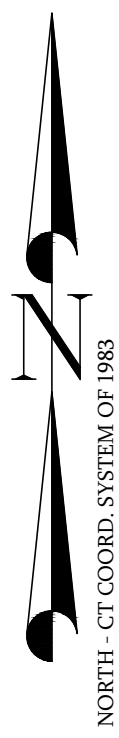
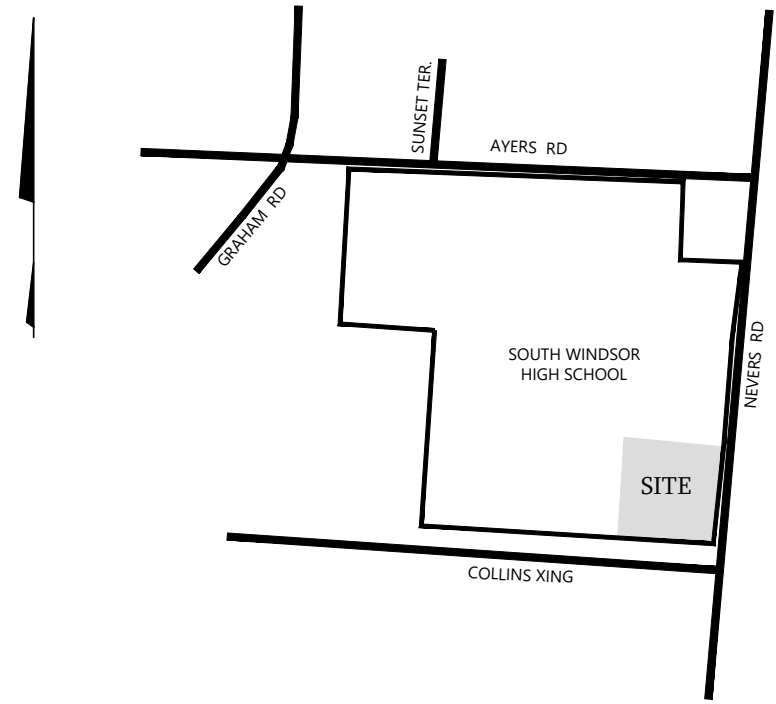


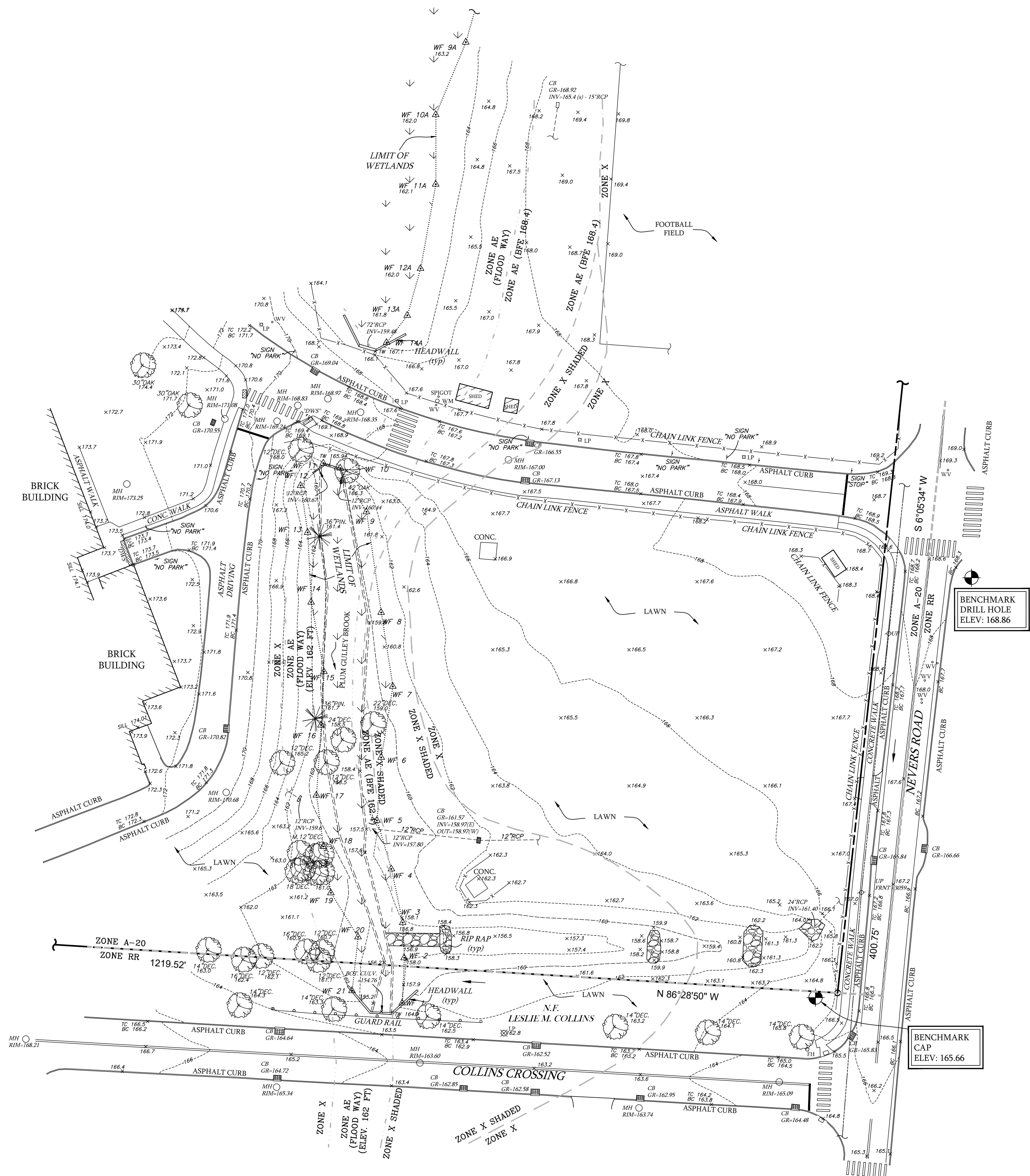
M/B/L: 101/67/A
ZONE: A-20



ORIENTATION



SOUTH WINDSOR, CT SCALE: 1"=800'



NOTES:

- This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. as a Limited Property and Topographic Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and the locations and elevations of which conform to Topographic Accuracy Class T-2. It is intended to depict property boundaries, locations and elevations of improvements and topographic features.
- Reference is made to Maps 343A, 366A, 438A, 1056B, 2071A, 2071B, 2072A, and map 2072B of the South Windsor Land Records (S.W.L.R.).
- Reference is made to deeds of record Vol. 42, Pg. 134 and Pg. 603 S.W.L.R.
- Reference is made to instruments of record as labeled hereon.
- Elevations depicted hereon are based on the North American Vertical Datum of 1988 (NAVD-88).
- Bearings depicted hereon are based on Connecticut State Coordinate System - NAD'83.
- Subject parcel lies partially within Special Flood Hazard Zones AE (BFE 162.4), Zone X Shaded and Floodway (BFE 162) as depicted on FEMA Flood Insurance Rate Map Community Panel No. 09003C0383F Map Effective Sept. 26, 2008.
- Reference is made to Connecticut State Highway Department Right of Way Maps 123-03 sheets 2A & 3.
- Wetlands depicted hereon were field identified and flagged by Ian Cole, LLC as referenced in Wetland and Watercourse Survey Report prepared for South Windsor High School dated 12/23/2023 and field located by DiMarzo & Bereczky, Inc on 1/05/2024.
- Property may be subject to Riparian rights of others in and to any brook, stream or pond abutting or passing through the parcel.
- Location, extent and sizes of any underground utilities not guaranteed. Consult with the appropriate utility company or agency prior to designing improvements, commencing demolition or construction.

