

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NEW LONDON IN THE COUNTY OF NEW LONDON, STATE OF CONNECTICUT, AND IS DESCRIBED AS FOLLOWS:

163 STATE PIER ROAD (LOT #1)

BEGINNING AT AN IRON PIN SET ON THE SOUTHERLY STREET LINE OF STATE PIER ROAD AT THE NORTHWESTERLY CORNER OF THE WITHIN DESCRIBED PARCEL OF LAND AND THE NORTHEASTERLY CORNER OF AND N/F ERIC FILARDI REALTY LLC;
 THENCE ALONG THE SOUTHERLY STREET LINE OF STATE PIER ROAD WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 144.23', A RADIUS OF 454.00', A CHORD BEARING OF S 58°05'39" AND A CHORD LENGTH OF 143.63 TO A CONCRETE MONUMENT AT THE CORNER OF LOT #2;
 THENCE RUNNING S 24°12'37" W ALONG LOT #2 A DISTANCE OF 194.97' TO AN IRON PIN SET;
 THENCE RUNNING N 65°26'33" W ALONG LOT #2 A DISTANCE OF 87.35' TO AN IRON PIN SET;
 THENCE RUNNING N 61°31'33" W ALONG LOT #2 A DISTANCE OF 20.05' TO AN IRON PIN SET;
 THENCE CONTINUING ALONG LOT #2 WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 100.34', A RADIUS OF 113.72', A CHORD BEARING OF N 36°14'59" W, AND A CHORD LENGTH OF 97.11', TO AN IRON PIN SET AT LAND NOW OR FORMERLY OF ERIC FILARDI REALTY LLC;
 THENCE RUNNING N 40°58'33" E ALONG LAND OF SAID ERIC FILARDI REALTY LLC A DISTANCE OF 171.59' TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL HAVING AN AREA OF 33,577.4 SQUARE FEET, 0.77 ACRES

0 STATE PIER ROAD (LOT #2)

BEGINNING AT A CONCRETE MONUMENT ON THE SOUTHERLY STREET LINE OF STATE PIER ROAD AT THE NORTHWESTERLY CORNER OF THE WITHIN DESCRIBED PARCEL AND THE NORTHEASTERLY CORNER OF LOT #1;
 THENCE ALONG THE SOUTHERLY STREET LINE OF STATE PIER ROAD WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 31.40', A RADIUS OF 454.00', A CHORD BEARING OF S 69°10'36" E AND A CHORD LENGTH OF 31.39' TO AN IRON PIN SET;
 THENCE CONTINUING ALONG THE SOUTHERLY STREET LINE OF STATE PIER ROAD WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 38.03', A RADIUS OF 23.00', A CHORD BEARING OF S 23°47'44" E, AND A CHORD LENGTH OF 33.84', TO AN IRON PIN SET ON THE WESTERLY STREET LINE OF CRYSTAL AVENUE;
 THENCE RUNNING S 23°34'01" W ALONG THE WESTERLY STREET LINE OF CRYSTAL AVENUE A DISTANCE OF 10.20' TO AN IRON PIN SET;
 THENCE RUNNING S 23°33'55" W ALONG THE WESTERLY STREET LINE OF CRYSTAL AVENUE A DISTANCE OF 285.64' TO A CONNECTICUT HIGHWAY DEPARTMENT MONUMENT (CHD) ON THE NORTHERLY HIGHWAY LINE OF CONNECTICUT ROUTE 32;
 THENCE ALONG THE NORTHERLY HIGHWAY LINE OF CONNECTICUT ROUTE 32 WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 177.64', A RADIUS OF 1,304.00', A CHORD BEARING OF N 56°14'18" W, AND A CHORD LENGTH OF 177.50', TO AN IRON PIN SET AT LAND NOW OR FORMERLY OF VESTA WINTHROP LLC;
 THENCE RUNNING N 26°35'45" W ALONG LAND NOW OR FORMERLY OF VESTA WINTHROP LLC A DISTANCE OF 123.69' TO AN IRON PIN SET;
 THENCE RUNNING N 40°58'33" E ALONG LAND NOW OR FORMERLY OF VESTA WINTHROP LC A DISTANCE OF 66.75' TO AN IRON PIN SET AT LOT #1;
 THENCE ALONG LOT #1 WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 100.34', A RADIUS OF 113.72', A CHORD BEARING OF S 36°14'59" E, AND A CHORD LENGTH OF 97.11', TO AN IRON PIN SET;
 THENCE RUNNING S 61°31'33" E ALONG LOT #1 A DISTANCE OF 20.05' TO AN IRON PIN SET;
 THENCE RUNNING S 65°26'33" E ALONG LOT #1 A DISTANCE OF 87.35' TO AN IRON PIN SET;
 THENCE RUNNING N 24°12'37" E ALONG LOT #1 A DISTANCE OF 194.97' TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL HAVING AN AREA OF 36,381.9 SQUARE FEET, 0.84 ACRES

BASIS OF COORDINATES:

THE COORDINATES ARE REFERENCED TO CONNECTICUT STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM 1983 (NAD83) WAS USED AS THE BASIS OF COORDINATES FOR THIS SURVEY.

BASIS OF ELEVATION:

ELEVATIONS ARE REFERENCE TO NGVD 29 AS DETERMINED LOCALLY BY PUBLISHED B-6003, WITH A NGVD 29 ELEVATION OF 100.8 FT.

BENCH MARK POINT IS A CONDOT BASELINE BRASS DISK, STAMPED B-6003, SET INTO THE TOP OF A REINFORCED CONCRETE POST WHICH IS FLUSH WITH THE SURFACE OF THE GROUND. TO REACH THE STATION FROM THE CT ROUTE 636 (BRIGGS STREET) OVERPASS ABOVE INTERSTATE ROUTE 95, PROCEED NORTHEAST ON CT ROUTE 636 FOR 0.10 MI. TO THE STATION ON THE LEFT (NORTHWEST). THE STATION IS LOCATED 460 FT. NORTHEAST OF THE CENTERLINE OF I-95, 178 FT. SOUTHWEST OF THE CENTERLINE OF BAYONETT STREET, 116.4 FT. SOUTHWEST OF SNET #1388, 71 FT. NORTHEAST OF THE CENTERLINE OF THE I-95 RAMPS, 38 FT. NORTHWEST OF THE CENTERLINE OF BRIGGS STREET, AND 1.5 FT. NORTHWEST OF THE EDGE OF THE SIDEWALK..

BENCHMARK COORDINATES AND DATA SHEET:

N: 7818.39'
 E: 2840.72'
 EL: 100.8'

LINK TO MONUMENT DATA SHEET:

NOTES:

- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF
- DISPLAYED CONTOURS ARE AT 1 FT INTERVALS
- CONSTRUCTION CONTROL COORDINATES ARE SHOWN ON THE MAP
- THE COORDINATES ARE REFERENCED TO CONNECTICUT STATE PLANE COORDINATE SYSTEM NAD83.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN IN THE PROJECT AREA.
- UNDERGROUND UTILITY LOCATION CONDUCTED ON SITE IS LIMITED TO A MAXIMUM DEPTH PENETRATION OF 3'-7" DEEP AND THE MINIMUM PIPE/UTILITY MUST BE 1" IN DIAMETER FOR EVERY FOOT OF SOIL IF IT IS TO BE LOCATED. THE DEPTH OF THE READING IS ALSO DEPENDENT ON THE COMPOSITION OF SOILS IN THE AREA BEING SURVEYED, PIPE MATERIALS AND INACCESSIBLE AREAS.
- WHILE IT IS THE INTENT OF THIS SURVEY TO CAPTURE ALL FEATURES IN THE DRAWING, IT SHOULD BE NOTED THAT PHOTOS (BOTH STILLS AND PANORAMICS) ARE INCLUDED FOR THE DESIGNING ENTITY AND ARE PROVIDED AS SUCH. THE USE OF BOTH DRAWINGS AND PHOTOS ARE THE RESPONSIBILITY OF THE DESIGN ENTITY IN PROVIDING IT'S DESIGN. IF THERE IS A DISCREPANCY FOUND, IT SHOULD BE IDENTIFIED DURING THE DESIGN PHASE AND NOT AFTER MANUFACTURING OR CONSTRUCTION PHASE HAS BEGUN. ALL ITEMS SHOULD BE FIELD VERIFIED BY CONTRACTORS AND SUBCONTRACTORS. IF A DISCREPANCY IS NOTED, IT SHOULD BE BROUGHT TO VARA3D'S ATTENTION IMMEDIATELY DURING THE DESIGN PHASE FOR REVIEW AND POSSIBLE CORRECTION TO THE AS-BUILT DRAWING BY VARA3D.
- SUBJECT PROPERTY HAS UNOBSTRUCTED VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM STATE PIER ROAD AND CRYSTAL AVENUE.

FLOOD ZONE NOTE

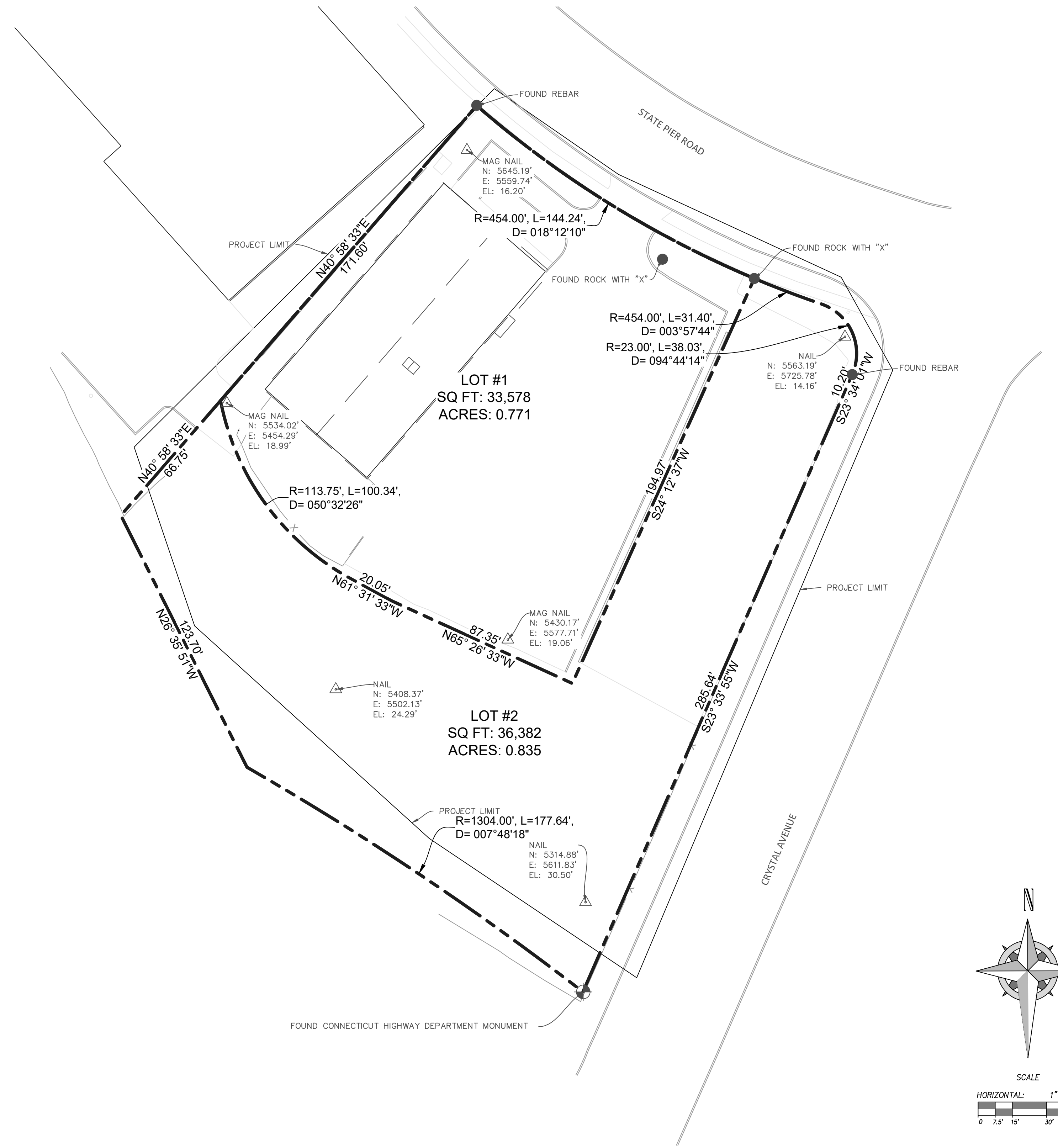
THE SURVEYED PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE WITHIN AND OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP INDEX, MAP NUMBER 09011C0501J EFFECTIVE 08/05/13.

