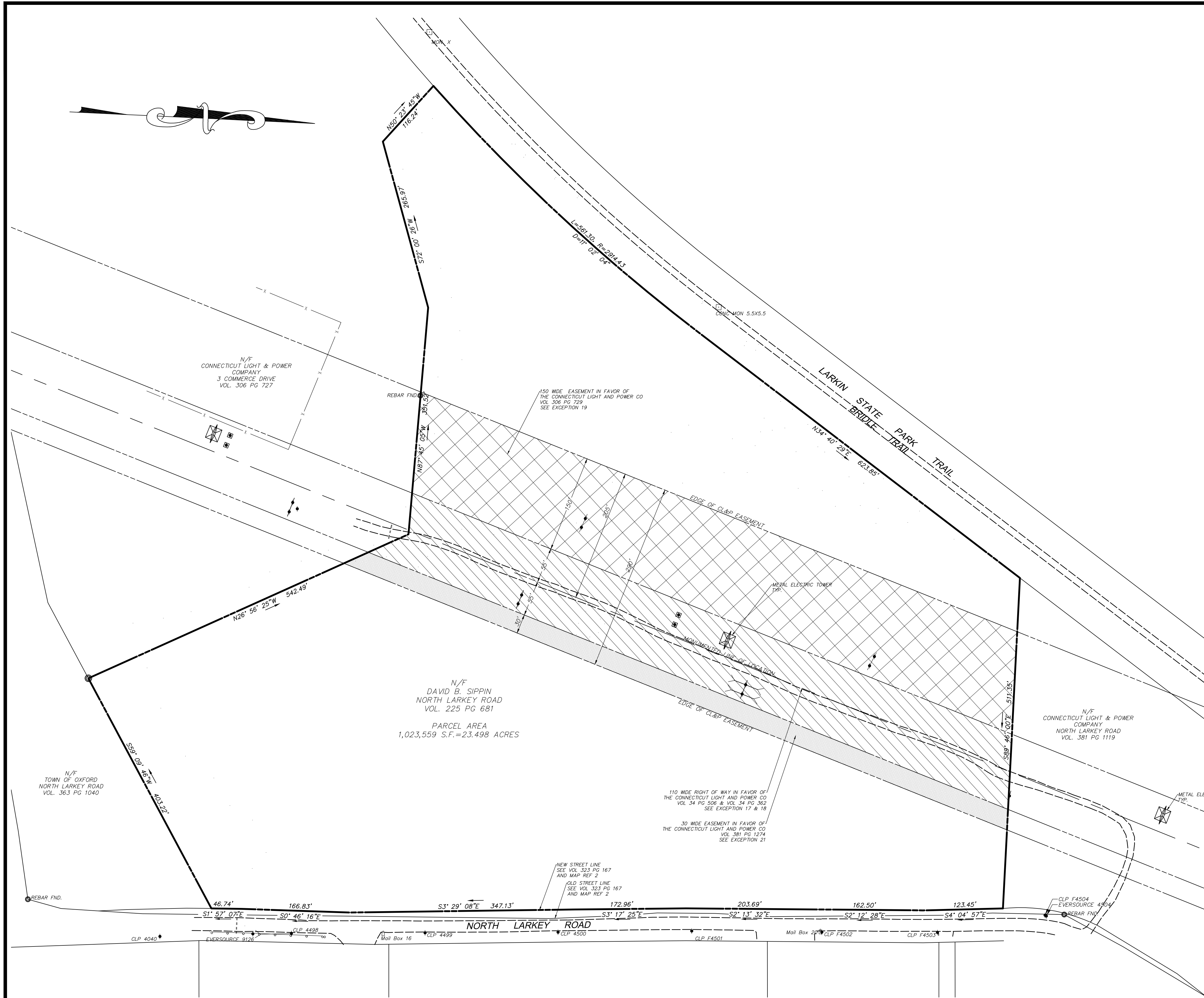


PAPER SPACE LAYOUT NAME:
TWIST/VIEW:
VIEWNAME:
LAYER MANAGER NAME:
PLOT TABLE: STB



MAP REFERENCES

1. LINE LIST (TRACT) NO 4023 & 4026 NORTHEAST UTILITIES SERVICE CO THE CONNECTICUT LIGHT & POWER COMPANY RIGHT OF WAY MAP SHOWING EASEMENT TO BE ACQUIRED FROM DAVID B. SIPPIN BY THE CONNECTICUT LIGHT & POWER COMPANY, TOWN OF OXFORD NEW HAVEN COUNTY, CT DATE 1/29/13 HW = SCALE 1"=200' BY COLER & COLANTONIO INC.
2. RESUBDIVISION MAP OF PARCEL 'B' PREPARED FOR DAVID B. SIPPIN JACKS HILL ROAD OXFORD, CONNECTICUT DATE 1/11/14 SCALE 1"=100' JOB NUMBER 7200 SHEET 1/2 & 2/2 BY SPATH BJORKLUND ASSOCIATES, INC.
