and running in a course S 21° 08' 00" W along land now or formerly of Mary B. Gilson, a distance of One Hundred Eighty-Eight and Ninety-Six hundredths (188.96') feet to a point; thence turning and running in a course S 3° 03' 40" W along land now or formerly of Mary B. Gilson, a distance of Three Hundred Thirteen and Eighty-Seven hundredths (313.87') feet a point; thence turning and running in a course N 83° 39' 50" E along land now or formerly of Mary B. Gilson, a distance of Two Hundred Ten and Ninety-Five hundredths (210.95') feet to a point in the Westerly line of Wapping Road; thence turning and running in a course S 23° 55' 50" W along the Westerly line of Wapping Road, a distance of Fifty-Seven and Ninety-Six hundredths (57.96') feet to the point or place of beginning.

SCHEDULE A Continued
Page 3 of 4

VOL 281 PAGE 010

Said premises containing 125 acres more or less, being the same premises conveyed to the Grantor herein by Quit Claim Deed dated September 30, 1999, and recorded in Volume 213, at Page 154 of the East Windsor Land Records.

PARCEL II CONTAINING 98 ACRES MORE OR LESS:

That certain piece or parcel of land, with all buildings and improvements located thereon, being situated in the Town of East Windsor, County of Hartford and State of Connecticut, being located on the southerly side of the New York, New Haven & Hartford Rail Road and the southerly and easterly side of Apothecaries Hall Road, containing 98 acres more or less, consisting of those three pieces of land which are more particularly bounded and described as follows:

KETCH HOLLOW PLACE consisting of the FIRST PIECE and the SECOND PIECE:

FIRST PIECE: That certain piece of wood land, situated in said East Windsor, containing forty-five (45) acres more or less and bounded:

NORTH -	by land formerly of Alva R. Blodgett, now or formerly of P.F. Chamberlain and Mrs. Morgan, partly by each;
EAST -	by land formerly of Julia Ann Terry and Chester Barber, now or formerly of Eva McGuire, Mary Maslak and Louis Sullivan;
SOUTH -	by land formerly of Jonathan B. Chapin, now or formerly of Estate of A.D. Ellsworth;
WEST -	by land of Joseph P. Norton and N.Y., N.H. & H.R.R. Company, partly by each.

Reference is made to Warrantee Deed recorded in said East Windsor Land Records in Volume 43 at Page 396.

SECOND PIECE: That certain piece of land containing one (1) acre, more or less, situated in said Town of East Windsor, bounded;

NORTH -	by land of N.Y., N.H. and H.R.R. Company;
EAST -	by other land now or formerly of P.F. Chamberlain;
SOUTH -	by land now or formerly of Joseph F. Norton;
WEST -	by land of the said railroad company.

Reference is made to a Warrantee Deed recorded in East Windsor Land Records in Volume 35 at Page 35.

McNARY FARM consisting of the THIRD PIECE: That certain piece or parcel of land with all buildings thereon, situated in said Town of East Windsor, containing fifty-two (52) acres, more or less, bounded and described as follows:

NORTH -	By Highway leading from East Windsor Railroad Station to Windsorville;
EAST -	by said Highway;
SOUTH -	by land now or formerly of William J. Reeves and Anna Reeves, by land formerly of Estate of Thomas Herbert, by land now or formerly of Estate of Patrick Sullivan and by other land now or formerly of P.F. Chamberlain, each in part;

SCHEDULE A Continued
Page 4 of 4

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WEST -	by land formerly of the Estate of Thomas O'Neil, by land formerly of Estate of Thomas F. Hebert and by land now or formerly of John J. O'Melia, each in part.

Reference is made to Warrantee Deed recorded in said East Windsor Land Records in Volume 55 at Page 45.

The above three pieces are the same parcels conveyed to the Grantor herein by Warranty Deed dated August 11, 1993 and recorded in Volume 174 at Page 482 of the East Windsor Land Records.

Received for Record 12/29/04
at 2:55 pm
Attest: Town Clerk

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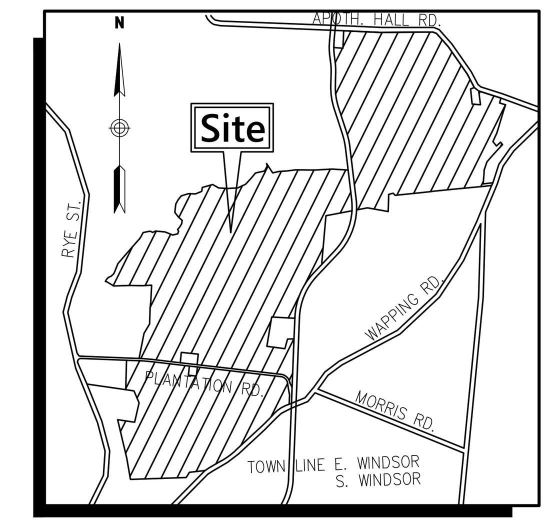
vhb

100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300



Locus Map
(NOT TO SCALE)

Map 57 Block 65 Lot 1
Map 57 Block 65 Lot 2
Map 48 Block 65 Lot 7
Map 37 Block 65 Lot 5A
Map 27 Block 49 Lot 17C
Map 25 Block 49 Lot 17A
Map 16 Block 50 Lot 1
Map 16 Block 49 Lot 7

Plantation Road
Windsorville Road
Wapping Road
Apothrcaries Hall Road
East Windsor, Connecticut

No.	Revision	Date	Appvd.

Designed by | Checked by

Issued for: Review | Date: June 18, 2020

Drawing Title

ALTA/NSPS
Land Tiltle Survey
Descriptions

Drawing Number

PL-6

Sheet 6 of 31

Project Number
42569.01

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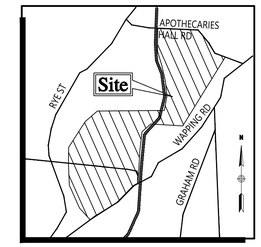

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CONNECTICUT STATE PLANE
COORDINATE SYSTEM NAD-83

East Windsor, Connecticut

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Drawing Title
Topographic Survey

Drawing Number
Sv-5

Sheet 7 of 31

Project Number
42569.01

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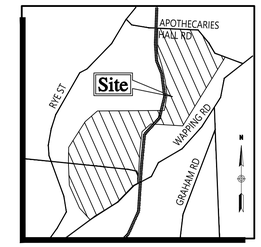

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CONNECTICUT STATE PLANE
COORDINATE SYSTEM NAD-83

East Windsor, Connecticut

No.	Revision	Date	Appvd.

