

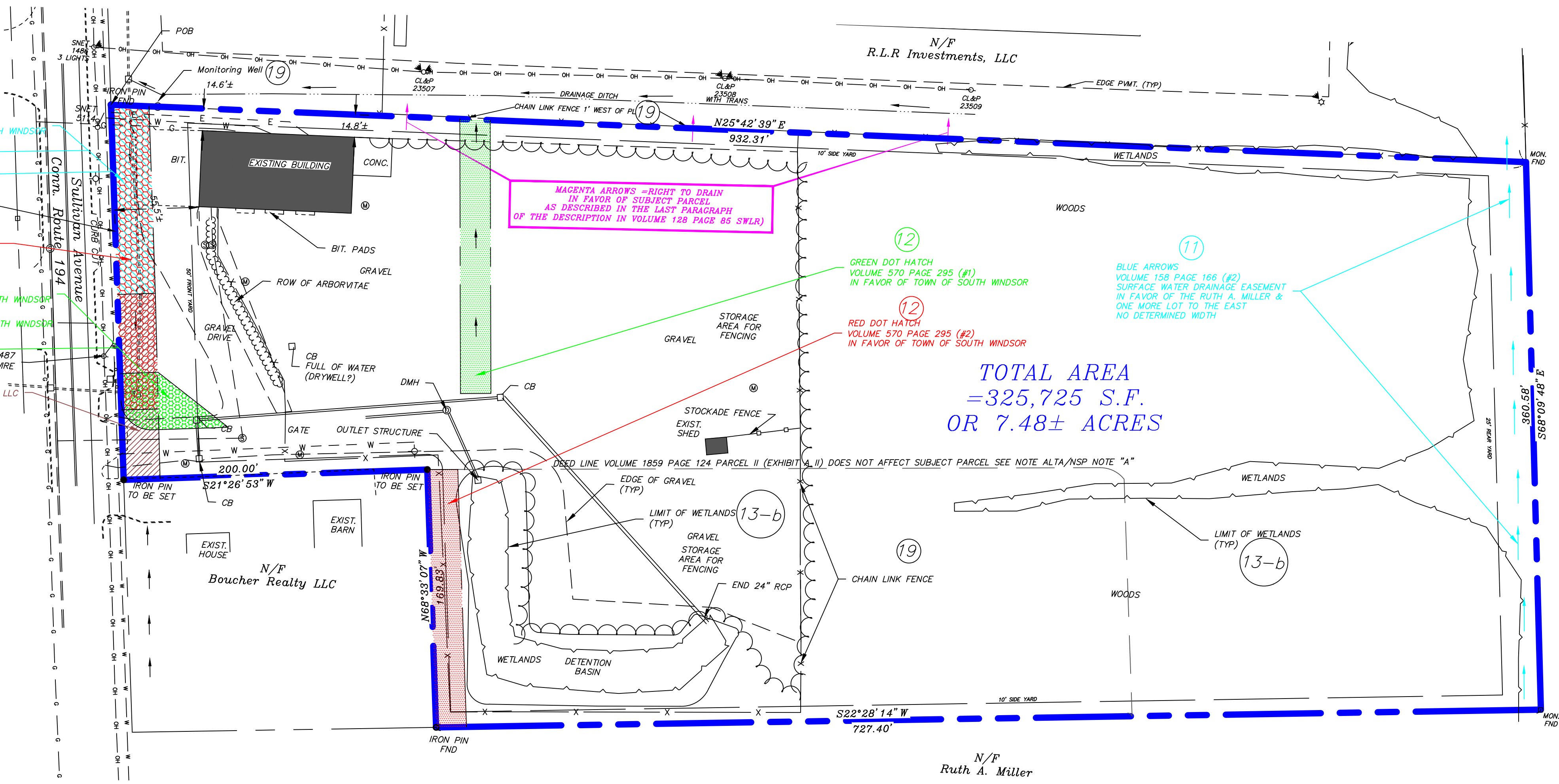
ZONING BLOCK - INDUSTRIAL ZONE

Minimum Lot Area	20,000 S.F.
Minimum Width	100 Feet
Minimum Lot Depth	150 Feet
Maximum Stories	2 Stories
Maximum Height	40 Feet
Maximum % Lot Coverage	50 %
Maximum Impervious Coverage	65 %
Minimum Front Yard	50 Feet
Minimum Rear Yard	25 Feet
Minimum Side Yard	10 Feet

LEGEND

	EXISTING UTILITY HANDHOLE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING BUILDING LIGHT
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING WATER GATE
	EXISTING HYDRANT
	EXISTING WATER LINE
	EXISTING GAS GATE
	EXISTING GAS LINE
	EXISTING CATCH BASIN
	EXISTING DRAINAGE MANHOLE
	EXISTING STORM SEWER
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY SEWER
	EXISTING SIGN
	EXISTING IRON PIN (FOUND)
	EXISTING MONUMENT (FOUND)
	EXISTING SPOT GRADE
	EXISTING CONTOUR
	EXISTING TREELINE
	LIMIT OF WETLANDS
	EXISTING EDGE OF PAVEMENT
	EXISTING CURB
	PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	STAKED HAYBALES OR SILT FENCE

- 11 BLUE SLANTED HATCH= VOLUME 158 PAGE 166 (#2) IN FAVOR OF THE TOWN OF SOUTH WINDSOR MAP 562B MAP 821A
- 10 MAP 2197B
- 13a MAP 2197B
- RED HEXAGON HATCH= DRAINAGE EASEMENT VOLUME 155 PAGE 235 FIRST PARCEL IN FAVOR OF R.L.R. INVESTMENTS, LLC
- GREEN STAR HATCH= VOLUME 158 PAGE 166 (#3) IN FAVOR OF THE TOWN OF SOUTH WINDSOR
- 12 VOLUME 570 PAGE 295 (#3) IN FAVOR OF THE TOWN OF SOUTH WINDSOR
- 13c MAP 2197B
- BROWN SLANTED HATCH= VOLUME 158 PAGE 166 (#1) IN FAVOR OF BOUCHER REALTY LLC & TWO LOTS TO THE EAST
- 11



DEED REFERENCE: SOUTH WINDSOR LAND RECORDS (SWLR)
 Volume 1859 Page 124
 Marjorie A. Myette, Trustee to 570 Sullivan Avenue, LLC

- GENERAL SURVEY NOTES:**
- Parcel is partially located in Inland Wetlands as delineated by New England Environmental Services April 2018 as shown hereon;
 - Parcel lies in Zone X (Areas determined to be outside 500 year flood plain per Flood Insurance Rate Map Town of South Windsor Community Panel Number 090030377 F Map Revised September 26, 2016;
 - Parcel is located in Industrial Zone-See Zoning Block;
 - Bearings are based on CGS NAD 83;

MAP REFERENCES:

- "Topographic Map, Key Map, Plot Plan Red Star Express Lines, Inc. 540 Sullivan Avenue South Windsor, CT 1"=40' Date 5-23-86 Rev 7-22-86" By Palmberg & Russo;
- "Plot Plan Property Surveyed For William J. Jurgelas Sullivan Ave. and Troy Road South Windsor Conn May 1970" By Petersen & Hoffman;
- "Plot Plan Proposed Industrial Subdivision Sullivan Avenue South Windsor, CT. Developed By William F. Myette 576 Sullivan Avenue Dated 9-4-81" By Fuss & O'Neil, Inc.;
- "Boundary & Topographic Plan For Roadway Package System, Inc. Hartford Distribution Center Sullivan Avenue South Windsor CT Date 12-18-89" By Fuss & O'Neil, Inc.
- Connecticut State Highway Department Right Of Way Map Town of South Windsor East Windsor Hill-Wapping Road From The Hartford-Springfield Road Southeasterly About 12,500 Feet Route No. 194 Number 132-02 Date Aug. 31, 1933
- Map Showing Easement Area To Be Granted To The Connecticut Light & Power Co. Across Property Of Red Star Express Lines, Inc. Grid #E-N-K-4F4-0913
- Sanitary Sewer Construction Sullivan Avenue Area Sta. 58+0 to 70+0 drawing no. 11-a By James S. Minges & Associates, Inc.
- Plot Plan Property Surveyed for William J. Jurgelas, Sullivan Avenue and Troy Road South Windsor, Connecticut, Scale 1"=50' Dated May of 1970, Prepared by Peterson & Hoffman successors to Spencer & Washburn, Inc.
- Property of William F. & Marjorie A. Myette, 576 Sullivan Avenue - South Windsor, Connecticut, Scale 1"=40', Dated February 10, 1981, prepared by James E. Sheeny L.S. No. 7034.
- Connecticut State Highway Department, Right of Way Map, Town of South Windsor - Hartford Springfield Road - E. Side From the Town Hall Southerly about 8,000.0 Feet. Route U.S. 5, Scale 1"=40' Dated December 31, 1930, Map No. Sheet 1 of 4.
- Connecticut State Highway Department, Right of Way Map, Town of South Windsor - Hartford Springfield Road - E. Side From the Town Hall Southerly about 8,000.0 Feet. Route U.S. 5, Scale 1"=40' Dated December 31, 1930, Map No. Sheet 2 of 4.

Description:

A parcel of land located in the State of Connecticut, County of Hartford, and Town of South Windsor. "Area to be Described = 325,725 S.F. or 7.48± Acres" on a plan entitled "ALTA/NSPS Land Title Survey Prepared for R.L.R. Investments, LLC, 570 Sullivan Avenue South Windsor, Connecticut, Sheet 1 of 1, Scale: 1"=50', Date: May 18, 2018" By J.R. Russo & Associates, LLC, being more particularly described as follows:

Beginning at an iron pin found on the northerly street line of Sullivan Avenue at the south west corner of herein described parcel;

Thence N 25°42'39"E along the land of N/F R.L.R. Investments, LLC, a distance of 932.31 feet to a monument;

Thence S 68°09'48"E along the land of N/F FEM Sullivan Road LLC, a distance of 360.58 to a monument;

Thence S 22°28'14"W along the lot line of Land N/ F Ruth A. Miller a distance of 727.40 feet to a rebar found;

Thence N 68°33'07"W along the land of N/ F Boucher Realty LLC a distance of 169.83 feet to an iron pin to be set;

Thence S 21°26'53"W along the land of N/ F Boucher Realty LLC a distance of 200.00 feet to an iron pin to be set point on the northerly street line of Sullivan Avenue;

Thence N 68°33'07"W along the northerly street line of Sullivan Avenue a distance of 247.06 feet to the point of beginning.

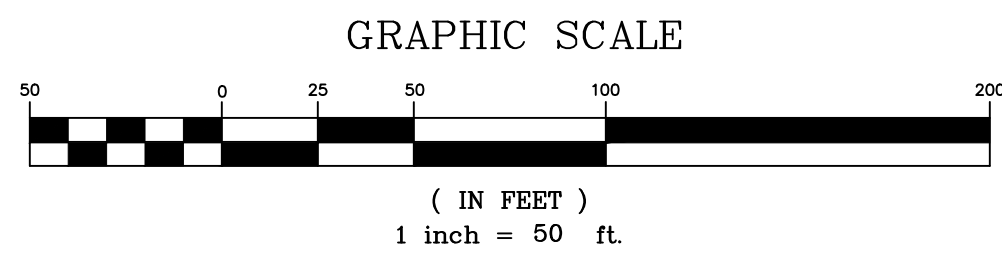
Said parcel contains 325,725 S.F. or 7.48± Acres.

ALTA/NSPS Notes:

- REFERENCE IS MADE TO FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO.18-57958 local 59785861-ht issued 4-2-2018 version no. 1
- A.) -The description found in referenced title Exhibit A. PARCEL I is substantially the same (ADDED METES AND BOUNDS, UPDATED ABUTTERS) as the Description shown hereon and also as shown on Map 821A which is cited in the last paragraph of Exhibit A -
 - The description of PARCEL II lies within PARCEL I and appears to be redundant;
- B.) SCHEDULE B SECTION 2 EXCEPTIONS
- | | |
|---------------|--|
| 1 through 9 | Not a Survey Matter |
| 10 | Drainage Easement Map No. 562B affects subject parcel and is shown hereon |
| 11 | Rights and Easements Volume 158 Page 166 affects subject parcel and is shown hereon. |
| 12 | Drainage Easement Volume 570 Page 295 affects subject parcel and is shown hereon. |
| 13 | a.)Notes and Easements shown on Map No. 2197B - lots shown have been merged as the result of the description of Exhibit A Parcel I and therefore the easements in favor of said lots appear to have been extinguished
b.)Wetlands as shown on Map 821A have changed and have been updated by New England Environmental Services April 15, 2018 and are as shown hereon; |
| 14 | Special Exception Volume 1962 Page 69 affects subject parcel is blanket in nature and is not shown hereon; |
| 15 through 18 | Not a Survey Matter |
| 19 | Survey by J.R. Russo Dated November 5, 2016
a. Monitoring Well is shown hereon - Note additional monitoring wells have been installed as shown hereon
b. Chain Link Fence is shown hereon |

To R.L.R. Investments; Fidelity National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1.2,3.4,6b,7a,8,9 of Table A thereof. The fieldwork was completed on 4/02/18.



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.

Robert L. Saunders Connecticut L.L.S. No. 17253



J.R. Russo & Associates, LLC
 SURVEYING CT & MA
 1590ham Rd East Windsor CT 06088 • CT 860.603.0569 • MA 403.765.1858
 www.jrusso.com • info@russo.com

REVISIONS	
BY: RS	CHK: JEU

Prepared For
R.L.R. Investments, LLC
 570 Sullivan Avenue
 South Windsor, Connecticut
 Tax Assessor Map 111 Block 49 Lot 1&2
 (Depicted as a single lot)
 Zone: I

ALTA/NSPS LAND TITLE SURVEY

DATE	May 18, 2018
SCALE	1"=50'
JOB NUMBER	2018-030
SHEET	1 of 1