



- MAP REFERENCES:**
- "Plot Plan Property Surveyed For William J. Jurgelas Sullivan Ave. and Troy Road South Windsor Conn." Scale 1 Inch = 50 Feet May, 1970 By Petersen & Hoffman Successors to Spencer & Washburn, 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" Scale 1"=40' Date Aug. 31, 1933 Number 132-02 Sheet 3 of 4.
 - "ALTA/NSPS Land Title Survey Prepared For R.L.R. Investments, LLC 590 Sullivan Avenue South Windsor, Connecticut Tax Assessor Map 111 Block 48 Lot 1&2 (Depicted as a single lot) Zone: 1" J.R. Russo & Associates, LLC Date May 18, 2018 Scale 1"=50' Job Number 2018-030 Sheet 1 of 1 By: RS Chk: JEU.
 - Map 658B on file in the South Windsor Town Clerk's Office.

DEED REFERENCE SOUTH WINDSOR LAND RECORDS (SWLR):
Volume 1641 Page 42
Boucher Realty, LLC

- GENERAL SURVEY NOTES:**
- Subject parcel is not located within inland wetlands per the Town of South Windsor GIS. Wetlands to the north of the subject parcel on land of R.L.R. Investments, LLC are shown per map reference #3.
 - Parcel lies in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map Panel 377 of 675 Map Number 09003C0377F Effective Date: September, 26, 2008.
 - Parcel is located in Industrial Zone (see zoning data block).
 - Horizontal Datum is NAD 83.
 - No line stripe parking spaces observed.
 - Underground utility, structure and facility locations noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parole testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to J.R. Russo & Associates. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to any construction. CALL 1-800-DIG-SAFE.

REVISIONS	
BY: JU	CHK: JEU

Prepared For
R.L.R. Investments, LLC
590 Sullivan Avenue
South Windsor, Connecticut
Tax Assessor Map 111 Block 48 Lot A Zone: 1

ALTA-NSPS LAND TITLE SURVEY

DATE	12-27-19
SCALE	1"=20'
JOB NUMBER	2018-030
SHEET	1 of 1

- LEGEND**
- EXISTING UTILITY HANDHOLE
 - EXISTING UTILITY POLE
 - ⊙ EXISTING LIGHT POLE
 - OH— EXISTING OVERHEAD ELECTRIC
 - UG— EXISTING UNDERGROUND ELECTRIC
 - ⊕ EXISTING WATER GATE
 - ⊕ EXISTING HYDRANT
 - W— EXISTING WATER LINE
 - G— EXISTING GAS LINE
 - C— EXISTING CATCH BASIN
 - ⊕ EXISTING DRAINAGE MANHOLE
 - ⊕ EXISTING STORM SEWER
 - ⊕ EXISTING SANITARY MANHOLE
 - S— EXISTING SANITARY SEWER
 - ⊕ EXISTING SIGN
 - EXISTING IRON PIN (FOUND)
 - EXISTING IRON PIN (TO BE SET)
 - ⊕ EXISTING MONUMENT (FOUND)
 - T— EXISTING TREELINE
 - W— LIMIT OF WETLANDS
 - P— PROPERTY LINE
 - E— EASEMENT LINE
 - B— BUILDING LINE

ZONING DATA BLOCK - INDUSTRIAL ZONE

Min. Lot Area	30,000 s.f.
Min. Lot Frontage	100'
Min. Lot Depth	150'
Min. Front Yard	35'
Min. Rear Yard	25'
Min. Side Yard	10'
Max. Stories	2
Max. Impervious Coverage	65%
Max. Lot Coverage	50%
Max. Height	40'

LEGAL DESCRIPTION:
A parcel of land located in the State of Connecticut, County of Hartford, and Town of South Windsor. Area to be described = 33,613 s.f. or 0.772 Acres on a plan entitled "ALTA/NSPS Land Title Survey Prepared for R.L.R. Investments, LLC 590 Sullivan Avenue South Windsor, Connecticut Tax Assessor Map 111 Block 48 Lot A Zone: 1 J.R. Russo & Associates, LLC Date 12/27/19 Scale 1"=20' Job Number 2018-030 Sheet 1 of 1 By: JU Chk: JEU", being more particularly described as follows:
Commencing at an iron pin to be set on the northerly street line of Sullivan Avenue, being the point of beginning at the southwest corner of the parcel to be described;
Thence N 21°26'53" E along the land of N/F R.L.R. Investments, LLC, a distance of 200.00 feet to an iron pin to be set;
Thence S 68°33'07" E along the land of N/F R.L.R. Investments, LLC, a distance of 169.83 feet to an iron pin;
Thence S 22°27'39" W along the lot line of Land N/F Ruth A. Miller, et al, a distance of 200.03 feet to an iron pin to be set;
Thence N 68°33'07" W along the the northerly streetline of Sullivan Avenue, a distance of 166.30 feet to an iron pin to be set and the point of beginning;
Said parcel contains 33,613 s.f. or 0.772 Acres.

- ALTA/NSPS NOTES:**
- REFERENCE IS MADE TO FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ISSUING OFFICE FILE NUMBER GLW1901626 ORDER NO. EHI90036FT PROPERTY ADDRESS: 590 SULLIVAN AVE., SOUTH WINDSOR, CT VERSION NUMBER 01 CREATED: DECEMBER 19, 2019.
- A) - The description found in referenced title Exhibit A is substantially the same (ADDED METES & BOUNDS AND ABUTTERS) as the Description shown hereon and also as shown on the map referenced in Exhibit A.
- B) SCHEDULE B SECTION 2 EXCEPTIONS
- | | |
|-------------|--|
| 1 through 3 | Not a Survey Matter. |
| 4 | Gravel driveway, bituminous driveway, and gravel storage encroachments as shown hereon. |
| 5 | Not a Survey Matter. |
| 6 | Building Lines and Storm Drainage R.O.W. (Surface Water Drainage Easement) shown hereon. |
| 7 | Surface water drainage easement shown hereon. |
| 8-12 | Not a Survey Matter. |

To R.L.R. Investments, LLC; Fidelity National Title Insurance Company; Brown Paindiris & Scott, LLP.
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,8,9,11,13,17, & 18 of Table A thereof. The fieldwork was completed on 12/12/19.

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.

James E. Ussery, Jr.
Professional Engineer
L.L.S. No. 14665