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Date: June 18, 2020

Drawing Title
Topographic Survey

Drawing Number
Sv-6

Sheet 8 of 31

Project Number
42569.01

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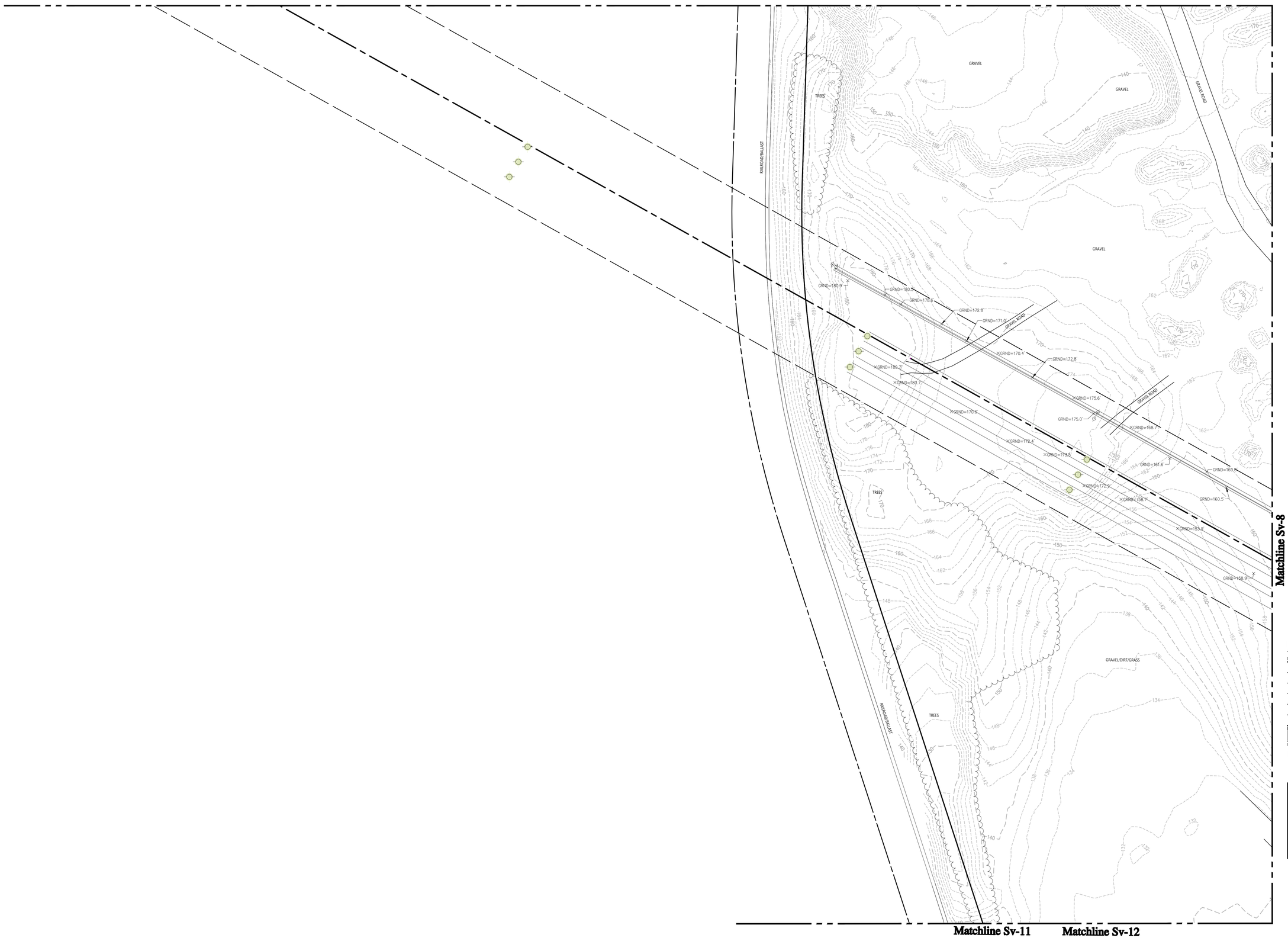

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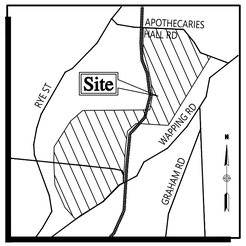

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CONNECTICUT STATE PLANE
COORDINATE SYSTEM NAD-83

East Windsor, Connecticut

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Date: June 18, 2020

Drawing Title
Topographic Survey

Drawing Number
Sv-7

Sheet 9 of 31

Project Number
42569.01

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Matchline Sv-9

Matchline Sv-12 Matchline Sv-13

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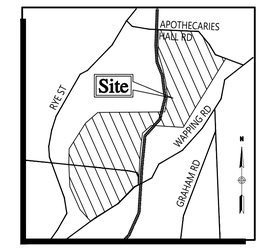

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CONNECTICUT STATE PLANE
COORDINATE SYSTEM NAD-83

East Windsor, Connecticut

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Date: June 20, 2020

Drawing Title
Topographic Survey

Drawing Number
Sv-8

Sheet 10 of 31

Project Number
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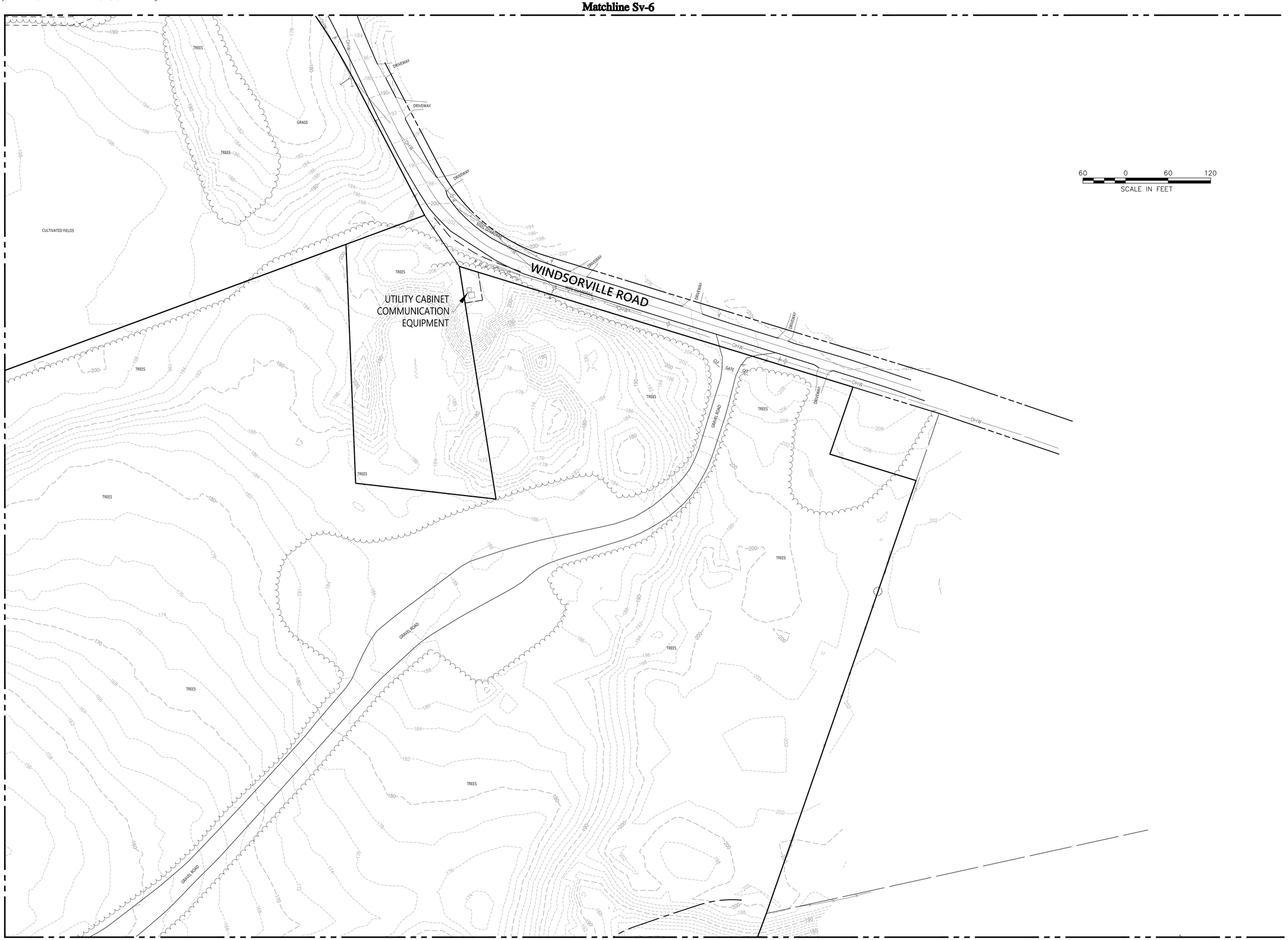

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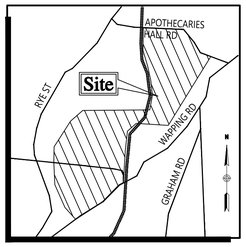

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N
CONNECTICUT STATE PLANE
COORDINATE SYSTEM NAD-83

East Windsor, Connecticut

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Drawing Title
Topographic Survey

Drawing Number
Sv-9

Sheet 11 of 31

Project Number
42569.01

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CONNECTICUT STATE PLANE
COORDINATE SYSTEM NAD-83

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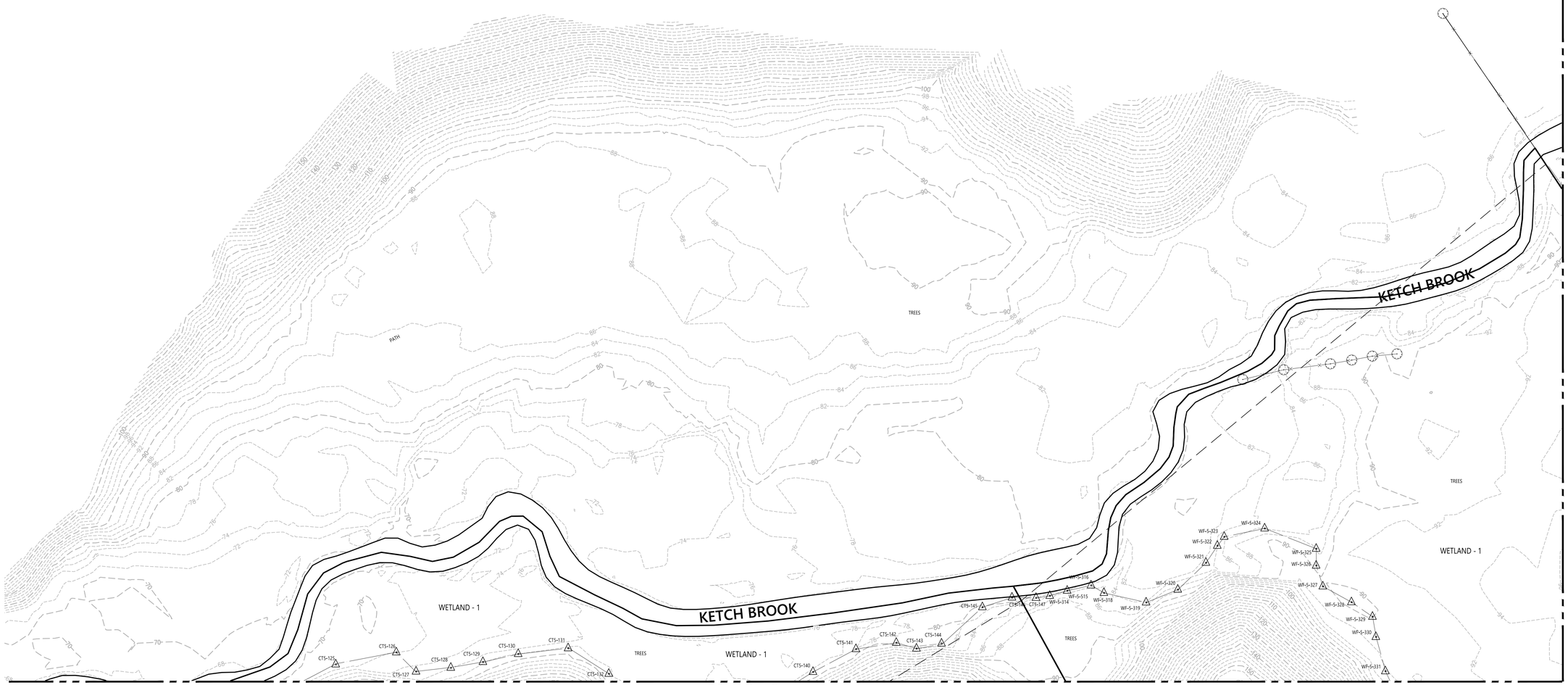

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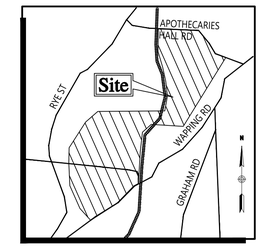

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East Windsor, Connecticut

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Drawing Title
Topographic Survey

Drawing Number
Sv-10

Sheet 12 of 31

Project Number
42569.01

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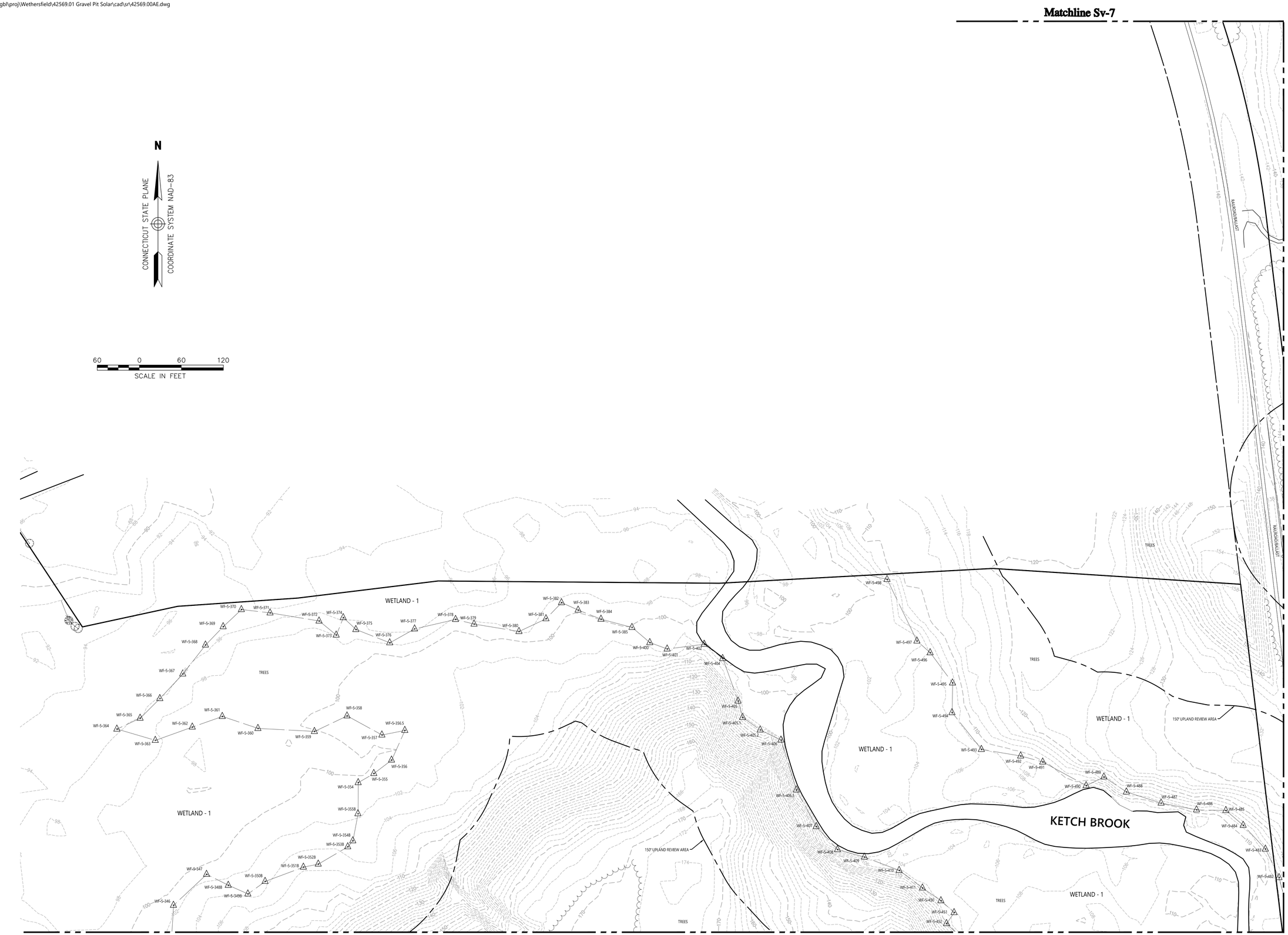

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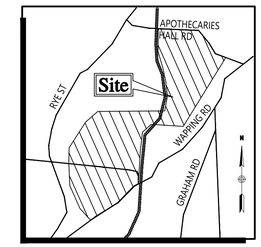

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East Windsor, Connecticut

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Drawing Number
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Sheet 13 of 31

Project Number
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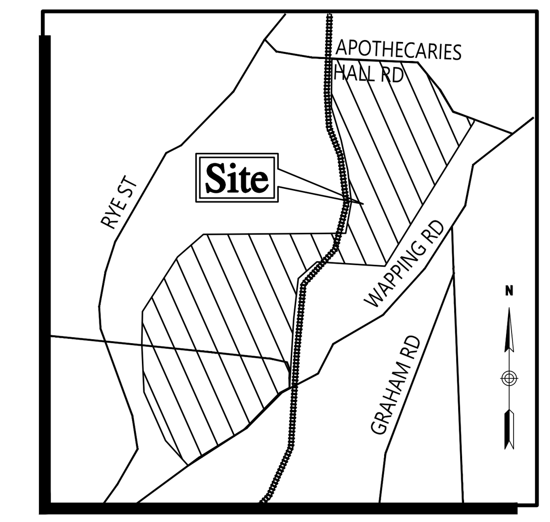

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COORDINATE SYSTEM NAD-83

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East Windsor, Connecticut

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Drawing Number
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Sheet 14 of 31

Project Number 42569.01

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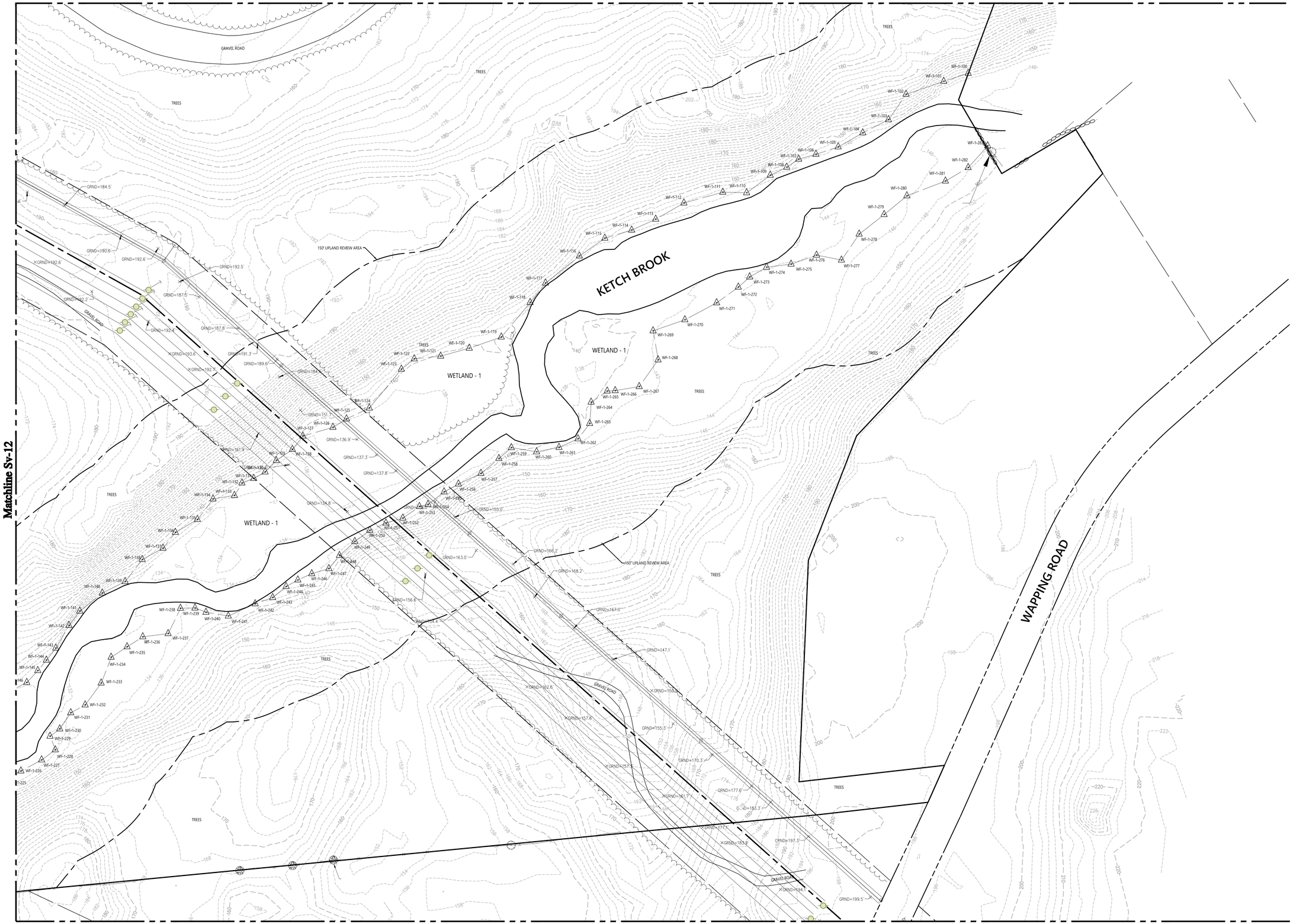

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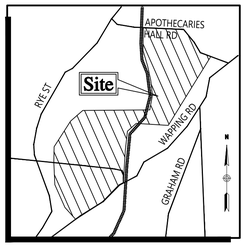

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CONNECTICUT STATE PLANE
COORDINATE SYSTEM NAD-83

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East Windsor, Connecticut

No.	Revision	Date	Appvd.

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Drawing Title
Topographic Survey

Drawing Number
Sv-13

Sheet 15 of 31

Project Number
42569.01

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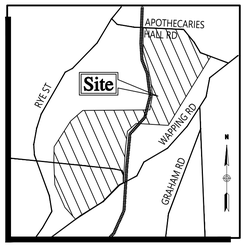

Locus Map
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East Windsor, Connecticut

No.	Revision	Date	Appvd.

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Issued for: **Review**
Date: **June 18, 2020**

Drawing Title
Topographic Survey

Drawing Number
Sv-14

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Project Number
42569.01

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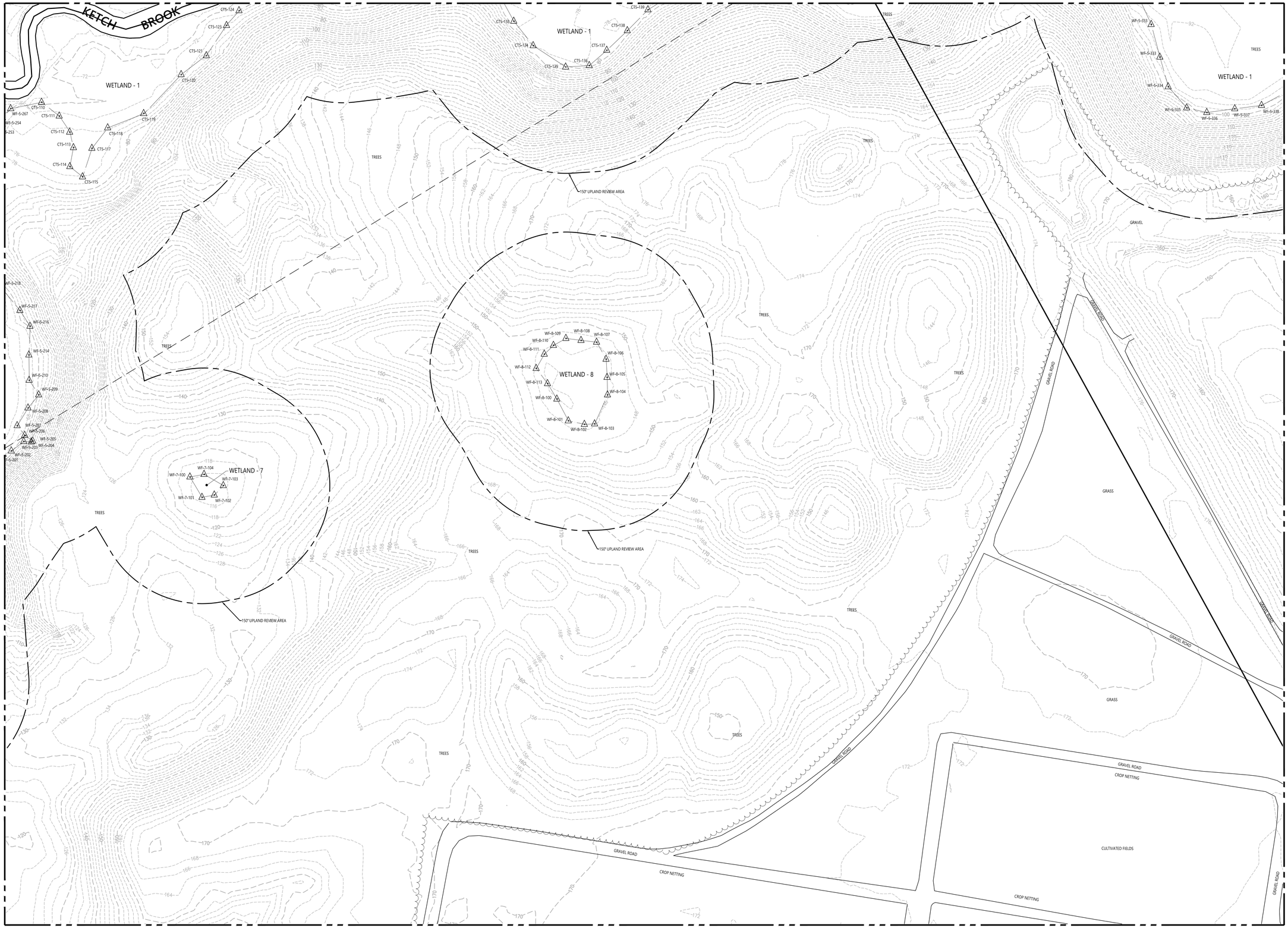
Matchline Sv-10



Matchline Sv-14

Matchline Sv-16

Matchline Sv-20

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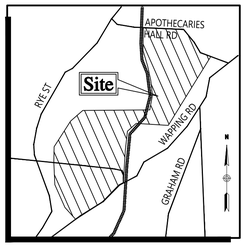

Locus Map
(NOT TO SCALE)

N

CONNECTICUT STATE PLANE
COORDINATE SYSTEM NAD-83

60 0 60 120
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Date: **June 18, 2020**

Drawing Title
Topographic Survey

Drawing Number
Sv-15

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Project Number
42569.01

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Matchline Sv-11

Matchline Sv-15

Matchline Sv-17

Matchline Sv-21

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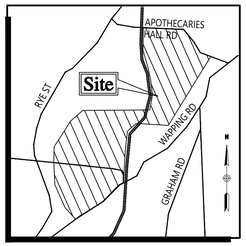

Locus Map
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CONNECTICUT STATE PLANE
COORDINATE SYSTEM NAD-83

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SCALE IN FEET

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Date: **June 18, 2020**

Drawing Title
Topographic Survey

Drawing Number
Sv-16

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Project Number
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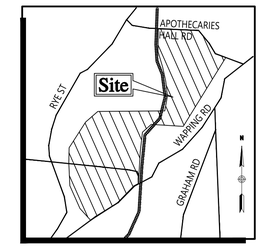

Locus Map
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East Windsor, Connecticut

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Drawing Title
Topographic Survey

Drawing Number
Sv-17

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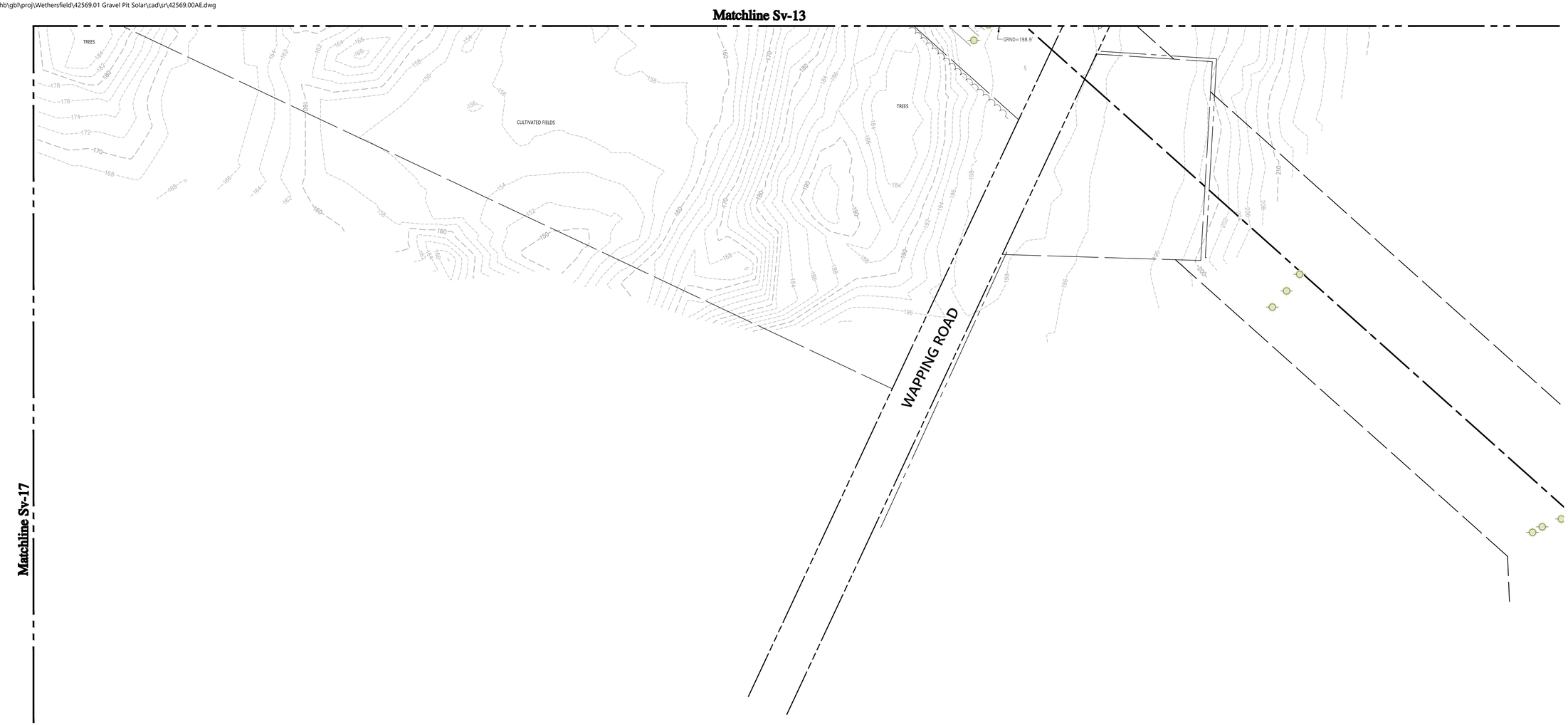