ZONING INFORMATION

ZONES: ZONE WITHIN THE PROJECT AREA ARE C-G (GENERAL COMMERCIAL DISTRICT) AS DEFINED IN SECTION 8 OF TOWN OF WATERFORD, CONNECTICUT ZONING REGULATIONS.

SITE RESTRICTIONS

- C-G SETBACKS:
 A-FRONT: 75'
 B-REAR: 50'
 C-SIDE: 30'
- C-G MAXIMUM BUILDING HEIGHT: 40'
- C-G MINIMUM LOT AREA: 30,000 SF.



SURVEYOR'S STATEMENT:

TYPE OF SURVEY: ZONING LOCATION
 BOUNDARY DETERMINATION CATEGORY: RESURVEY
 CLASS OF ACCURACY: A-2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR THE STATE OF CONNECTICUT PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON AUGUST 29, 2019.

William T. Clark
 WILLIAM T. CLARK, L.S. #70080

DATE: JULY 19, 2023



LEGEND:

- PROPERTY BOUNDARY
- BUILDING LINES AND OVERHANGS
- PROJECT CONTROL POINT
- FOUND MONUMENT AS NOTED
- FOUND MARKER AS NOTED

PROJECT INFORMATION

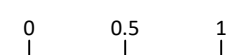
QCELLS (STATE PIER RD)
 STATE PIER ROAD, NEW LONDON, CT 06320.
 TOPOGRAPHIC SURVEY