LIMITED PROPERTY & TOPOGRAPHIC SURVEY
DEPICTING
A PORTION OF 161 NEVERS ROAD &
91 AYERS ROAD, ALONG NEVERS ROAD
SOUTH WINDSOR, CT
PREPARED FOR
FIELDTURF

DATE: 1/08/2024
JOB NO. 320-SE

0 40 80
1"=40'

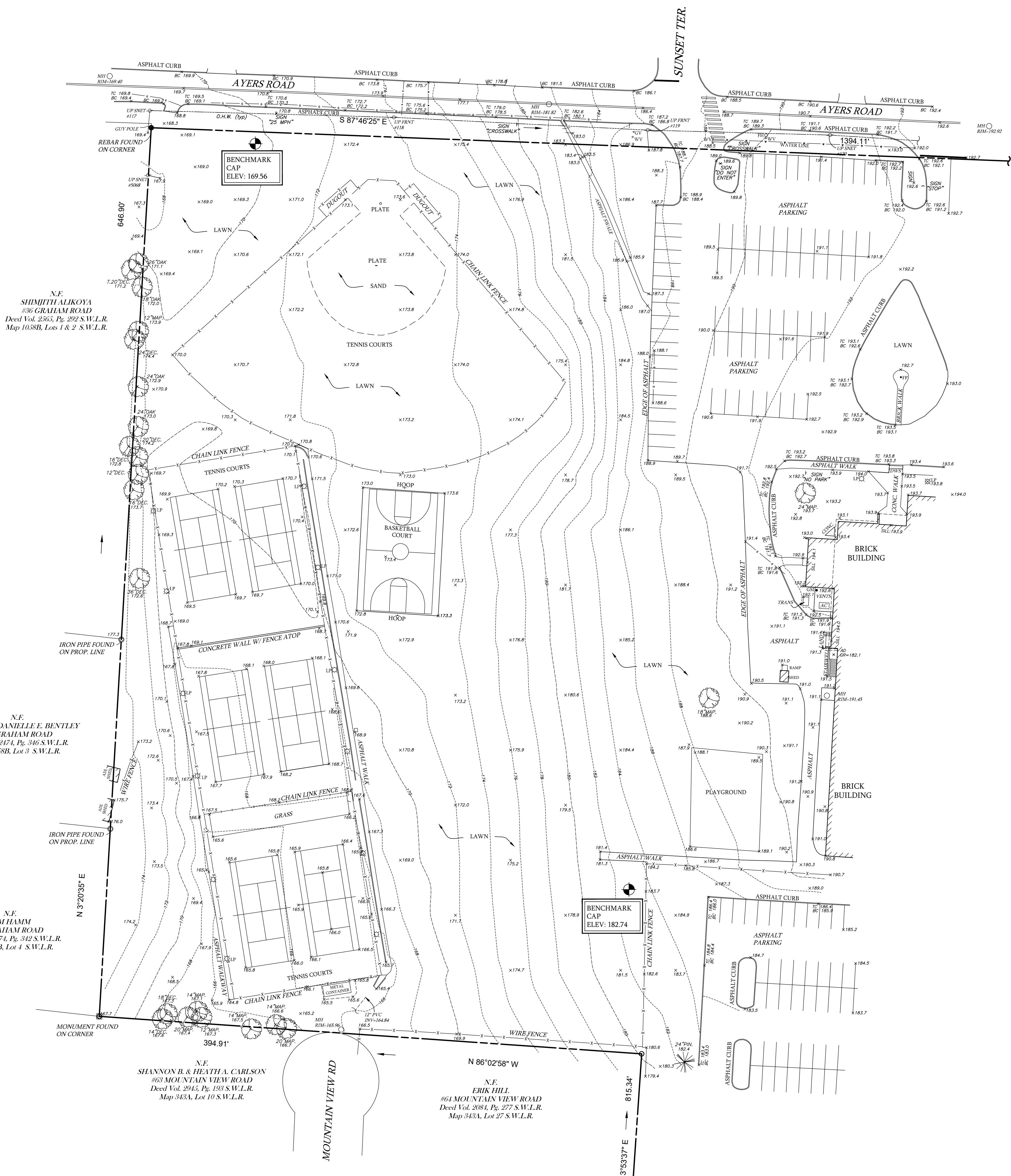
To my knowledge and belief this map is substantially correct as noted hereon
Attila Bereczky
ATTILA BERECKZY CT. LIC. NO. 70416
1/08/2024
DATE