3. BOUNDARY MAP PREPARED FOR DAVID B. SIPPIN CHRISTIAN STREET OXFORD, CT BOUNDARY MAP PREPARED FOR DAVID B. SIPPIN CHRISTIAN STREET & JACKS HILL ROAD SCALE 1"=100' DATE 2-20-01 PROJECT RS.01 & RS.02 BY DIVERSIFIED TECHNOLOGY CONSULTANTS
4. MAP SHOWING PROPOSED LOT 5 SHOWN AS OTHER LAND OF SIPPIN T.C. MAP 34-1 PREPARED FOR DAVID B. SIPPIN NORTH LARKE Y ROAD OXFORD, CONNECTICUT TOTAL AREA = 356,645 SQ. FT. = 8.192 ACRES TAX MAP , LOT 11A (NORTH) ZONE 1 INDUSTRIAL SCALE 1"=350' NOV. 29, 2010 BY MICHAEL J. RORDAN
5. EASEMENT MAP DEPICTING CL&P EASEMENT ACROSS LANDS OF N/F SIPPIN & N/F TOWN OF OXFORD CHRISTIAN STREET OXFORD, CONNECTICUT DATE 1/18/87 SCALE 1"=100' JOB NUMBER 7200 SHEET 1/1 BY SPATH BJORKLUND ASSOCIATES INC

SURVEY NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20 AND THE "MINIMUM STANDARDS OF ACCURACY, CONTENT & CERTIFICATION FOR SURVEYS AND MAPS, AS AMENDED OCTOBER 26, 2018"
- 1.1. THE TYPE OF SURVEY IS A PROPERTY/BOUNDARY SURVEY.
1.2. THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY.
1.3. THE ACCURACIES ARE AS FOLLOWS:
- | | |
|--------------------|-------------|
| HORIZONTAL CONTROL | CLASS "A-2" |
| VERTICAL CONTROL | CLASS "V-2" |
| BOUNDARY | CLASS "A-2" |
2. THE COORDINATES AND ELEVATIONS DEPICTED ON THE PLAN REPRESENT THE NAD '83 AND THE NAD'88 DATUMS. COORDINATES WERE ESTABLISHED ON THE SITE BASED UPON GPS OBSERVATIONS TAKEN ON MARCH 2024 USING TRIMBLE GNSS RTK R10 RECEIVERS AND SOLUTIONS PROVIDED THROUGH THE KEYNET NETWORK.
3. THE UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE FEATURES, MAPS AND RECORDS OF RECORD, UTILITY DRAWING OR OTHER SOURCES OF INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES DECLARE THAT THEY ARE DEPICTED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. THE SUBJECT PROPERTY'S CURRENT DEED CAN BE FOUND IN VOLUME 225 PAGE 681 OF THE TOWN OF WATERFORD LAND RECORDS.
5. TOTAL AREA OF THE PARCEL=1,023,559 SQ. FT. = 23.498 AC.
6. THE PROPERTY IS LOCATED IN THE INDUSTRIAL ZONE.
7. THIS SURVEY DEPICTS THE BOUNDARIES OF THE PROPERTY BY COURSE AND DISTANCE, AND THE METES AND BOUNDS LEGAL DESCRIPTION CORRESPONDS TO THIS SURVEY.
8. ALL MONUMENTATION FOUND OR SET IS DEPICTED ON THIS SURVEY.
9. THE LOCATION AND TYPE(S) OF ALL IMPROVEMENTS, IMPERVIOUS SURFACES AND PEROUS SURFACES ARE DEPICTED ON THIS SURVEY.
10. THIS SURVEY DEPICTS THE LOCATION AND WIDTH OF ALL PLOTTABLE RECORDED EASEMENTS.
11. NO OBSERVABLE EVIDENCE OF UNRECORDED EASEMENTS.
12. NO OBSERVABLE ENCROACHMENTS AFFECT THE PROPERTY.
13. ALL RESTRICTIONS LISTED IN THE COMMITMENTS NUMBERS NCS-1189650-HOU1 DATED AUGUST 31, 2023 BY THE FIRST AMERICAN TITLE INSURANCE COMPANY ARE INCLUDED IN THE LIST OF ENCUMBRANCES ON THIS SURVEY.
14. NO INFORMATION IS AVAILABLE FROM THE CONTROLLING JURISDICTION REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
15. NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
16. NO GAPS, GORES OR OVERLAPS BETWEEN LOCUS AND THE ABUTTING PARCELS OF LAND OR PUBLIC STRIPS EXIST.
17. THERE ARE NO CEMETERIES LOCATED WITHIN 100 FEET OF THE BOUNDARY LINES.
18. THE LEGAL DESCRIPTION MATHEMATICALLY CLOSES
19. THE PROPERTY HAS ACCESS TO A PUBLIC ROAD NORTH LARKEY ROAD.
20. THE PROPERTY LIES WITHIN THE "OTHER AREAS ZONE 'X' - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." PER THE FEMA FLOOD INSURANCE RATE MAP, NEW HAVEN COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 433 OF 0635 VERSION NUMBER 2.3.3.2 MAP NUMBER: 09009C0433K EFFECTIVE DATE: MAY 1 6, 2017.

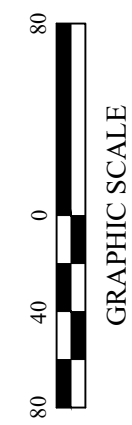
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY
CORRECT AS DEPICTED AND NOTED HEREON.

DAVID A. CARICCHIO, P.L.S. No. 70036
ALFRED BENESCH & COMPANY, GLASTONBURY, CONNECTICUT
(not valid without original signature and embossed seal)

[illegible]

SCALE: HORZ.: 1" = 80'

SURVEY DATUM: HORZ.: NAD 1983
VERT.: NAVD 1988



Prepared By: _____

BOUNDARY SURVEY
PREPARED FOR
OXFORD ENERGY CENTER, LLC
NORTH LARKEY ROAD
OXFORD, CONNECTICUT

PROJ. No.: 70947
DATE: MARCH 20

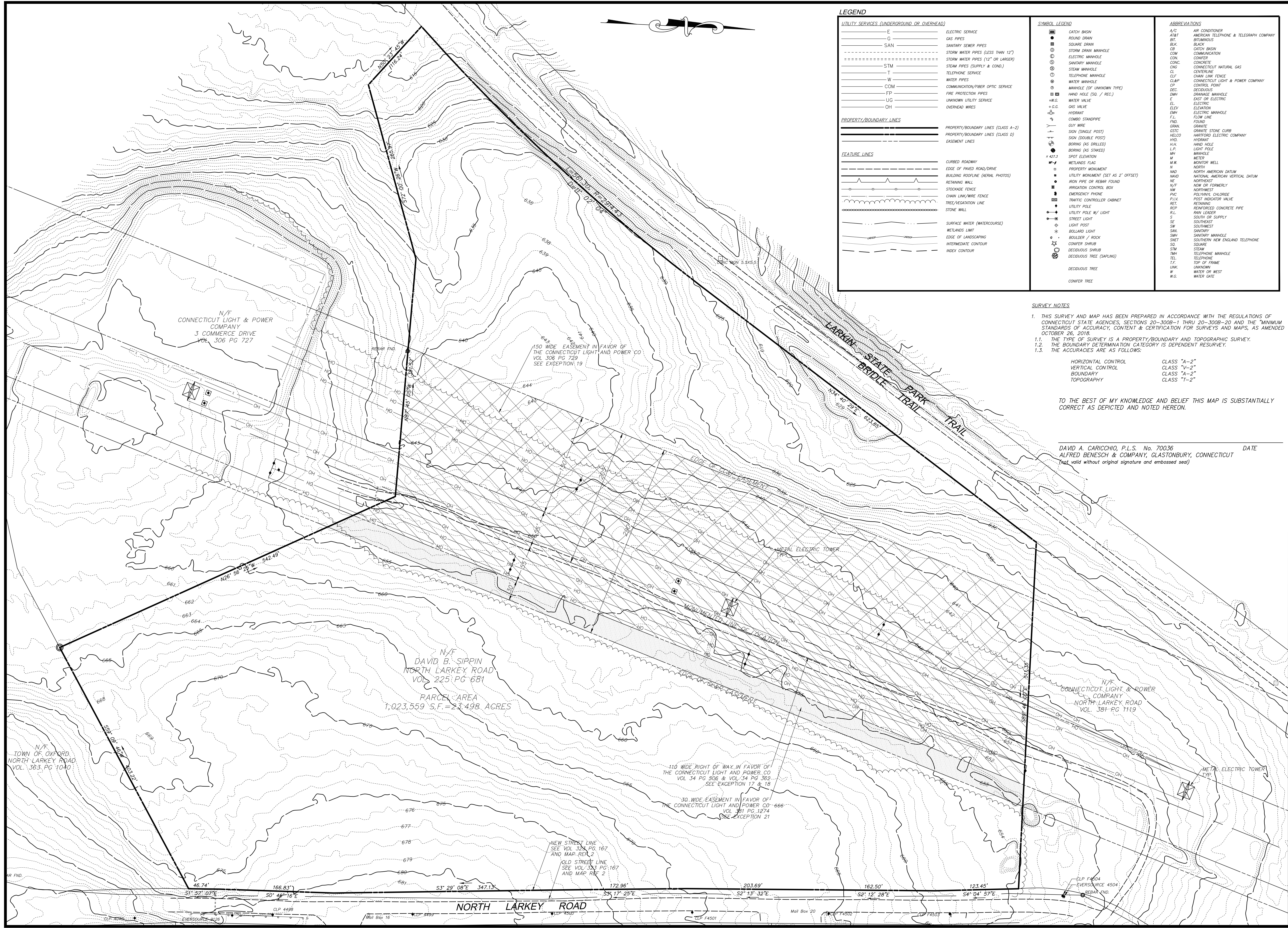
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SV.01

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Date of Plot April 18, 2024 - 4:53 PM

attached xrefs: \wetlands.dwg

PAPER SPACE LAYOUT NAME:
TWISTVIEW:



TOPOGRAPHIC SURVEY

PREPARED FOR

OXFORD ENERGY CENTER, LLC

OXFORD

NORTH LARKEY ROAD

CONNECTICUT

Prepared By:

benesch

Alfred Benesch & Company

120 Nelson Avenue - 2nd Floor

Glenbury, Connecticut 06033

TEL: 860-633-1068

FAX: 860-633-1068

www.benesch.com

SCALE: HORZ: 1" = 60'

VERT.:

SURVEY DATUM: HORZ: NAD 1983

VERT.: NAVD 1988

60

30

0

60

GRAPHIC SCALE

REVISIONS

No.

DATE

SURVEY BOOK: 06-

SURVEYOR: PC-NOC

DRAWN: DAC

CHECKED: RS

APPROVED: WW

SV.02

PROJ. No.: 70947

DATE: MARCH 2024

File Location/Name - Y:\Glastonbury\70900S\70947.00_GZA_Oxford_E_Point\Survey\ACAD\70947 SURVEY.dwg
Date of Plot: April 18, 2024 - 4:54 PM