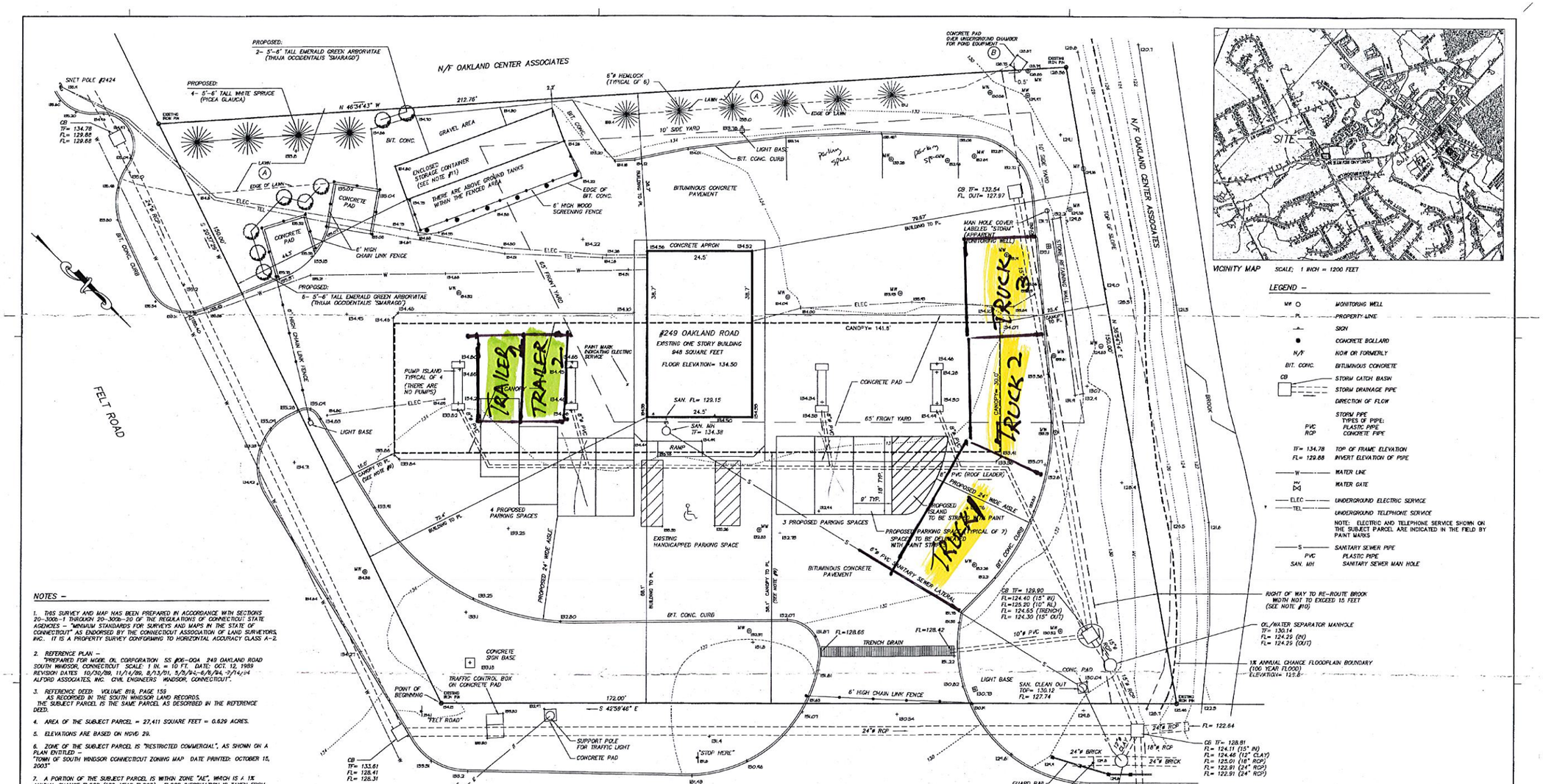

VICINITY MAP SCALE: 1 INCH = 1200 FEET

LEGEND –

- MW ○ MONITORING WELL
- PL PROPERTY LINE
- SIGN
- ● CONCRETE BOLLARD
- N/F NOW OR FORMERLY
- BIT. CONC. BITUMINOUS CONCRETE
- CB STORM CATCH BASIN
- STORM DRAINAGE PIPE
- DIRECTION OF FLOW
- STORM PIPE TYPES OF PIPE: PVC PLASTIC PIPE, RCP CONCRETE PIPE
- TF= 134.78 TOP OF FRAME ELEVATION
- FL= 129.88 INVERT ELEVATION OF PIPE
- W WATER LINE
- WG WATER GATE
- ELEC UNDERGROUND ELECTRIC SERVICE
- TEL UNDERGROUND TELEPHONE SERVICE

NOTE: ELECTRIC AND TELEPHONE SERVICE SHOWN ON THE SUBJECT PARCEL ARE INDICATED IN THE FIELD BY PAINT MARKS

- S SANITARY SEWER PIPE
- PVC PLASTIC PIPE
- SAN. MH SANITARY SEWER MAN HOLE

NOTES –

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 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 CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.

2. REFERENCE PLAN –
"PREPARED FOR MOBIL OIL CORPORATION SS #06-QOA 249 OAKLAND ROAD SOUTH WINDSOR, CONNECTICUT SCALE: 1 IN. = 10 FT. DATE: OCT. 12, 1989 REVISION DATES: 10/30/89, 11/14/89, 8/13/91, 5/5/94 - 6/6/94, 7/14/94 ALFORD ASSOCIATES, INC. CIVIL ENGINEERS WINDSOR, CONNECTICUT".

3. REFERENCE DEED: VOLUME 818, PAGE 159
AS RECORDED IN THE SOUTH WINDSOR LAND RECORDS.
THE SUBJECT PARCEL IS THE SAME PARCEL AS DESCRIBED IN THE REFERENCE DEED.

4. AREA OF THE SUBJECT PARCEL = 27,411 SQUARE FEET = 0.629 ACRES.

5. ELEVATIONS ARE BASED ON NGVD 29.