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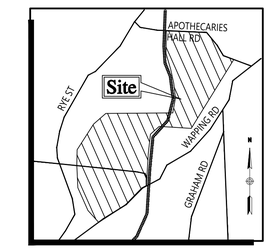

Locus Map
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N

CONNECTICUT STATE PLANE
COORDINATE SYSTEM NAD-83

60 0 60 120
SCALE IN FEET

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Date: **June 18, 2020**

Drawing Title
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Drawing Number
Sv-18

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Matchline Sv-14

Matchline Sv-20

Matchline Sv-22

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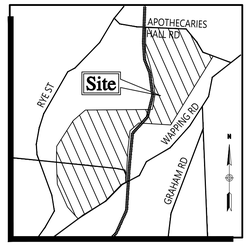

Locus Map
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SCALE IN FEET

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Drawing Title
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Sv-19

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Project Number
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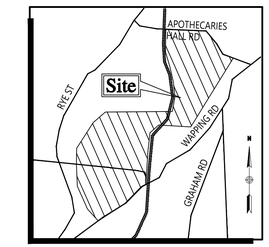

Locus Map
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N
CONNECTICUT STATE PLANE
COORDINATE SYSTEM NAD-83

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SCALE IN FEET

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Date: **June 18, 2020**

Drawing Title
Topographic Survey

Drawing Number
Sv-20

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Project Number
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Matchline Sv-16

Matchline Sv-20

Matchline Sv-24

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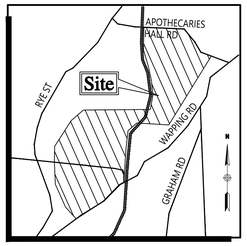

Locus Map
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SCALE IN FEET

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Drawing Title
Topographic Survey

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Sv-21

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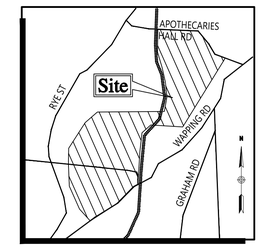

Locus Map
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Drawing Title
Topographic Survey

Drawing Number
Sv-22

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Project Number
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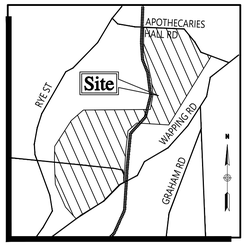

Locus Map
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N
CONNECTICUT STATE PLANE
COORDINATE SYSTEM NAD-83

60 0 60 120
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Date: **June 18, 2020**

Drawing Title
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Drawing Number
Sv-23

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Project Number
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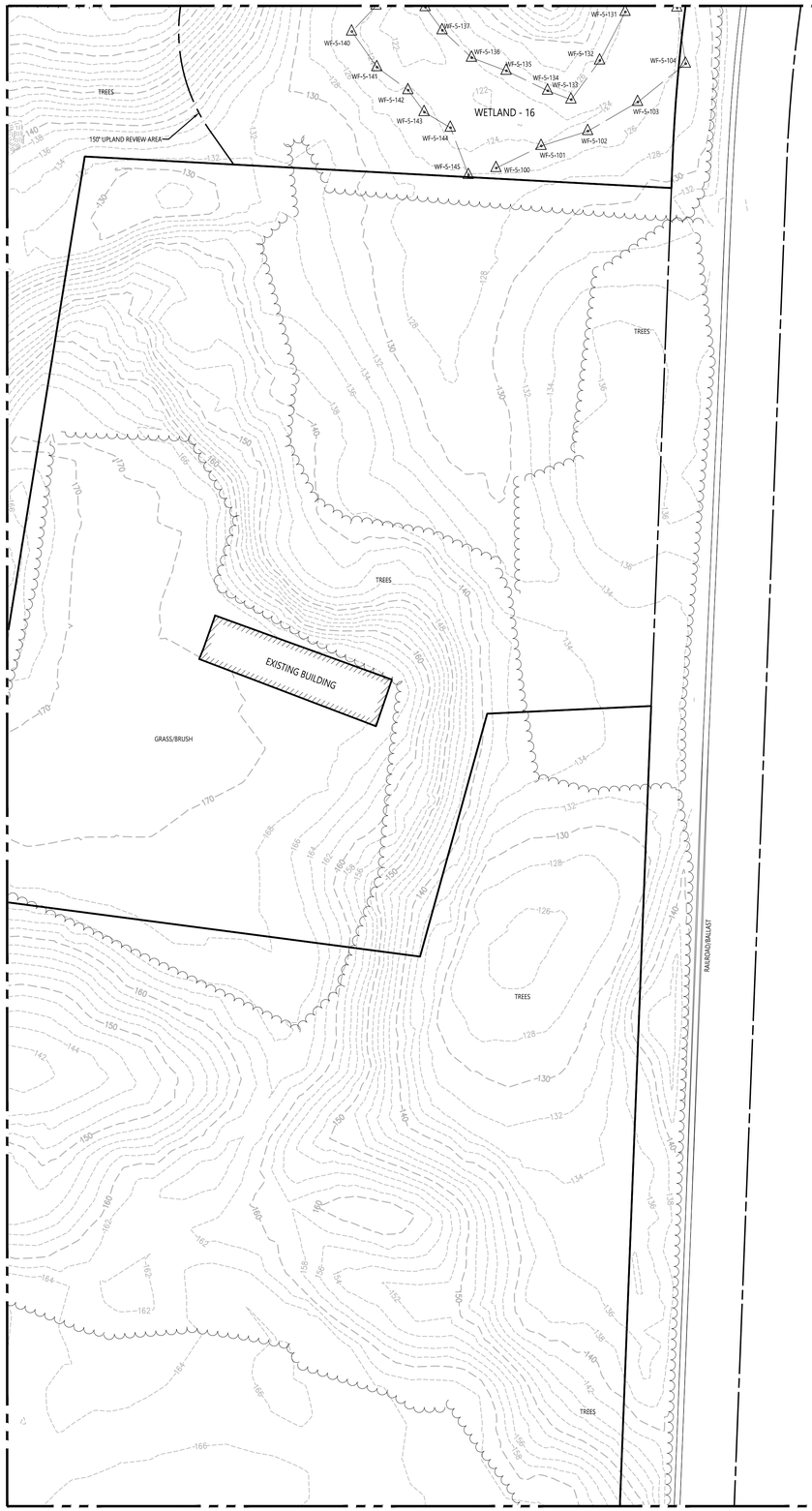
Matchline Sv-21



