Map References:

1. "Boundary Survey Prepared For Anna S. Maslak & Jean Martin East Windsor, connecticut 7-28-88" by Gardner & Peterson"
2. "Map Prepared For Anne S. Maslak Division Of Land Wapping Road East Windsor CT 4-12-96 Rev. 11-10-96" By Anchor Engineering"
3. "ALTA/NSPS Land Title Survey, Norcap South Solar Array Prepared for Norcap South LLC Wapping Road East Windsor Connecticut. scale 1"=100', Dated May 25, 2016 prepared by J.R. Russo & Associates"

Deed Reference:

Quit Claim Deed From Anne S. Maslak to Northern Capital Regional Disposal Facility, Inc. Volume 195 Page 616

Notes:

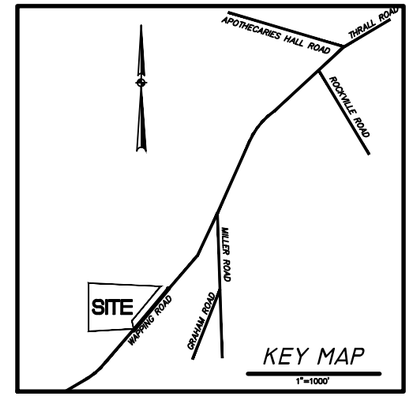
1. Subject Parcel does not lies in Inland Wetlands as shown hereon;
2. Parcel does not lie in a Special Flood Hazard Zone per East Windsor G.I.S. and Flood Insurance Rate Map Hartford County Connecticut Community Panel 09003C0245F effective date September 26, 2008 as shown hereon;
3. Horizontal datum based on NAD 83 Elevations based on NGVD 88;
4. All underground utility locations on this plan are approximate and may not be complete. Anyone using this information without verifying the locations does so at their own risk. No construction will be done on this site prior to utility mark out. "Call Before You Dig 1-800-922-4455".

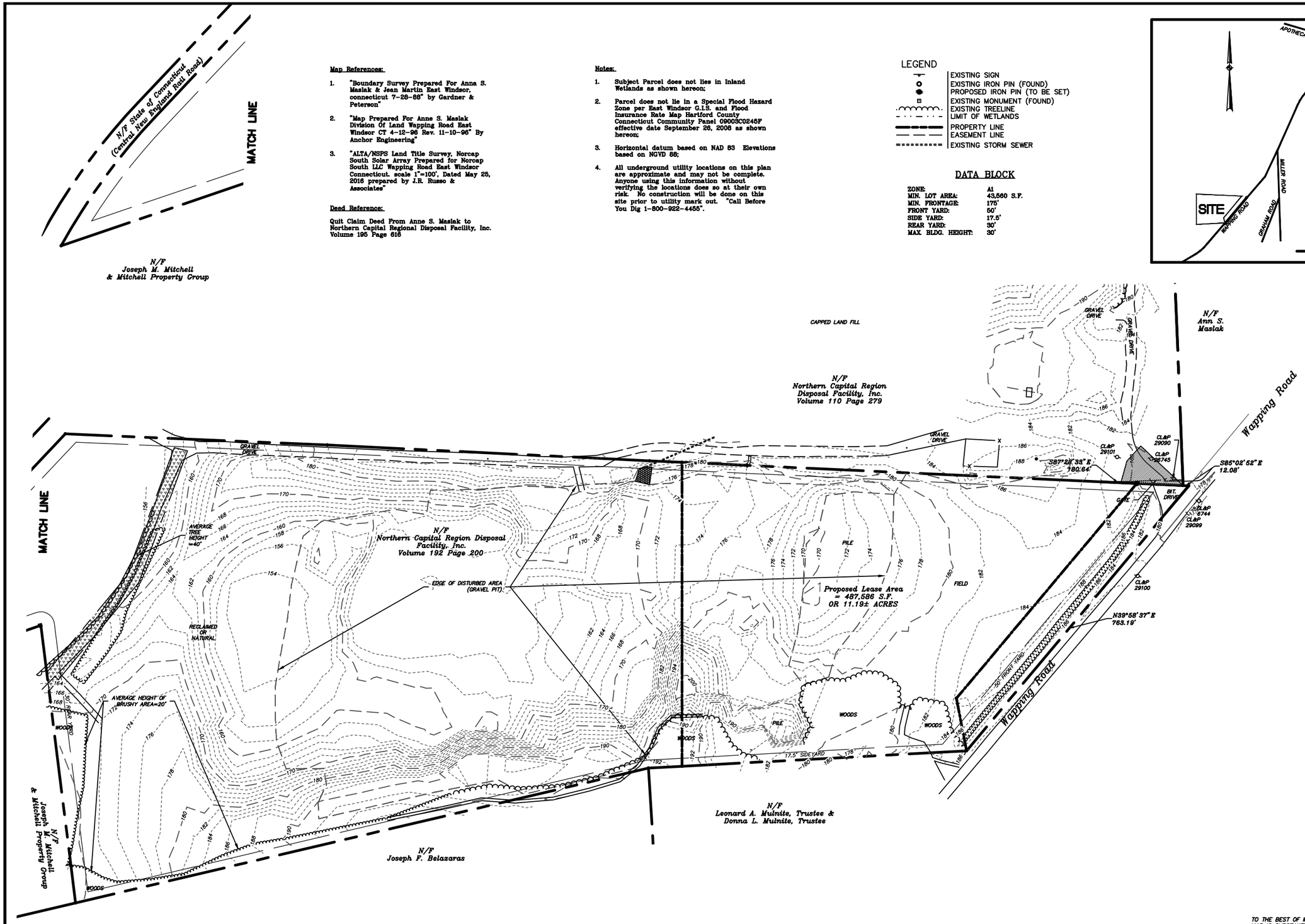
LEGEND

- EXISTING SIGN
- EXISTING IRON PIN (FOUND)
- PROPOSED IRON PIN (TO BE SET)
- EXISTING MONUMENT (FOUND)
- EXISTING TREELINE
- LIMIT OF WETLANDS
- PROPERTY LINE
- EASEMENT LINE
- EXISTING STORM SEWER

DATA BLOCK

ZONE:	A1
MIN. LOT AREA:	43,560 S.F.
MIN. FRONTAGE:	175'
FRONT YARD:	50'
SIDE YARD:	17.5'
REAR YARD:	30'
MAX. BLDG. HEIGHT:	30'





GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Property Survey based on a Resurvey conforming to Horizontal Class A-2.

This document and copies thereof are valid only if they bear the live signature and embossed seal of the designated professional. Unauthorized alterations render any declaration hereon null and void.

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

RUSSO
SURVEYORS • ENGINEERS
SERVING CT & MA
J.R. Russo & Associates, LLC
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www.jrrusso.com • info@jrrusso.com

LODESTAR ENERGY

REVISIONS	
BY: RLS	CHK: JEU

Norcap South Solar Array

Prepared For

LSE Coma Berenices LLC

Wapping Road
East Windsor, Connecticut
Map 041 Block 65 Lot 031 Zone: A-1

Existing Conditions Plan

DATE	4-24-17
SCALE	1"=100'
JOB NUMBER	2016-038
SHEET	1 of 1