

- Map References**
1. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF LEDYARD NORWICH - GROTON ROAD FROM LONG COVE ROAD NORTHERLY TO GALES FERRY ROAD" SCALE 1"=40', DATED DECEMBER 15, 1955, NUMBER 71-14, SHEET 4 AND 5 OF 5.
  2. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF LEDYARD OLD GROTON - NORWICH ROAD FROM THE GALES FERRY ROAD NORTHERLY TO GROTON - NORWICH ROAD" SCALE 1"=40' DATED NOVEMBER 5, 1957, NUMBER 71-04, SHEET NO. 1A.
  3. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF LEDYARD GROTON - NORWICH ROAD FROM THE GROTON TOWN LINE NORTHERLY ABOUT 11,000 FEET. ROUTE NO. 12" SCALE 1"=40', DATED DEC. 28, 1934, NUMBER 71-03, SHEET 4 OF 4.
  4. "PLAN SHOWING SUBDIVISION ON PROPERTY OF UNITED METHODIST CHURCH, LEDYARD, CONNECTICUT" SCALE 1"=20', DATED AUGUST, 1972 BY GEORGE H. DIETER.
  5. "PLAN SHOWING LAND & BUILDINGS PROPERTY OF LYN M. LAWSON SMITH, ROUTE 12, LEDYARD, CONNECTICUT" SCALE 1"=20', DATED JANUARY, 1976, BY GEORGE H. DIETER.
  6. "PLAT OF LANDS OF CLARENCE M. CRANDALL JR., MILITARY HIGHWAY, GALES FERRY, LEDYARD, CONN." SCALE 1"=50', DATED OCTOBER, 1977, BY ROBERT L. BUCHER.
  7. "PLAN SHOWING PROPERTY OF THE TOWN OF LEDYARD 7 HURLBUTT ROAD MILITARY HIGHWAY AND CONNECTICUT ROUTE 12 LEDYARD, CONNECTICUT" SCALE 1"=40', DATED NOVEMBER 2006 BY DIETER & GARDNER.
  8. "PLAN SHOWING PROPERTY OF THE TOWN OF LEDYARD HURLBUTT ROAD MILITARY HIGHWAY AND CONNECTICUT ROUTE 12 LEDYARD, CONNECTICUT" SCALE 1"=40', DATED NOVEMBER 2007 BY DIETER & GARDNER.

**General Notes**

THE PROPERTY LINES DEPICTED ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB IN APRIL, 2010.

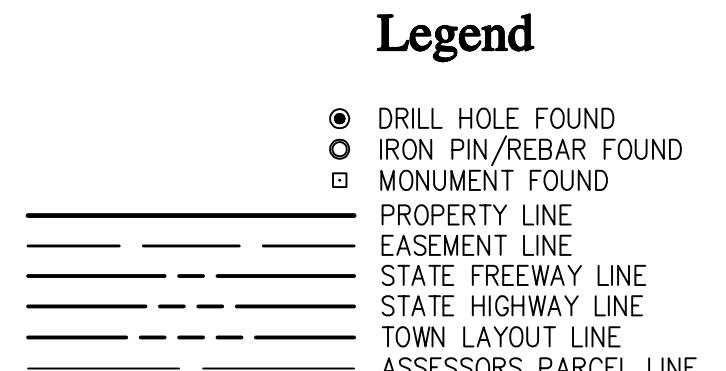
THE EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB IN APRIL, 2010.

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE COMMITMENT, CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 3086757.

HORIZONTAL DATUM IS BASED ON CONNECTICUT STATE PLANE COORDINATE SYSTEM, NAD 83. ELEVATIONS DEPICTED ON THIS PLAN REFER TO THE NAVD OF 1988.

THE PARCEL LIES WITHIN ZONE C (AREAS OF MINIMUM FLOODING) AS DEPICTED ON "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP TOWN OF LEDYARD, CONNECTICUT NEW LONDON COUNTY" PANEL 15 OF 20, COMMUNITY - PANEL NUMBER 090157 0015 B, EFFECTIVE DATE: APRIL 1, 1981.

THE COASTAL AREA MANAGEMENT LINE DEPICTED IS APPROXIMATE IN LOCATION AND TAKEN FROM PLANS PROVIDED BY THE TOWN OF LEDYARD.



**Title Reference**

REFERENCE IS MADE TO CHICAGO TITLE INSURANCE COMPANY POLICY NUMBER 3086757. EFFECTIVE DATE APRIL 4, 2010. SCHEDULE B SECTION 2.

1-5. NOT SURVEY RELATED

6. EASEMENT AGREEMENT, VOLUME 225 PAGE 575, DEPICTED ON SURVEY.



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2-5, 7B1, 8-11 AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR IN THE STATE OF CONNECTICUT, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

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.

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



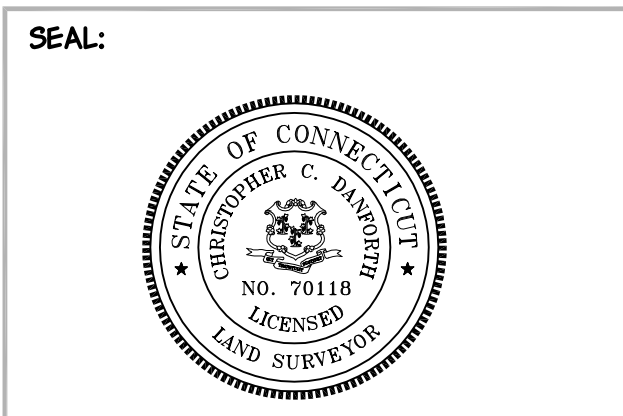
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**GERSHMAN BROWN CROWLEY INC.**

CONSULTANT:  
DESIGNED BY:  
CHECKED BY:  
APPROVED BY:



STORE NUMBER: XXXXX  
HURLBUTT ROAD & CONNECTICUT ROUTE #12  
LEDYARD, CONNECTICUT

**DEVELOPER:**  
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REVISIONS:

PROJECT MANAGER: SKR  
SURVEYOR: CCD  
REVIEWED BY: CCD  
DATE: APRIL 13, 2010  
JOB NUMBER: 41545.29  
TITLE: ALTA/ACSM LAND TITLE SURVEY  
SHEET NUMBER: Sv-1  
COMMENTS: