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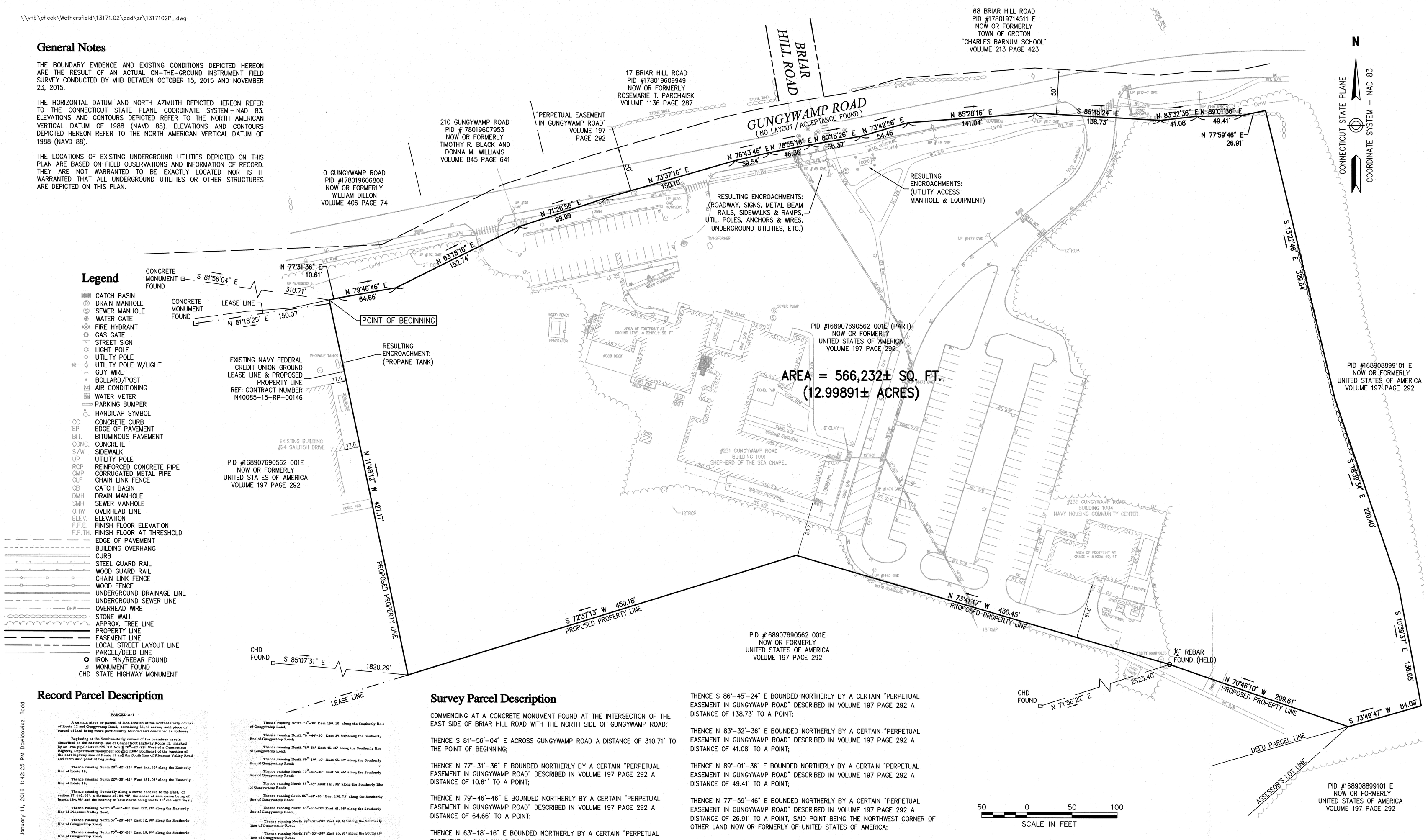
General Notes

THE BOUNDARY EVIDENCE AND EXISTING CONDITIONS DEPICTED HEREON ARE THE RESULT OF AN ACTUAL ON-THE-GROUND INSTRUMENT FIELD SURVEY CONDUCTED BY VHB BETWEEN OCTOBER 15, 2015 AND NOVEMBER 23, 2015.

THE HORIZONTAL DATUM AND NORTH AZIMUTH DEPICTED HEREON REFER TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM – NAD 83. ELEVATIONS AND CONTOURS DEPICTED REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS AND CONTOURS DEPICTED HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES DEPICTED ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE DEPICTED ON THIS PLAN.



Legend

- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- WATER GATE
- FIRE HYDRANT
- GAS GATE
- STREET SIGN
- LIGHT POLE
- UTILITY POLE
- UTILITY POLE W/LIGHT
- GUY WIRE
- BOLLARD/POST
- AIR CONDITIONING
- WATER METER
- PARKING BUMPER
- HANDICAP SYMBOL
- CC CONCRETE CURB
- EP EDGE OF PAVEMENT
- BIT. BITUMINOUS PAVEMENT
- CONC. CONCRETE
- S/W SIDEWALK
- UP UTILITY POLE
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- CLF CHAIN LINK FENCE
- CB CATCH BASIN
- DMH DRAIN MANHOLE
- SMH SEWER MANHOLE
- OHW OVERHEAD LINE
- ELEV. ELEVATION
- F.F.E. FINISH FLOOR ELEVATION
- F.F.TH. FINISH FLOOR AT THRESHOLD
- EDGE OF PAVEMENT
- BUILDING OVERHANG
- CURB
- STEEL GUARD RAIL
- WOOD GUARD RAIL
- CHAIN LINK FENCE
- WOOD FENCE
- UNDERGROUND DRAINAGE LINE
- UNDERGROUND SEWER LINE
- OHW OVERHEAD WIRE
- STONE WALL
- APPROX. TREE LINE
- PROPERTY LINE
- EASEMENT LINE
- LOCAL STREET LAYOUT LINE
- PARCEL/DEED LINE
- IRON PIN/REBAR FOUND
- MONUMENT FOUND
- CHD STATE HIGHWAY MONUMENT

Record Parcel Description

PARCEL A-1

A certain piece or parcel of land located at the Southeasterly corner of Route 12 and Gungywamp Road, containing 65.45 acres, said piece or parcel of land being more particularly bounded and described as follows:

Beginning at the Southwesterly corner of the premises herein described on the easterly line of Connecticut Highway Route 12, marked by an iron pipe distant 225.31' North 20°-42'-22" West of a Connecticut Highway Department monument bound 100' Southeast of the junction of the east highway line of Route 12 and the South line of Pleasant Valley Road and from said point of beginning;

Thence running North 20°-42'-22" West 444.69' along the Easterly line of Route 12;

Thence running North 22°-30'-42" West 451.03' along the Easterly line of Route 12;

Thence running Northerly along a curve concave to the East, of radius 17,195.92', a distance of 184.98'; the chord of said curve being of length 184.98' and the bearing of said chord being North 18°-53'-42" West;

Thence running North 4°-41'-40" East 227.78' along the Easterly line of Pleasant Valley Road;

Thence running North 57°-20'-40" East 12.90' along the Southerly line of Gungywamp Road;

Thence running North 75°-45'-20" East 29.99' along the Southerly line of Gungywamp Road;

Thence running North 66°-23'-10" East 17.03' along the Southerly line of Gungywamp Road;

Thence running North 77°-14'-10" East 169.05' along the Southerly line of Gungywamp Road;

Thence running North 12°-25'-30" East 1.00' along the Southerly line of Gungywamp Road;

Thence running North 72°-47'-50" East 67.25' along the Southerly line of Gungywamp Road;

Thence running North 78°-16'-10" East 425.02' along the Southerly line of Gungywamp Road;

Thence running North 81°-25'-30" East 55.13' along the Southerly line of Gungywamp Road;

Thence running North 75°-30'-40" East 28.02' along the Southerly line of Gungywamp Road;

Thence running North 83°-58'-50" East 116.63' along the Southerly line of Gungywamp Road;

Thence running North 79°-23'-50" East 100' along the Southerly line of Gungywamp Road;

Thence running North 81°-41'-50" East 100.07' along the Southerly line of Gungywamp Road;

Thence running North 80°-24'-20" East 200.04' along the Southerly line of Gungywamp Road;

Thence running North 81°-10'-10" East 100.07' along the Southerly line of Gungywamp Road;

Thence running North 81°-55'-40" East 197.92' along the Southerly line of Gungywamp Road;

Thence running North 85°-27'-10" East 50.00' along the Southerly line of Gungywamp Road;

Thence running North 79°-32'-20" East 53.72' along the Southerly line of Gungywamp Road;

Thence running North 79°-47'-30" East 56.66' along the Southerly line of Gungywamp Road;

Thence running North 63°-19' East 152.74' along the Southerly line of Gungywamp Road;

Thence running North 71°-27'-40" East 99.99' along the Southerly line of Gungywamp Road;

Thence running North 73°-38' East 150.10' along the Southerly line of Gungywamp Road;

Thence running North 76°-44'-30" East 39.549along the Southerly line of Gungywamp Road;

Thence running North 78°-56' East 46.36' along the Southerly line of Gungywamp Road;

Thence running North 80°-19'-10" East 56.37' along the Southerly line of Gungywamp Road;

Thence running North 73°-43'-40" East 54.45' along the Southerly line of Gungywamp Road;

Thence running South 86°-44'-40" East 138.73' along the Southerly line of Gungywamp Road;

Thence running North 89°-29' East 141.04' along the Southerly line of Gungywamp Road;

Thence running North 83°-33'-20" East 41.08' along the Southerly line of Gungywamp Road;

Thence running North 89°-02'-20" East 49.41' along the Southerly line of Gungywamp Road;

Thence running North 78°-00'-30" East 26.91' along the Southerly line of Gungywamp Road;

Thence running South 13°-22'-02" East 329.64' along land belonging now or formerly to O'Connor;

Thence running South 10°-38'-53" East 136.65' along land belonging now or formerly to said O'Connor;

Thence running South 73°-50'-31" West 242.12' along land belonging now or formerly to said O'Connor;

Thence running South 64°-38'-10" West 2532.3' and bounded Southerly by land belonging now or formerly to Belton A. Copp. to the point or place of beginning.

Title Notes

REFERENCE IS MADE TO CHICAGO TITLE INSURANCE COMPANY ALTA COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER: CT5382147C-HT, EFFECTIVE DATE: JULY 17, 2015.

SCHEDULE B II EXCEPTIONS

1-3. NOT SURVEY RELATED.

4. REFER TO SURVEY.

5-11. NOT SURVEY RELATED.

Survey Parcel Description

COMMENCING AT A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE EAST SIDE OF BRIAR HILL ROAD WITH THE NORTH SIDE OF GUNGYWAMP ROAD;

THENCE S 81°-56'-04" E ACROSS GUNGYWAMP ROAD A DISTANCE OF 310.71' TO THE POINT OF BEGINNING;

THENCE N 77°-31'-36" E BOUNDED NORTHERLY BY A CERTAIN "PERPETUAL EASEMENT IN GUNGYWAMP ROAD" DESCRIBED IN VOLUME 197 PAGE 292 A DISTANCE OF 10.61' TO A POINT;

THENCE N 79°-46'-46" E BOUNDED NORTHERLY BY A CERTAIN "PERPETUAL EASEMENT IN GUNGYWAMP ROAD" DESCRIBED IN VOLUME 197 PAGE 292 A DISTANCE OF 64.66' TO A POINT;

THENCE N 63°-18'-16" E BOUNDED NORTHERLY BY A CERTAIN "PERPETUAL EASEMENT IN GUNGYWAMP ROAD" DESCRIBED IN VOLUME 197 PAGE 292 A DISTANCE OF 152.74' TO A POINT;

THENCE N 71°-26'-56" E BOUNDED NORTHERLY BY A CERTAIN "PERPETUAL EASEMENT IN GUNGYWAMP ROAD" DESCRIBED IN VOLUME 197 PAGE 292 A DISTANCE OF 99.99' TO A POINT;

THENCE N 73°-37'-16" E BOUNDED NORTHERLY BY A CERTAIN "PERPETUAL EASEMENT IN GUNGYWAMP ROAD" DESCRIBED IN VOLUME 197 PAGE 292 A DISTANCE OF 150.10' TO A POINT;

THENCE N 76°-43'-46" E BOUNDED NORTHERLY BY A CERTAIN "PERPETUAL EASEMENT IN GUNGYWAMP ROAD" DESCRIBED IN VOLUME 197 PAGE 292 A DISTANCE OF 39.54' TO A POINT;

THENCE N 78°-55'-16" E BOUNDED NORTHERLY BY A CERTAIN "PERPETUAL EASEMENT IN GUNGYWAMP ROAD" DESCRIBED IN VOLUME 197 PAGE 292 A DISTANCE OF 46.36' TO A POINT;

THENCE N 80°-18'-26" E BOUNDED NORTHERLY BY A CERTAIN "PERPETUAL EASEMENT IN GUNGYWAMP ROAD" DESCRIBED IN VOLUME 197 PAGE 292 A DISTANCE OF 56.37' TO A POINT;

THENCE N 73°-42'-56" E BOUNDED NORTHERLY BY A CERTAIN "PERPETUAL EASEMENT IN GUNGYWAMP ROAD" DESCRIBED IN VOLUME 197 PAGE 292 A DISTANCE OF 54.46' TO A POINT;

THENCE S 86°-45'-24" E BOUNDED NORTHERLY BY A CERTAIN "PERPETUAL EASEMENT IN GUNGYWAMP ROAD" DESCRIBED IN VOLUME 197 PAGE 292 A DISTANCE OF 138.73' TO A POINT;

THENCE N 83°-32'-36" E BOUNDED NORTHERLY BY A CERTAIN "PERPETUAL EASEMENT IN GUNGYWAMP ROAD" DESCRIBED IN VOLUME 197 PAGE 292 A DISTANCE OF 41.08' TO A POINT;

THENCE N 89°-01'-36" E BOUNDED NORTHERLY BY A CERTAIN "PERPETUAL EASEMENT IN GUNGYWAMP ROAD" DESCRIBED IN VOLUME 197 PAGE 292 A DISTANCE OF 49.41' TO A POINT;

THENCE N 77°-59'-46" E BOUNDED NORTHERLY BY A CERTAIN "PERPETUAL EASEMENT IN GUNGYWAMP ROAD" DESCRIBED IN VOLUME 197 PAGE 292 A DISTANCE OF 26.91' TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF OTHER LAND NOW OR FORMERLY OF UNITED STATES OF AMERICA;

THENCE S 13°-22'-46" E BOUNDED EASTERLY BY SAID OTHER LAND NOW OR FORMERLY OF UNITED STATES OF AMERICA A DISTANCE OF 329.64' TO A POINT;

THENCE S 18°-39'-34" E BOUNDED EASTERLY BY OTHER LAND NOW OR FORMERLY OF UNITED STATES OF AMERICA A DISTANCE OF 220.40' TO A POINT;

THENCE S 10°-39'-37" E BOUNDED EASTERLY BY OTHER LAND NOW OR FORMERLY OF UNITED STATES OF AMERICA A DISTANCE OF 136.65' TO A POINT;

THENCE S 73°-49'-47" W BOUNDED SOUTHERLY BY OTHER LAND NOW OR FORMERLY OF UNITED STATES OF AMERICA A DISTANCE OF 84.09' TO A POINT;

THENCE N 70°-46'-10" W THROUGH LAND NOW OR FORMERLY OF UNITED STATES OF AMERICA A DISTANCE OF 209.61' TO A POINT;

THENCE N 73°-41'-17" W THROUGH LAND NOW OR FORMERLY OF UNITED STATES OF AMERICA A DISTANCE OF 430.45' TO A POINT;

THENCE S 72°-37'-13" W THROUGH LAND NOW OR FORMERLY OF UNITED STATES OF AMERICA A DISTANCE OF 450.18' TO A POINT;

THENCE N 11°-48'-12" W THROUGH LAND NOW OR FORMERLY OF UNITED STATES OF AMERICA A DISTANCE OF 427.17' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS APPROXIMATELY 566,232± SQUARE FEET (12.99891± ACRES).

Map References

1. "LAND PURCHASE MAP, 250 UNITS, CAPEHART PROJECT, UNITED STATES NAVY, GROTON, CONN., JOB NO. 9515", PREPARED AT A SCALE OF 1"=200' BY CHARLES A. CAHN, NEW HAVEN, CT, DATED JULY 1962.

2. "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR RAYMOND JAMES & ASSOCIATES, INC. & GMH MILITARY HOUSING, LLC, NAUTILUS PARK, GROTON, CT., JOB NO. 24060", PREPARED AT A SCALE OF 1"=200' BY FLYNN & CYR LAND SURVEYING LLC, BERLIN, CT., DATED JUNE 30, 2004 AND REVISED THROUGH OCTOBER 20, 2004.

3. "BOUNDARY STAKE-OUT SURVEY, MAP PREPARED FOR SEAN KENT, SHOWING LAND TO BE LEASED, GUNGYWAMP ROAD, GROTON SUB BASE, GROTON, CONNECTICUT", PREPARED AT A SCALE OF 1"=20' BY FLYNN & CYR LAND SURVEYING LLC, BERLIN, CT., DATED SEPTEMBER 29, 2006.

4. "EXHIBIT B" TO LEASE AGREEMENT WITH NAVY FEDERAL CREDIT UNION, CONTRACT NO. N40085-15-RP-00146, SHOWING GROUND LEASE AREA PROVIDED BY THE U.S. DEPARTMENT OF THE NAVY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-5, 7(a), 7(b)(1), 8-9, 11(b), 13, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 23, 2015.

DATE OF MAP: NOVEMBER 24, 2015.

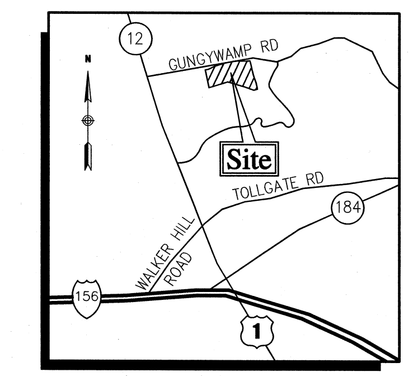
THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

THIS IS A PROPERTY SURVEY CONFORMING TO A HORIZONTAL CLASS A-2 ACCURACY. THE BOUNDARY DETERMINATION IS A RESURVEY.

THIS IS ALSO A TOPOGRAPHIC SURVEY CONFORMING TO A TOPOGRAPHICAL ACCURACY STANDARD T-2.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS PLAN IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

CHRISTOPHER C. DANFORTH, L.S. #70118 — DATE 11/24/15



Locus Map
(NOT TO SCALE)

vhb.com

vhb
100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

Subdivision Map

Gungywamp Road
Groton, Connecticut

No.	Revision	Date	Appvd.

Designed by TD — Checked by CCD

Issued for — Date

ALTA/ACSM Land Title Survey — Nov. 24, 2015

Drawing Title

Property Survey & Topographic Survey
PID #168907690562 001E

Drawing Number

Sv-1

Sheet 1 of 1

Project Number
13171.02

Saved Monday, January 11, 2016 1:34:58 PM TDAWDOWICZ Plotted Monday, January 11, 2016 1:42:25 PM DawidowiczTodd