## TITLE INSURANCE COMMITMENT INFORMATION

| RESTRICTIONS, CONDITIONS, EASEMENTS | RECORDING REFERENCE | DESCRIPTION | STATUS ON PLAN |
|---|---|---|---|
| (3) | N/A | RIGHTS OF OTHERS IN AND TO ANY WATERCOURSE SITUATED UPON OR CROSSING PREMISES. | NOT PLOTTABLE |
| (4) | N/A | ANY INACCURACY IN THE AREA, SQUARE FOOTAGE, OR ACREAGE OF LAND DESCRIBED IN SCHEDULE A OR ATTACHED PLAT, IF ANY. THE COMPANY DOES NOT INSURE THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND. | NOT PLOTTABLE |
| (5) | VOLUME 198 PAGE 22 | ASSESSOR'S CERTIFICATE FOR OPEN SPACE RECORDED NOVEMBER 28, 2011 IN THE TOWN OF WILLINGTON LAND RECORDS. | NOT PLOTTABLE |

STEWART TITLE ALTA COMMITMENT FOR TITLE INSURANCE NO. 21000150483 EFFECTIVE DATE: NOVEMBER 30, 2021

## RECORD LEGAL DESCRIPTION

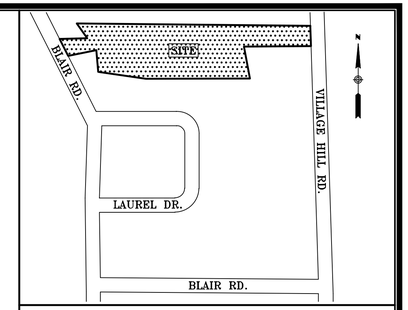
A CERTAIN PIECE OR PARCEL OF LAND, WITH BUILDINGS THEREON, SITUATED IN THE TOWNS OF STAFFORD AND WILLINGTON, COUNTY OF TOLLAND AND STATE OF CONNECTICUT, BOUNDED AND DESCRIBED AS FOLLOWS:

NORTH: BY LAND FORMERLY OWNED BY CALVIN PORTER;

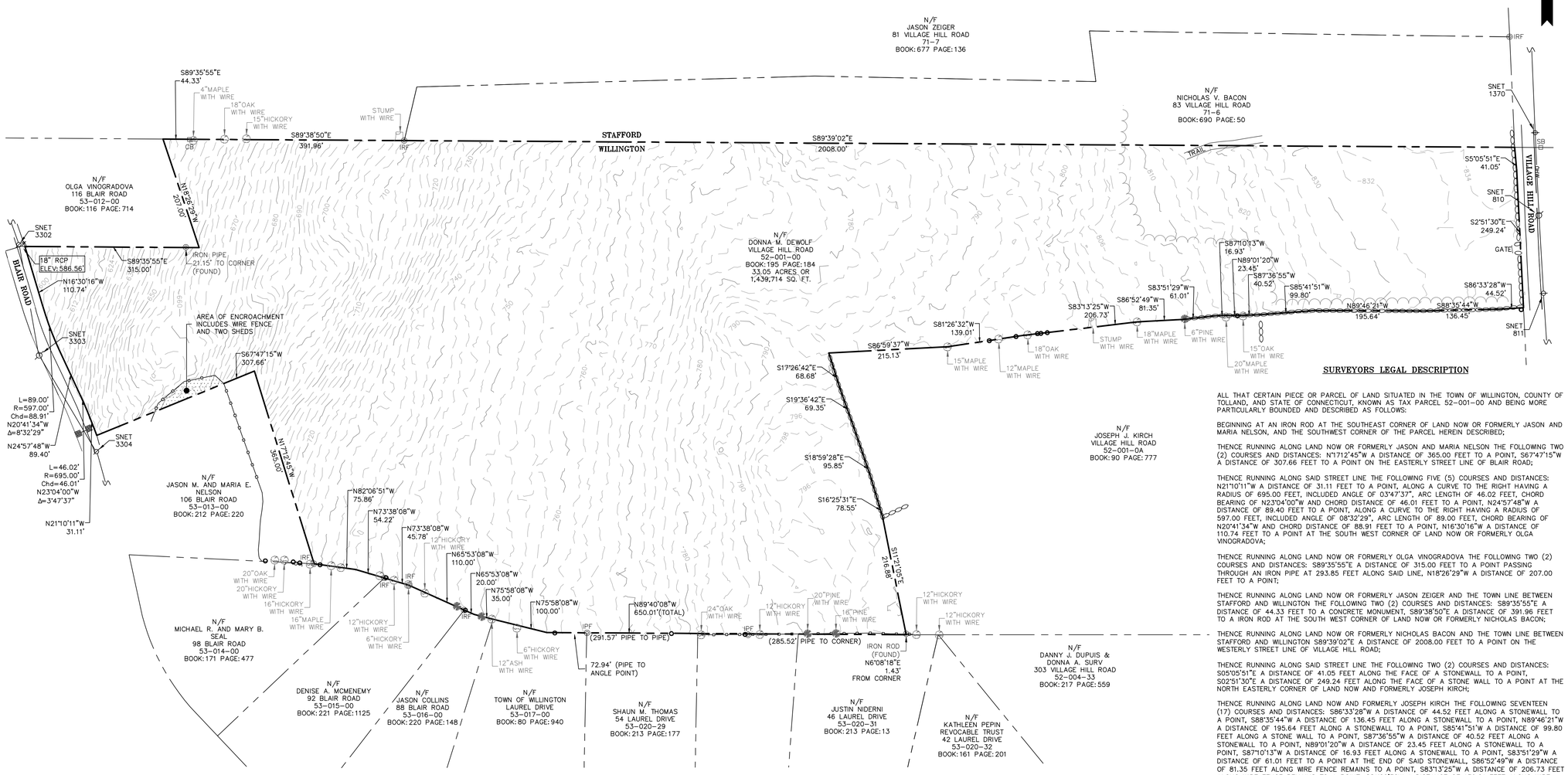
EAST: BY THE HIGHWAY, LAND OF JOHN SCHOLFIELD, NOW DECEASED AND LAND FORMERLY OF MRS. WILLIAM SYMOND;

SOUTH: BY LAND, NOW OR FORMERLY, OF SAID JOHN SCHOFIELD AND LAND FORMERLY FRANK ORCUTT; AND

WEST: BY HIGHWAY, CONTAINING SEVENTY-TWO (72) ACRES, MORE OR LESS.




LOCUS MAP
(N.T.S.)




## SURVEYORS LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE TOWN OF WILLINGTON, COUNTY OF TOLLAND, AND STATE OF CONNECTICUT, KNOWN AS TAX PARCEL 52-001-00 AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD AT THE SOUTHEAST CORNER OF LAND NOW OR FORMERLY JASON AND MARIA NELSON, AND THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED;

THENCE RUNNING ALONG LAND NOW OR FORMERLY JASON AND MARIA NELSON THE FOLLOWING TWO (2) COURSES AND DISTANCES: N17°12'45"W A DISTANCE OF 365.00 FEET TO A POINT, S67°47'15"W A DISTANCE OF 307.66 FEET TO A POINT ON THE EASTERLY STREET LINE OF BLAIR ROAD;

THENCE RUNNING ALONG SAID STREET LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: N21°10'11"W A DISTANCE OF 31.11 FEET TO A POINT, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 695.00 FEET, INCLUDED ANGLE OF 03°47'37", ARC LENGTH OF 46.02 FEET, CHORD BEARING OF N23°04'00"W AND CHORD DISTANCE OF 46.01 FEET TO A POINT, N24°57'48"W A DISTANCE OF 89.40 FEET TO A POINT, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 597.00 FEET, INCLUDED ANGLE OF 08°32'29", ARC LENGTH OF 89.00 FEET, CHORD BEARING OF N20°41'34"W AND CHORD DISTANCE OF 88.91 FEET TO A POINT, N16°30'16"W A DISTANCE OF 110.74 FEET TO A POINT AT THE SOUTH WEST CORNER OF LAND NOW OR FORMERLY OLGA VINOGRADOVA;

THENCE RUNNING ALONG LAND NOW OR FORMERLY OLGA VINOGRADOVA THE FOLLOWING TWO (2) COURSES AND DISTANCES: S89°35'55"E A DISTANCE OF 315.00 FEET TO A POINT PASSING THROUGH AN IRON PIPE AT 293.85 FEET ALONG SAID LINE, N18°26'29"W A DISTANCE OF 207.00 FEET TO A POINT;

THENCE RUNNING ALONG LAND NOW OR FORMERLY JASON ZEIGER AND THE TOWN LINE BETWEEN STAFFORD AND WILLINGTON THE FOLLOWING TWO (2) COURSES AND DISTANCES: S89°35'55"E A DISTANCE OF 44.33 FEET TO A CONCRETE MONUMENT, S89°38'50"E A DISTANCE OF 391.96 FEET TO A IRON ROD AT THE SOUTH WEST CORNER OF LAND NOW OR FORMERLY NICHOLAS BACON;

THENCE RUNNING ALONG LAND NOW OR FORMERLY NICHOLAS BACON AND THE TOWN LINE BETWEEN STAFFORD AND WILLINGTON S89°39'02"E A DISTANCE OF 2008.00 FEET TO A POINT ON THE WESTERLY STREET LINE OF VILLAGE HILL ROAD;

THENCE RUNNING ALONG SAID STREET LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: S05°05'51"E A DISTANCE OF 41.05 FEET ALONG THE FACE OF A STONEWALL TO A POINT, S02°51'30"E A DISTANCE OF 249.24 FEET ALONG THE FACE OF A STONE WALL TO A POINT AT THE NORTH EASTERLY CORNER OF LAND NOW AND FORMERLY JOSEPH KIRCH;

THENCE RUNNING ALONG LAND NOW AND FORMERLY JOSEPH KIRCH THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES: S86°33'28"W A DISTANCE OF 44.52 FEET ALONG A STONEWALL TO A POINT, S88°35'44"W A DISTANCE OF 136.45 FEET ALONG A STONEWALL TO A POINT, N89°46'21"W A DISTANCE OF 195.64 FEET ALONG A STONEWALL TO A POINT, S85°41'51"W A DISTANCE OF 99.80 FEET ALONG A STONE WALL TO A POINT, S87°36'55"W A DISTANCE OF 40.52 FEET ALONG A STONEWALL TO A POINT, N89°01'20"W A DISTANCE OF 23.45 FEET ALONG A STONEWALL TO A POINT, S87°10'13"W A DISTANCE OF 16.93 FEET ALONG A STONEWALL TO A POINT, S83°51'29"W A DISTANCE OF 61.01 FEET TO A POINT AT THE END OF SAID STONEWALL, S86°52'49"W A DISTANCE OF 81.35 FEET ALONG WIRE FENCE REMAINS TO A POINT, S83°13'25"W A DISTANCE OF 206.73 FEET ALONG WIRE FENCE REMAINS TO A POINT, S81°26'32W A DISTANCE OF 139.01 FEET ALONG WIRE FENCE REMAINS TO A POINT, S86°59'37"W A DISTANCE OF 215.13 FEET TO A POINT AT THE END OF A STONE WALL, S17°26'42"E A DISTANCE OF 68.68 FEET ALONG A STONEWALL TO A POINT, S19°36'42"E A DISTANCE OF 69.35 FEET ALONG A STONEWALL TO A POINT, S18°59'28"E A DISTANCE OF 95.85 FEET ALONG A STONEWALL TO A POINT, S16°25'31"E A DISTANCE OF 78.55 FEET ALONG A STONEWALL TO A POINT, S11°21'05"E A DISTANCE OF 216.88 FEET TO AN IRON ROD;

THENCE RUNNING ALONG LAND NOW OR FORMERLY JUSTIN NIDERNI, SHAUN THOMAS AND TOWN OF WILLINGTON, IN PART BY EACH, N89°40'08"W A DISTANCE OF 650.01 FEET TO A POINT;

THENCE RUNNING ALONG LAND NOW OR FORMERLY TOWN OF WILLINGTON N75°58'08"W A DISTANCE OF 100.00 FEET TO A POINT;

THENCE RUNNING ALONG LAND NOW OR FORMERLY JASON COLLINS THE FOLLOWING TWO (2) COURSES AND DISTANCES: N75°58'08"W A DISTANCE OF 25.00 FEET TO A POINT, N65°53'08"W A DISTANCE OF 20.00 FEET TO A IRON ROD AT THE NORTH EAST CORNER OF LAND NOW OR FORMERLY DENISE MCMENEMY;

THENCE RUNNING ALONG LAND NOW OR FORMERLY DENISE MCMENEMY THE FOLLOWING TWO (2) COURSES AND DISTANCES: N65°53'08"W A DISTANCE OF 110.00 FEET TO A IRON ROD, N73°38'08"W A DISTANCE OF 45.78 FEET TO A IRON ROD AT THE NORTH EAST CORNER OF LAND NOW OR FORMERLY MICHAEL AND MARY SEAL;

THENCE RUNNING ALONG LAND NOW OR FORMERLY MICHAEL AND MARY SEAL THE FOLLOWING TWO (2) COURSES AND DISTANCES: N73°38'08"W A DISTANCE OF 54.22 FEET TO A POINT, N82°06'51"W A DISTANCE OF 75.86 FEET TO AN IRON ROD AND THE POINT PLACE OF BEGINNING.

SAID PARCEL CONTAINING 33.05 ACRES OR 1,439,714 SQUARE FEET AND BEING MORE PARTICULARLY DEPICTED ON PLAN ENTITLED "PROPERTY AND TOPOGRAPHIC SURVEY VILLAGE HILL ROAD WILLINGTON, CONNECTICUT PREPARED FOR FLYCATCHER LLC." SCALE: 1"=100'; DATE: JULY 21, 2022; PREPARED BY WSP USA INC.

## GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS.

2. THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND VERTICAL ACCURACY V-2.

3. THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY AND IS INTENDED TO DEPICT A PARCEL OF LAND NOW OR FORMERLY DONNA M. DEWOLF KNOWN AS TAX PARCEL 52-001 IN WILLINTGON CT.

4. BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF MAP REFERENCES A THROUGH D.

5. NORTH ARROW AND BEARINGS REFER TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (NAD83 EPOCH2011) AND IS BASED ON GPS OBSERVATIONS PREPARED BY WSP USA.

6. ELEVATIONS REFER TO NAVD 1988 AND ARE BASED ON GPS OBSERVATIONS PREPARED BY WSP.

7. UNDERGROUND UTILITIES DEPICTED HAVE BEEN PLOTTED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY EXPOSED THE UNDERGROUND UTILITIES. PER CONNECTICUT STATE LAW THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.

8. THE BLAIR ROAD RIGHT OF WAY IS DEPICTED BY OFFSETTING CL OF PAVEMENT 25'. NO EXISTING LAYOUT FOR BLAIR ROAD WAS FOUND DURING THE COURSE OF RESEARCH FOR THIS SURVEY AND NO PHYSICAL EVIDENCE OF THE RIGHT OF WAY LINE WAS FOUND DURING THE COURSE OF THE FIELD SURVEY.

9. NO EVIDENCE OF EARTH MOVING WORK WAS OBSERVED AT THE TIME OF SURVEY.

10. NO EVIDENCE OF SIDEWALK OR STREET CONSTRUCTION WAS OBSERVED AT THE TIME FOR SURVEY. NO PROPOSED STREET RIGHT OF WAY CHANGES WERE FOUND DURING THE COURSE OF THE SURVEY.

11. THE SURVEYORS LEGAL DESCRIPTION WAS DEVELOPED TO ACCURATELY DESCRIBE THE PERIMETER OF THE SUBJECT PARCEL AS SURVEYED.

## MAP REFERENCES

A. "PLAN OF LAND IN STAFFORD SPRINGS,CONNECTICUT FOR PACIGA & HOPKO" SCALE 1"=100'; DATE: SEPTEMBER 1, 1972; PREPARED BY D.G. WEST AND RECORDED WITH THE TOWN OF STAFFORD LAND RECORDS MAP 41.

B. "FINAL SUBDIVISION PLAN OF LAUREL ESTATES VILLAGE HILL ROAD & BLAIR ROAD WILLINGTON, CONNECTICUT SHEET 2 OF 14" SCALE 1"=200'; DATE: MARCH 20, 1979; PREPARED BY WILLIAM W. SYMONDS, SR. AND RECORDED WITH THE TOWN OF WILLINGTON LAND RECORDS MAP 23.

C. "FINAL SUBDIVISION PLAN OF LAUREL ESTATES VILLAGE HILL ROAD & BLAIR ROAD WILLINGTON, CONNECTICUT SHEET 9 OF 14" SCALE 1"=40'; DATE: MARCH 20, 1979; PREPARED BY WILLIAM W. SYMONDS, SR. AND RECORDED WITH THE TOWN OF WILLINGTON LAND RECORDS MAP 30.

D. "RESUBDIVISION PLAN LOTS 29, 30, AND 31 LAUREL ESTATES VILLAGE HILL ROAD & BLAIR ROAD WILLINGTON, CONNECTICUT, PREPARED FOR JOHN WITTENZELLNER & RICHARD PISCIOTTA; DATE: JULY 9, 1987; PREPARED BY WILLIAM W. SYMONDS, SR. AND RECORDED WITH THE TOWN OF WILLINGTON LAND RECORDS MAP 36.

## LEGEND

- CB ☐ CONCRETE BOUND
- IPF ◎ IRON PIPE FOUND
- IRF ◎ IRON ROD FOUND
- SB ☐ STONE BOUND
- DECIDUOUS TREE
- CONIFEROUS TREE
- CATCH BASIN
- POST
- UTILITY POLE
- UTILITY POLE WITH TRANSFORMER
- TREE LINE
- ABUTTERS LOT LINE
- PROPERTY LINE
- EASEMENT
- STONE WALL
- WIRE FENCE
- OHW OVERHEAD WIRES

GRAPHIC SCALE

100 0 50 100 200 400

( IN FEET )
1 inch = 100 ft.

STATE OF CONNECTICUT
MICHAEL J. GARON
70366
LICENSED
LAND SURVEYOR

TO: DONNA M. DEWOLF, KEY CAPTURE ENERGY, LLC AND STEWART TITLE GUARANTY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a/b) 8, 11(a), 13, 16, 17, 18, AND 19. IN TABLE THEREOF. THE FIELD WORK WAS COMPLETED IN MAY OF 2022.

7/13/2023

DATE: MICHAEL J. GARON L.S. #70366

| REVISION | |
|---|---|
| DATE | DESCRIPTION |
| --/--/-- | --- |

# ALTA/NSPS LAND TITLE SURVEY

VILLAGE HILL ROAD
WILLINGTON, CONNECTICUT
PREPARED FOR
FLYCATCHER LLC.


WSP USA Inc.
500 Winding Brook Drive 1st, Floor
Glastonbury, CT 06033
860-659-0444


| | | |
|---|---|---|
| Drawn By ZJM | Date AUGUST 22, 2022 | Job No. 30902003.001 |
| Surveyed By ZJM/RL | | |
| Checked By MG | Scale 1"=100' | Sheet No. 1 OF 1 |
| Book No. N/A | | |