DIMARZO & BERECKZY
LAND SURVEYING
191 LLOYD DRIVE
FAIRFIELD, CT 06825
203.857.4110
CIVIL ENGINEERING
PERMITTING

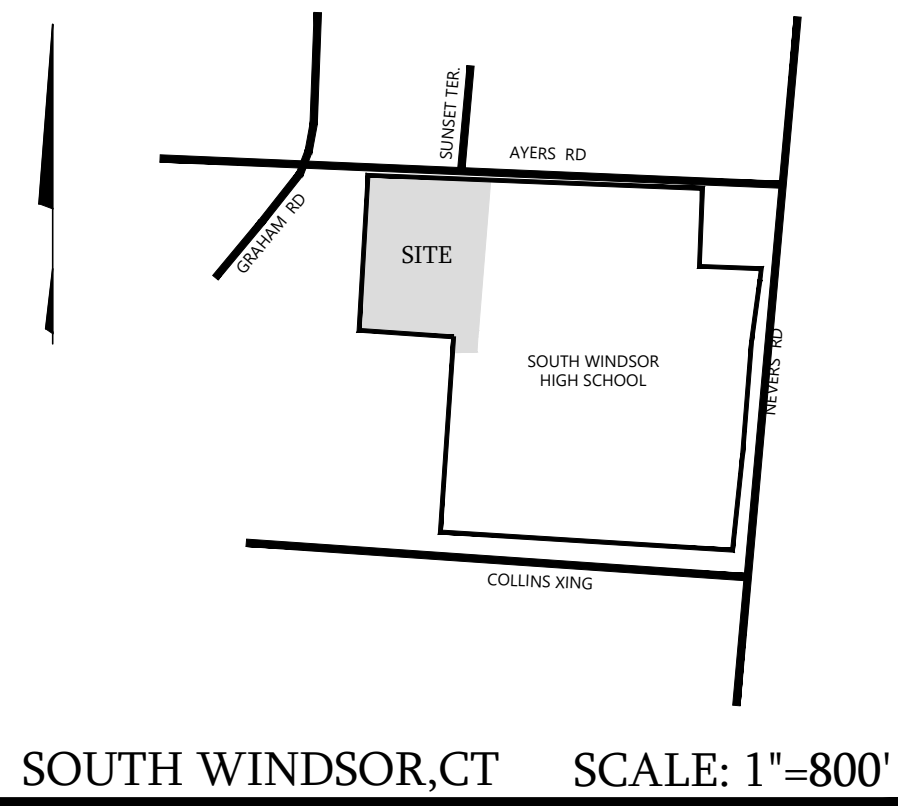
This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null & void.

LPTS

M/B/L: 101/67/A
ZONE: A-20



ORIENTATION



- NOTES:
- This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. as a Limited Property and Topographic Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and the locations and elevations of which conform to Topographic Accuracy Class T-2. It is intended to depict property boundaries, locations and elevations of improvements and topographic features.
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DATE: 1/08/2024	0 40 80
JOB NO. 320-NW	1"=40'
To my knowledge and belief this map is substantially correct as noted hereon	
ANITA BERECKY CT. LICENSE # 70416	
1/08/2024	
DATE	
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LAND SURVEYING FAIRFIELD, CT 06825 203.857-4110 CIVIL ENGINEERING PERMITTING	
LPTS	