6. ZONE OF THE SUBJECT PARCEL IS "RESTRICTED COMMERCIAL", AS SHOWN ON A PLAN ENTITLED –
"TOWN OF SOUTH WINDSOR CONNECTICUT ZONING MAP DATE PRINTED: OCTOBER 15, 2003"

7. A PORTION OF THE SUBJECT PARCEL IS WITHIN ZONE "AE", WHICH IS A 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD). FLOOD INFORMATION IS TAKEN FROM A PLAN ENTITLED –
"FIRM FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 383 OF 675 MAP NUMBER 09003C0383F EFFECTIVE DATE: SEPTEMBER 26, 2008 FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM".

8. A TITLE REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY WAS USED TO PREPARE THIS SURVEY.
FILE NUMBER: 53267
EFFECTIVE DATE OF COMMITMENT: APRIL 15, 2011

9. A VARIANCE OF FRONT YARD SETBACK FOR THE CANOPY, ALONG FELT ROAD AND OAKLAND ROAD, A VARIANCE OF IMPERVIOUS COVERAGE AND A VARIANCE OF THE BUFFER REQUIREMENT WERE GRANTED BY THE SOUTH WINDSOR ZONING BOARD OF APPEALS, AS DESCRIBED IN VOL. 362, PAGE 302, DATED MAY 12, 1986 AND RECORDED JULY 7, 1986 IN THE SOUTH WINDSOR LAND RECORDS.

THIS ITEM IS LISTED IN THE TITLE REPORT IN SCHEDULE B – SECTION I, 5b.

10. THE SUBJECT PARCEL IS SUBJECT TO A RIGHT OF WAY IN FAVOR OF NORMAN M. PETERSEN, HIS HEIRS AND ASSIGNS, AS MORE PARTICULARLY DESCRIBED IN A WARRANTY DEED FROM NORMAN M. PETERSEN TO RYAN B. SINGER AND WALTER V. SINGER, DATED APRIL 28, 1965 AND RECORDED IN VOLUME 107 AT PAGE 581 OF THE SOUTH WINDSOR LAND RECORDS.

