

RECORD LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND, SITUATED ON THE WESTERLY SIDE OF TOWN HIGHWAY KNOWN AS VILLAGE HILL ROAD, IN THE TOWN OF STAFFORD, STATE OF CONNECTICUT AND MORE PARTICULARLY BOUNDED AND DESCRIBED HEREIN SEPARATE AS FOLLOWS, TO WIT:

BEGINNING ON THE WESTERLY LINE OF THE TOWN HIGHWAY KNOWN AS VILLAGE HILL ROAD, COMMENCING NORTH-WESTERLY (2007) FEET, MORE OR LESS, ALONG LAND OF: DONNA DEWOLF TO AN IRON PIN, THENCE NORTH-EASTERLY (99) FEET, MORE OR LESS, TO THE IRON ROD, BORDERING THE LAND OF: HELEN HOPKO, THENCE SOUTH-EASTERLY (1228) FEET, MORE OR LESS, ALONG A WIRE FENCE TO A BOUND SIDE LAND OF: HELEN HOPKO, TO AN IRON PIN, THENCE NORTH-EASTERLY (92) FEET, MORE OR LESS, ALONG A STONE WALL TO AN IRON PIN, THENCE SOUTH-EASTERLY (759) FEET, MORE OR LESS TO AN IRON PIN, THENCE SOUTH-WESTERLY (200) FEET, MORE OR LESS TO A BOUND WHICH IS THE POINT OF BEGINNING.

SURVEYORS LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE TOWN OF STAFFORD, COUNTY OF TOLLAND, AND STATE OF CONNECTICUT, KNOWN AS TAX PARCEL 71-6 AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

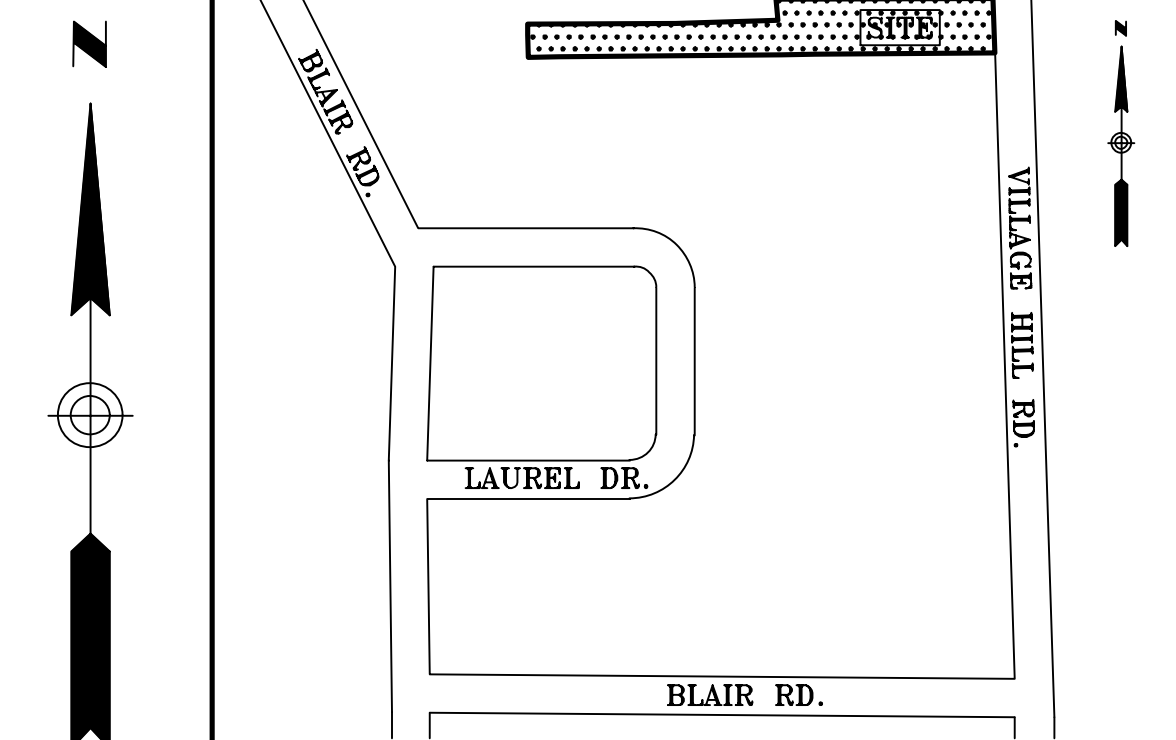
BEGINNING AT AN IRON ROD AT THE SOUTHEAST CORNER OF LAND NOW OR FORMERLY JASON ZEIGER, AND THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED;

THENCE RUNNING ALONG THE WESTERLY STREET LINE OF VILLAGE HILL ROAD S2'35'26"E A DISTANCE OF 200.05 FEET TO A POINT ON THE NORTH WESTERLY CORNER OF LAND NOW OR FORMERLY DONNA DEWOLF;

THENCE RUNNING ALONG LAND NOW OR FORMERLY DONNA DEWOLF N89'39'02"W A DISTANCE OF 2008.00 FEET TO AN IRON ROD FOUND AT THE SOUTH EASTERLY CORNER OF LANDS NOW OR FORMERLY JASON ZEIGER;

THENCE RUNNING ALONG LAND NOW OR FORMERLY JASON ZEIGER THE FOLLOWING FIVE (5) COURSES AND DISTANCES: N13'10'15"E A DISTANCE OF 99.67 FEET TO A POINT, N88'26'00"E A DISTANCE OF 719.49 FEET TO A POINT, S88'52'15"E A DISTANCE OF 508.72 FEET TO AN IRON ROD FOUND AT THE CORNER OF A STONEWALL, N7'05'40"W A DISTANCE OF 92.35 FEET ALONG A STONE WALL TO AN IRON ROD FOUND, S89'11'25"E A DISTANCE OF 759.85 FEET ALONG A STONEWALL TO AN IRON ROD FOUND AND THE POINT PLACE OF BEGINNING.

SAID PARCEL CONTAINING 6.72 ACRES OR 292,710 SQUARE FEET.



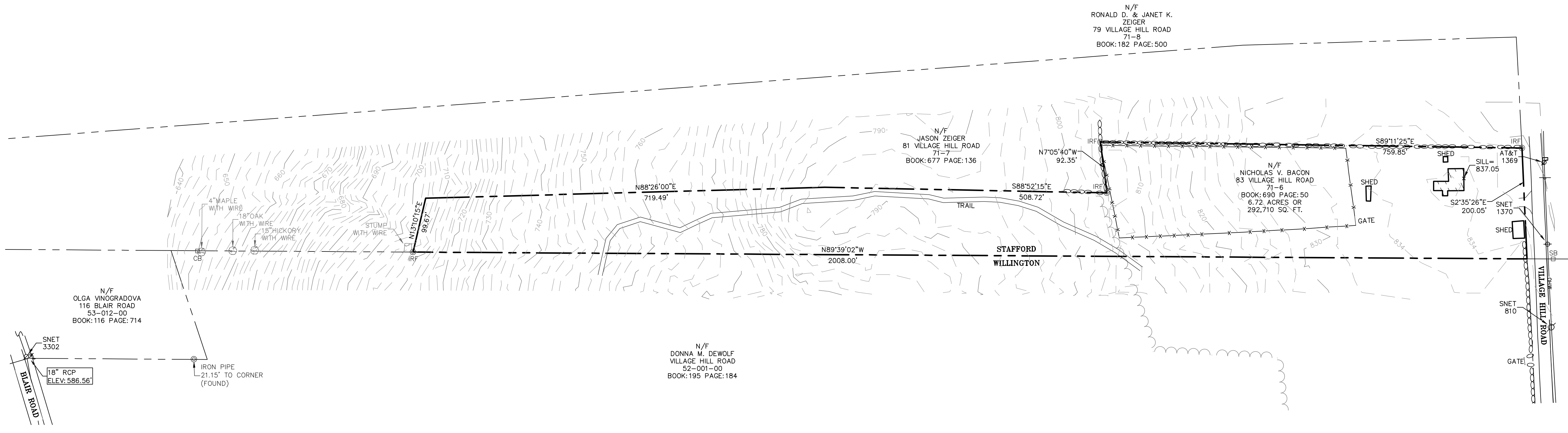
LOCUS MAP (N.T.S.)

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 NICHOLAS V. BACON KNOWN AS TAX PARCEL 71-6 IN STAFFORD SPRINGS CT.
4. BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF MAP REFERENCE E.
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.
12. CONTOURS ARE DERIVED FROM PUBLICLY AVAILABLE LIDAR DATA FLOWN IN 2016 AND HAVE BEEN SUPPLEMENTED AND VALIDATED WITH GROUND SURVEY.

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. "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.
- D. "RESUBDIVISION PLAN LOTS 29, 30, AND 31 LAUREL ESTATES VILLAGE HILL ROAD & BLAIR ROAD WILLINGTON, CONNECTICUT, PREPARED FOR JOHN WITTEZELNER & RICHARD PISCOTTI, DATE: JULY 9, 1987; PREPARED BY WILLIAM W. SYMONDS, SR. AND RECORDED WITH THE TOWN OF WILLINGTON LAND RECORDS MAP 36.
- E. "BOUNDARY SURVEY PREPARED FOR DONNA DEWOLF 83 VILLAGE HILL ROAD STAFFORD SPRINGS, CONNECTICUT." SCALE: 1"=100'; DATE: SEPTEMBER 26, 2011; PREPARED BY DATUM ENGINEERING & SURVEYING, LLC.



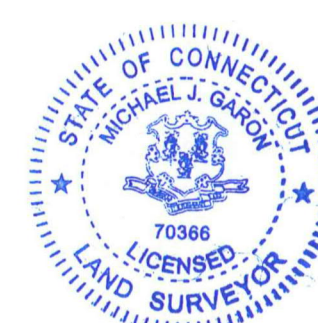
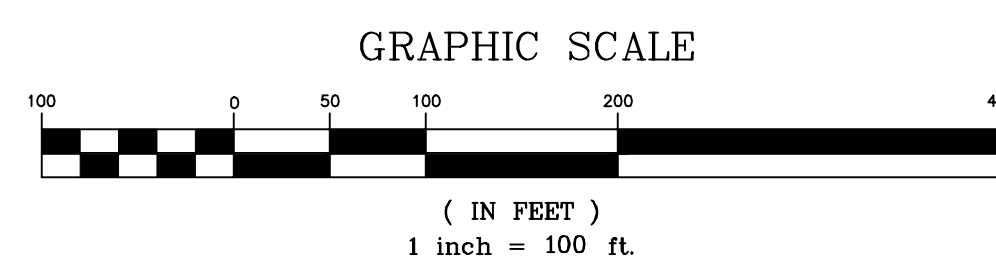
TITLE INSURANCE COMMITMENT INFORMATION

RESTRICTIONS, CONDITIONS, EASEMENTS	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAN
③	VOLUME 311 PAGE 390	PROPERTY LIEN AGREEMENT BETWEEN JOHN ZELONKA AND MELBA ZELONKA AND THE TOWN OF STAFFORD, ACTING THROUGH THE STAFFORD HOUSING REHABILITATION PROGRAM DATED OCTOBER 21, 1993 AND RECORDED OCTOBER 21, 1993.	NOT PLOTTABLE
④	VOLUME 333 PAGE 439	PROPERTY LIEN AGREEMENT BETWEEN JOHN A. ZELONKA AND MELBA M. ZELONKA AND THE TOWN OF STAFFORD ACTING THROUGH STAFFORD HOUSING REHABILITATION PROGRAM IN THE ORIGINAL PRINCIPAL AMOUNT OF \$48,485.50, DATED NOVEMBER 15, 1995 AND RECORDED DECEMBER 18, 1995.	NOT PLOTTABLE
⑤	VOLUME 690 PAGE 50	LIFE USE RESERVED TO DONNA M. DEWOLF AS SET FORTH IN QUIT CLAIM DEED DATED DECEMBER 16, 2020 AND RECORDED DECEMBER 24, 2020 IN VOLUME 690 AT PAGE 50 OF THE STAFFORD LAND RECORDS.	NOT PLOTTABLE

STEWART TITLE ALTA COMMITMENT FOR TITLE INSURANCE NO. 23000370556 EFFECTIVE DATE: MARCH 15, 2023.

LEGEND

- CR □ CONCRETE BOUND
- IRP ⊙ IRON PIPE FOUND
- IRF ⊙ IRON ROD FOUND
- SB □ STONE BOUND
- DT DECIDUOUS TREE
- CT CONIFEROUS TREE
- CB CATCH BASIN
- P POST
- UP UTILITY POLE
- UTP UTILITY POLE WITH TRANSFORMER
- TL TREE LINE
- AL ABUTTERS LOT LINE
- PL PROPERTY LINE
- E EASEMENT
- SW STONE WALL
- WF WIRE FENCE
- OHV OHV
- IC INTERMEDIATE CONTOURS
- 790 INDEX CONTOURS



TO: NICHOLAS V. BACON, 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), 8, 11(c), 13, 16, 17, 18, AND 19. IN TABLE THEREOF. THE FIELD WORK WAS COMPLETED IN MAY OF 2023.

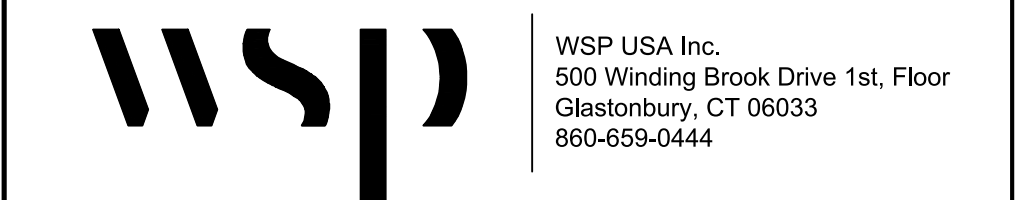
7/13/2023

DATE:

MICHAEL J. GARON L.S. #70366

REVISION	DATE	DESCRIPTION
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ALTA/NSPS LAND TITLE SURVEY
VILLAGE HILL ROAD
STAFFORD SPRINGS, CONNECTICUT
PREPARED FOR
FLYCATCHER LLC.



Drawn By	ZJM	Date	MAY 18, 2023	Job No.	30902003.001
Surveyed By	ZJM/RK	Scale	1"=100'	Sheet No.	1 OF 1
Checked By	MG				
Book No.	N/A				