Matchline Sv-23

Matchline Sv-27

N

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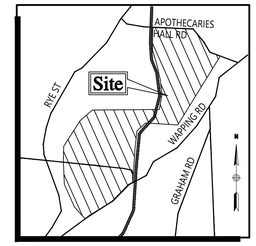

Locus Map
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60 0 60 120
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Drawing Title
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Drawing Number
Sv-24

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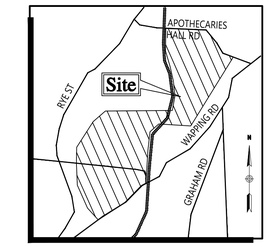

Locus Map
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Drawing Title
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Sv-25

Sheet 27 of 31

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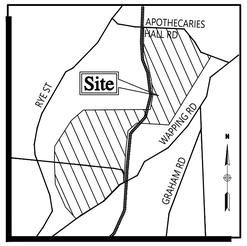

Locus Map
(NOT TO SCALE)

N

CONNECTICUT STATE PLANE
COORDINATE SYSTEM NAD-83

60 0 60 120
SCALE IN FEET

East Windsor, Connecticut

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Date: **June 18, 2020**

Drawing Title
Topographic Survey

Drawing Number
Sv-26

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Project Number
42569.01

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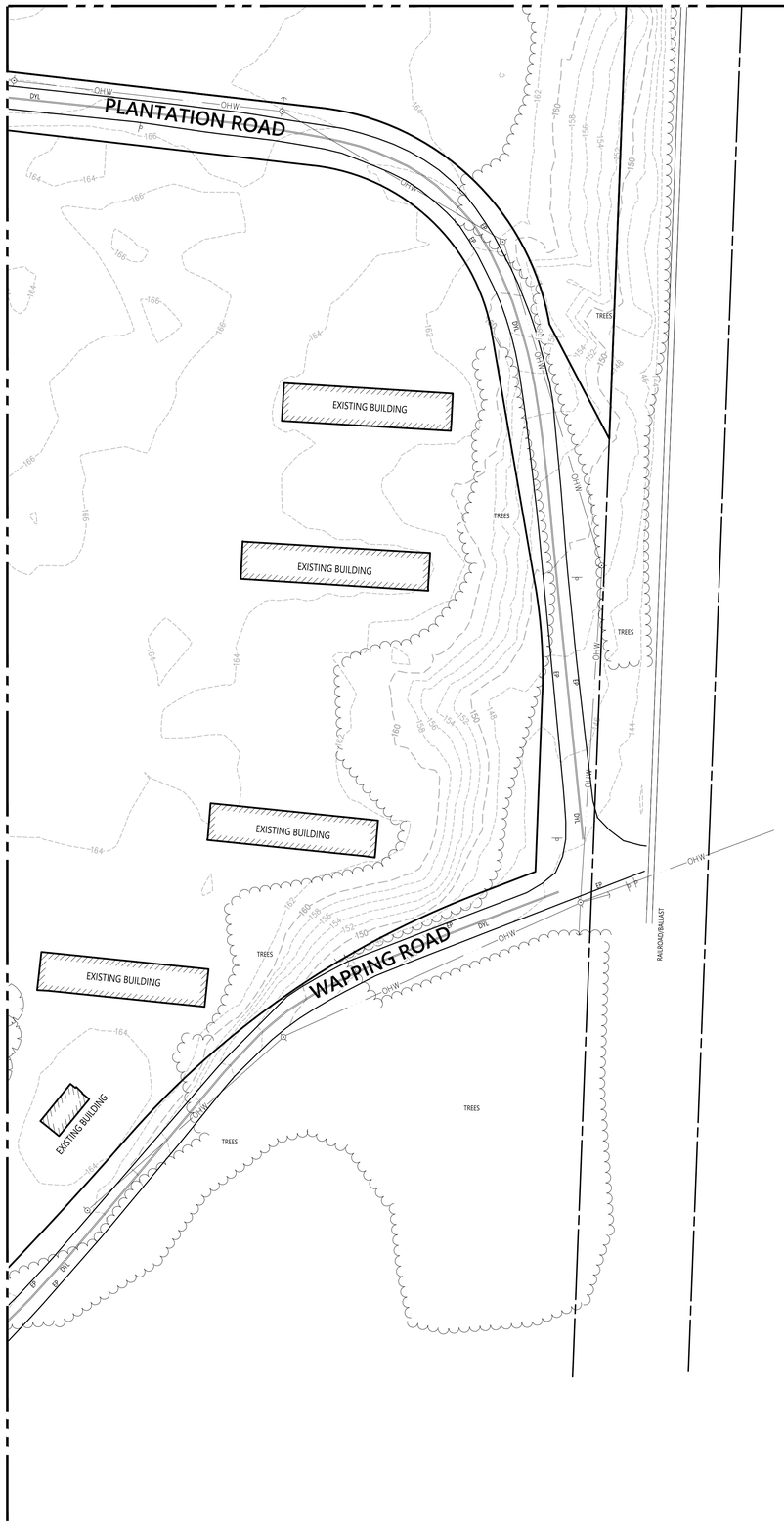
Matchline Sv-24



Matchline Sv-26

N

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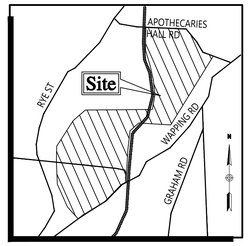

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Drawing Title

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Project Number 42569.01

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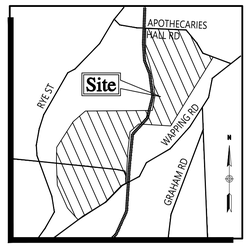

Locus Map
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Drawing Title
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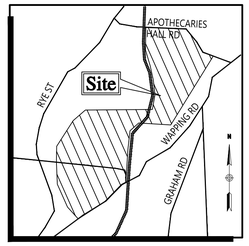

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Drawing Title
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Project Number
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