THIS ITEM IS LISTED IN THE TITLE REPORT IN SCHEDULE B – SECTION II, SPECIAL EXCEPTION 1.

11. THE ENCLOSED STORAGE CONTAINER IS WITHIN THE 10-FOOT SIDE YARD.

12. EXCEPT FOR THE STRIPED HANDICAPPED PARKING SPACE, THERE ARE NO OTHER STRIPED PARKING SPACES.

CERTIFICATION –

TO:
- K. BROTHERS, LLC
- STEWART TITLE GUARANTY COMPANY
- EXXONMOBIL OIL CORPORATION

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 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 8, 9, 11(a) AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 2, 2011.

DATE OF PLAT OR MAP: _____

NELSON M. ALFORD, JR.
CONNECTICUT LICENSED LAND SURVEY NO. 9344

NOTE– THE WORD "CERTIFY", AS USED ON THIS PLAN, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER A GUARANTY OR WARRANTY.

PROPERTY DESCRIPTION –

BEGINNING AT AN IRON PIN IN THE GENERAL WESTERLY LINE OF OAKLAND ROAD, SAID POINT BEING THE POINT WHERE THE NORTHERLY LINE OF FELT ROAD INTERSECTS THE SAID WESTERLY LINE OF OAKLAND ROAD;

THENCE ALONG THE NORTHERLY LINE OF FELT ROAD, SOUTH 20°-37'-29" WEST, A DISTANCE OF 150.00 FEET TO AN IRON PIN;

THENCE NORTH 46°-34'-43" WEST, A DISTANCE OF 212.76 FEET, ALONG LAND NOW OR FORMERLY OAKLAND CENTER ASSOCIATES, TO AN IRON PIN;

THENCE NORTH 35°-54'-14" EAST, A DISTANCE OF 150.00 FEET, ALONG LAND NOW OR FORMERLY OAKLAND CENTER ASSOCIATES, TO AN IRON PIN IN THE WESTERLY LINE OF OAKLAND ROAD;

THENCE ALONG THE WESTERLY LINE OF OAKLAND ROAD, SOUTH 42°-59'-46" EAST, A DISTANCE OF 172.00 FEET TO THE POINT AND PLACE OF BEGINNING;

CONTAINING 27,411 SQUARE FEET = 0.629 ACRES.

ENCROACHMENTS –

(A) LAWN IS BEING MAINTAINED BY ABUTTING PROPERTY OWNER

(B) A PORTION OF A CONCRETE PAD ENCROACHES ON TO THE SUBJECT PARCEL. THERE IS AN APPARENT UNDERGROUND CHAMBER FOR MECHANICAL EQUIPMENT FOR THE POND LOCATED ON THE ABUTTING PROPERTY.

GRAPHIC SCALE

10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.

SURVEY HAS BEEN PREPARED BY:
ALFORD ASSOCIATES, INC.
P.O. BOX 484, WINDSOR, CONNECTICUT 06095
TELEPHONE NUMBER: 860-688-7288
EMAIL ADDRESS: skipalford@snet.net

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

L.S. NO. 9344

DATE	REVISION
6-2-11	ADDED PROPOSED PLANTS AT THE SOUTHEAST CORNER OF PROPERTY & 7 PROPOSED PARKING SPACES

Alford ASSOCIATES, INC.
CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON N. ALFORD, JR., P.E. & L.S.

SCALE: 1 IN. = 10 FT. DATE: JUNE 7, 2011

STATE OF CONNECTICUT WILSON N. ALFORD No. 9344 LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT WILSON N. ALFORD No. 9344 LICENSED LAND SURVEYOR

ALTA / ACSM LAND TITLE SURVEY

PREPARED FOR

K. BROTHERS, LLC

249 OAKLAND ROAD SOUTH WINDSOR, CONNECTICUT

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

P: T93266 D: T93266U FOLDER: ATLAS OIL FILE: ATLAS OIL