

MAP NOTES:

- THIS MAP AND SURVEY HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND "THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED JUNE 21, 1996; AMENDED OCTOBER 26, 2018.
- THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A PROPERTY/BOUNDARY AND TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT EXISTING CONDITIONS UPON THE SUBJECT PARCELS AS THEY RELATE TO THE ADJACENT PROPERTY/BOUNDARY LINES.
- THE PROPERTY/BOUNDARY DETERMINATION/OPINION DEPICTED HEREON CONFORMS TO A CLASS A-2 ACCURACY. PARCEL 222-4-26 IS BASED UPON A RESURVEY OF MAP REFERENCE 'A', PARCEL 221-3-1 IS BASED UPON A FIRST SURVEY.
- THE HORIZONTAL BASELINE CONFORMS TO A CLASS A-2 ACCURACY. THE VERTICAL BASELINE CONFORMS TO A CLASS V-2 ACCURACY. THE TOPOGRAPHIC FEATURES CONFORM TO A CLASS T-3 ACCURACY.
- THE NORTH ARROW AND BEARINGS ARE BASED UPON THE CONNECTICUT STATE COORDINATE SYSTEM N.A.D. 1983 (2011). THE ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) USING GEOID 18. COORDINATES AND ELEVATIONS WERE DETERMINED FROM RTK GPS OBSERVATIONS MADE ON MARCH 13, 2023, USING THE CT DOT RTK NETWORK KNOWN AS ACORN (CTW) BASE, HAVING THE FOLLOWING VALUES:
LATITUDE = N 41° 53' 51.90745"
LONGITUDE = W 73° 04' 10.96847"
ELLIPSOID HEIGHT = 192.098M

MAP NOTES (CONTINUED):

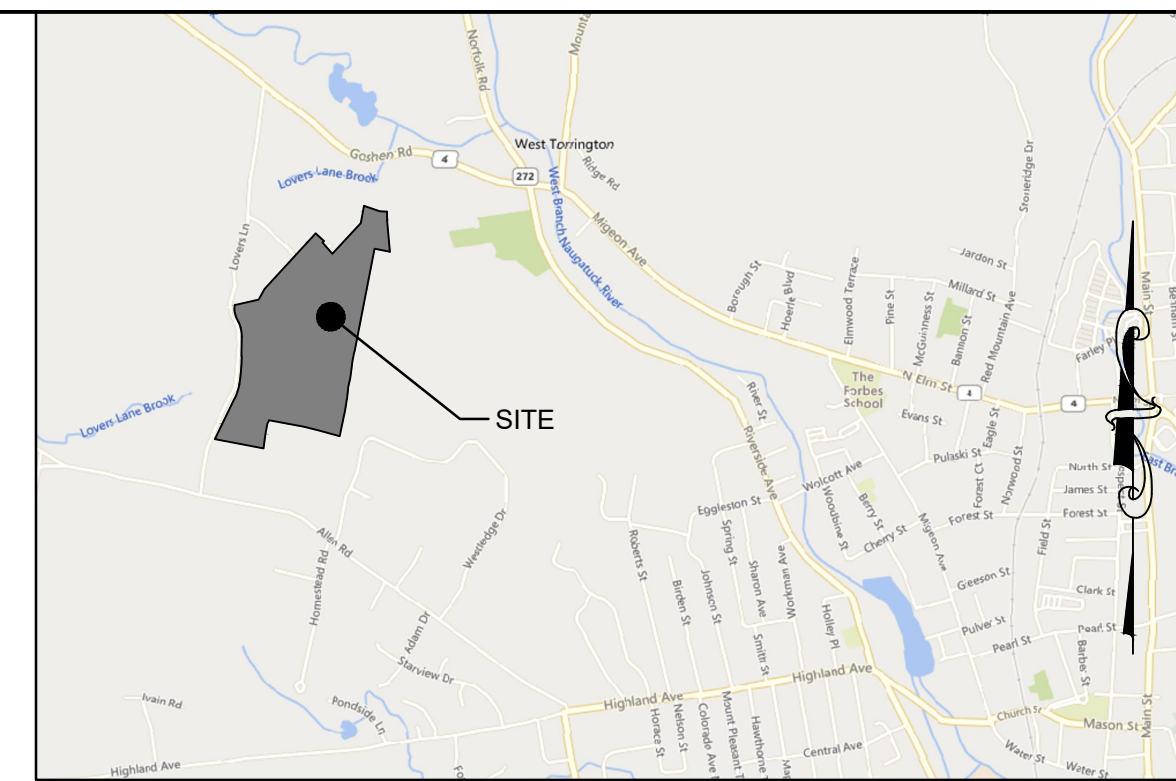
- CONTOURS AND GROUND RELIEF ELEVATIONS DEPICTED HEREON ARE BASED UPON THE LIDAR DATA SET OF 2016 COMPILED BY THE STATE OF CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION, QUALITY LEVEL 2, AVAILABLE AT CTCEO.UCONN.EDU. SAID DATA SET WAS FIELD VERIFIED AT VARIOUS LOCATIONS.
- THE FIELD SURVEY WAS COMPLETED ON APRIL 12, 2023.
- UNDERGROUND UTILITIES, STRUCTURES AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON ARE BASED UPON OBSERVABLE SURFACE EVIDENCE WHILE CONDUCTING THE FIELD SURVEY. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE WHICH IS UNKNOWN TO MARTIN SURVEYING ASSOCIATES, LLC. ALL CONTRACTORS ARE REQUIRED TO CONTACT CALL-BEFORE-YOU-DIG AT 1-800-922-4455 FOR LOCATION AND OR STAKEOUT OF ANY UTILITY PRIOR TO ANY EXCAVATION.
- THE WETLAND DELINEATION DEPICTED HEREON IS BASED UPON AN ELECTRONIC DRAWING FILE PROVIDED BY THE CLIENT "3995 FOR LODESTAR-UPDATED WETLAND.DWG"

MAP REFERENCES:

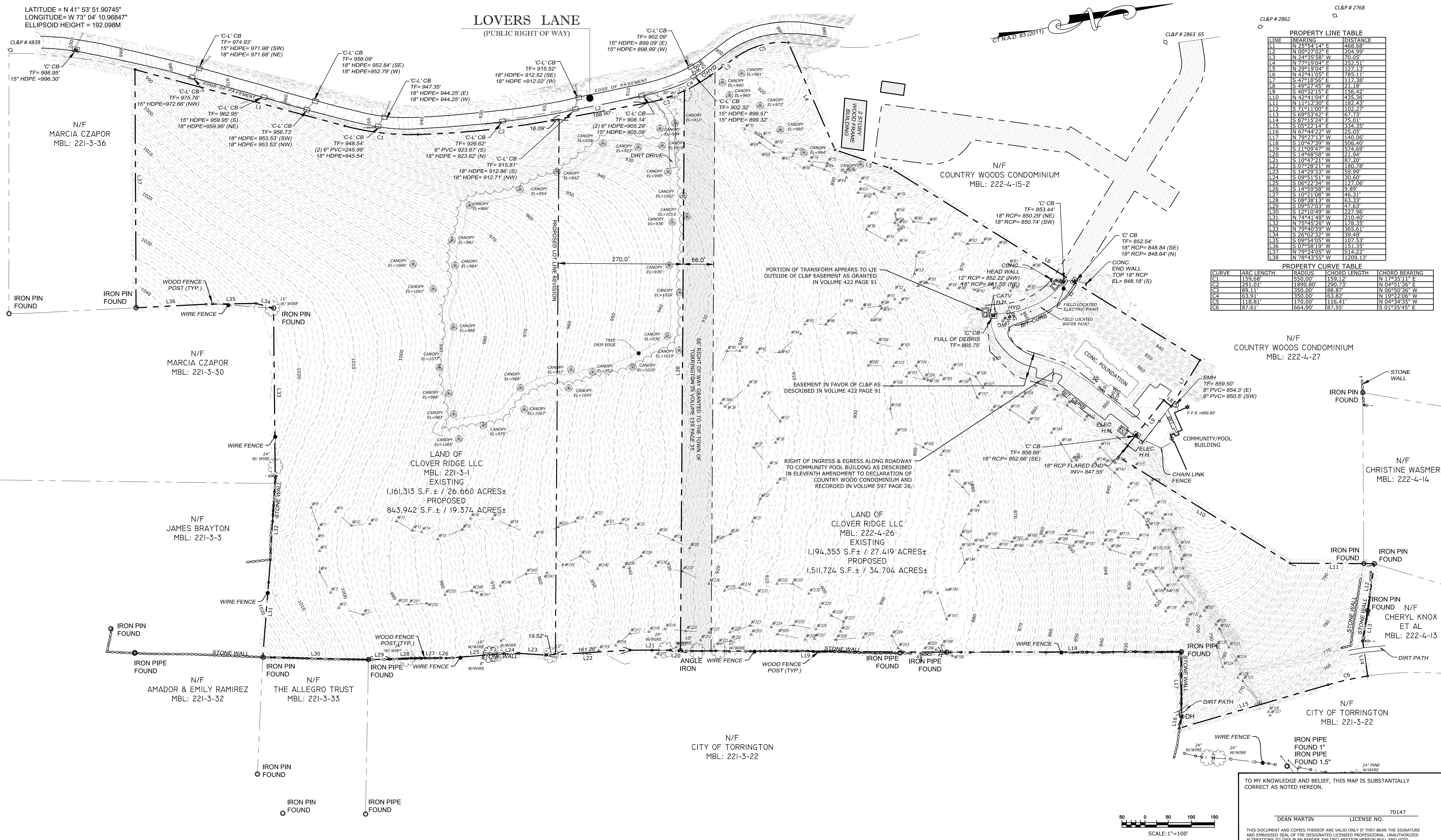
- "PROPERTY OF FIFTH BRT DEVELOPMENT CORPORATION LOVERS LANE TORRINGTON, CONNECTICUT" SCALE: 1"=100'; DATED: SEPTEMBER, 1986; BY: WILLIAM A. BERGLUND.
- "SURVEY OF PROPERTY BELONGING TO JAMES A & HARRIET M. HANDS TORRINGTON, CONNECTICUT" SCALE: 1"=50'; DATED: DECEMBER 30, 1983; BY: DOUGLAS G. LITTLE.
- "WESTLEDGE PROPERTY OF J.F.C. ASSOCIATES RESUBDIVISION TORRINGTON CONNECTICUT" SCALE: 1"=40'; DATED: MAY, 1984; BY: DONALD DUFFY.
- "MAP PREPARED FOR FIFTH DEVELOPMENT CORPORATION ROUTE 4 & LOVERS LANE TORRINGTON, CONNECTICUT" SCALE: 1"=50'; DATED: JULY, 1986; BY: WILLIAM A. BERGLUND.

MAP REFERENCES (CONTINUED):

- "MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF REI IV LIMITED PARTNERSHIP LOVERS LANE TORRINGTON, CONNECTICUT" SCALE: 1"=40'; DATED: AUGUST, 1987; BY: WILLIAM A. BERGLUND.
- "SUBDIVISION OF A PORTION OF THE GEORGE E. KLUG (PROPERTY TO BE CONVEYED TO ROBERT A & JACQUELINE C. MACKENZIE TORRINGTON, CONNECTICUT" SCALE: 1"=40'; DATED: JULY 27, 1987.
- "COUNTRY WOODS CONDOMINIUM PHASES A,B,C,D,E,F & G LOVERS LANE TORRINGTON, CONNECTICUT" SCALE: 1"=100'; DATED: FEBRUARY, 1990; BY: WILLIAM A. BERGLUND.
- "COUNTRY WOODS CONDOMINIUMS PHASE 'H' LOVERS LANE TORRINGTON, CONNECTICUT" SCALE: 1"=100'; DATED: MARCH 1994; BY: WILLIAM BERGLUND.



SITE LOCATION MAP (NOT TO SCALE)



PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 23°54'14" E	463.68'
L2	N 00°27'02" E	204.99'
L3	N 24°35'58" W	70.05'
L4	N 77°19'04" E	252.51'
L5	N 29°19'04" E	127.13'
L6	N 42°41'05" E	785.11'
L7	S 47°18'15" W	117.38'
L8	S 49°27'45" W	21.18'
L9	S 40°22'15" E	156.42'
L10	N 42°41'04" E	435.36'
L11	N 11°12'30" E	182.43'
L12	S 71°11'00" E	102.27'
L13	S 69°53'24" E	67.24'
L14	S 87°15'24" E	75.01'
L15	S 05°27'14" W	334.35'
L16	N 67°44'22" W	24.05'
L17	N 79°27'13" W	140.06'
L18	S 10°47'39" W	506.40'
L19	S 11°09'47" W	174.69'
L20	S 14°48'58" W	21.94'
L21	S 04°47'11" W	87.20'
L22	S 07°28'21" W	180.78'
L23	S 14°29'33" W	59.99'
L24	S 09°51'51" W	30.60'
L25	S 06°22'34" W	177.06'
L26	S 14°48'58" W	9.89'
L27	S 10°21'08" W	46.31'
L28	S 08°38'13" W	63.33'
L29	S 09°57'03" W	47.63'
L30	S 12°10'09" W	227.56'
L31	N 74°41'48" W	210.40'
L32	N 75°45'26" W	178.35'
L33	N 79°40'59" W	265.61'
L34	S 26°02'32" W	39.48'
L35	S 09°54'05" W	107.53'
L36	S 07°58'19" W	151.35'
L37	N 79°24'05" W	514.22'
L38	N 78°43'55" W	1209.13'

PROPERTY CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	159.68'	550.00'	159.12'	N 17°35'11" E
C2	291.01'	1890.80'	290.73'	N 04°51'36" E
C3	69.11'	350.00'	68.83'	N 06°50'36" W
C4	63.91'	350.00'	63.87'	N 19°22'06" W
C5	118.81'	170.00'	116.41'	N 04°34'35" W
C6	87.61'	664.90'	87.55'	S 01°35'45" E

- LEGEND:
- IRON PIN (FOUND)
 - Rebar/Drill Hole (To Be Set)
 - MONUMENT (FOUND)
 - ⊙ MANHOLE
 - ⊕ DRAINAGE MANHOLE
 - ⊕ SANITARY MANHOLE
 - ⊕ ELEC. MANHOLE
 - ⊕ TELE. MANHOLE
 - ⊕ "C" CATCH BASIN
 - "C-L" CATCH BASIN
 - ⊕ DECIDUOUS TREES
 - ⊕ EVERGREEN TREES
 - ⊕ SHRUB/BUSH
 - ⊕ FLAG POLE
 - ⊕ TRAFFIC CONTROL BOX
 - △ SIGN
 - POST
 - ⊕ LIGHT POLE
 - ⊕ GUY ANCHOR
 - ⊕ UTILITY POLE
 - ⊕ WATER GATE
 - ⊕ WATER METER
 - ⊕ GAS VALVE
 - ⊕ GAS METER
 - ⊕ TRANSFORMER
 - ⊕ ELEC. METER
 - ⊕ MAIL BOX
 - ⊕ HAND HOLE
 - ⊕ BUTTON BOX
 - ⊕ A.C. UNIT
 - ⊕ TRAFFIC LIGHT POLE

- BOUNDARY LINE
- GUARD RAIL
- UNDERGROUND PIPING (San.,Stm.)
- G --- U/G GAS LINE
- E --- U/G ELEC. LINE
- W --- WATER LINE
- OVERHEAD UTILITIES
- T --- U/G TELE. LINE
- CHAIN LINK FENCE
- TREE LINE



REVISIONS:

2023-04-13
2023-04-13

PROPERTY/BOUNDARY & TOPOGRAPHIC SURVEY
LAND OF CLOVER RIDGE LLC
MAP: 221 BLOCK: 3 LOT: 1
&
MAP: 222 BLOCK: 4 LOT: 26
LOVERS LANE
TORRINGTON, CONNECTICUT

MSA PROJECT NO: 22-123
SCALE: 1"=100'
DATE: 2024-04-13
DRAWN BY: G.S.D.
CHECKED BY: D.G.M.

SHEET:
1 OF 1



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

DEAN MARTIN LICENSE NO. 70147

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