REV.#	REVISION NOTES	DATE

CLIENT INFO

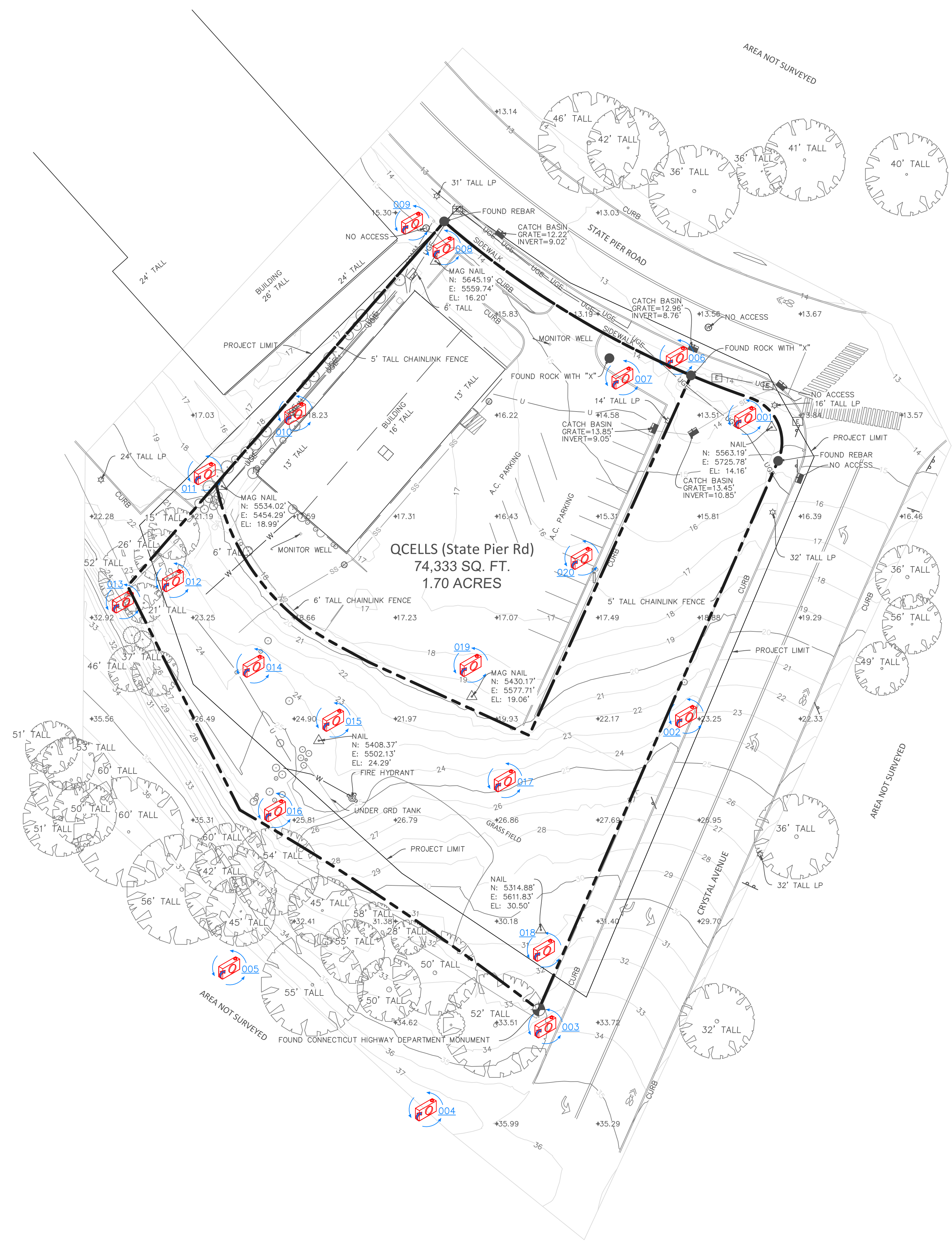


PROJECT NO: 23-SO-014	Sheet 1
DATE JULY 2023	2
HORIZONTAL SCALE 1" = 30'	



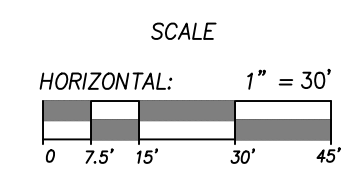
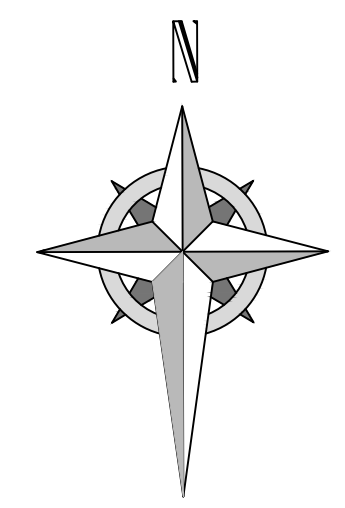
SCALE MEASURES 1-INCH ON FULL SIZE (36x24) SHEETS
 ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS.

**QCELLS (STATE PIER RD)
STATE PIER ROAD, NEW LONDON, CT 06320.
TOPOGRAPHIC SURVEY**



LEGEND:

- DECIDUOUS TREE
- PROJECT CONTROL POINT
- PANORAMIC PHOTO LOCATION
- SPOT ELEVATION
- ELECTRICAL BOX
- LIGHT POLE
- WATER MANHOLE
- FIRE HYDRANT
- SIGN
- BILLBOARD SIGN
- TELEPHONE BOX
- TELEPHONE MANHOLE
- CATCH BASIN
- SEWER CLEANOUT
- GAS METER
- PROPERTY BOUNDARY
- BUILDING LINES AND OVERHANGS
- UNDERGROUND ELECTRICAL LINE
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND STORM LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND UNKNOWN LINE



REV.#	REVISION NOTES	DATE

CLIENT INFO



PROJECT NO. 23-SO-014	Sheet 2
DATE JULY 2023	2
HORIZONTAL SCALE 1" = 30'	

SCALE MEASURES 1-INCH ON FULL SIZE (36x24) SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS