



860.291.8755

www.designprofessionalsinc.com

21 Jeffrey Drive, P.O. Box 1167

South Windsor, CT 06074

CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS / PLANNERS / LANDSCAPE ARCHITECTS

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March 08, 2022

Mr. Bart Pacekonis, Chairman
Town of South Windsor
Planning & Zoning Commission
1540 Sullivan Avenue
South Windsor, CT 06074

Re: 25 Talbot Lane
Warehouse & Distribution Center
5 & 25 Talbot Lane and 475 & 551 Governors Highway
South Windsor, Connecticut

DPI Proj. No.: 1976.U

Dear Mr. Pacekonis:

This letter addresses comments and concerns relating to property boundaries and easements made at the public hearing for the above referenced project.

Property Boundary:

Design Professionals, Inc. was hired to provide a property boundary survey for the proposed project referenced above. The total property boundary as depicted on the submitted Property & Topographic Survey accurately depicts the total combined property boundaries.

This project is comprised of 4 contiguous properties known as 5 & 25 Talbot Lane and 475 & 551 Governors Highway. The exterior boundary of the 4 properties are the surveyed limits for this project and meet the accuracies of a Class A-2 Property Survey as defined in: "Standards and Suggested Methods and Procedures for Surveys and Maps in the State of Connecticut Prepared and Adopted by the Connecticut Association of Land Surveyors, Inc. August 29, 2019". The interior property lines are Class D property lines as defined in the above referenced standards. We have adjusted the interior line of 475 Governors Highway to the correct location as defined in Volume 2852 on Page 251 of the Town of South Windsor Land Records included with the latest submitted site plans. This change did not affect the overall project boundary and therefore has no impact on the feasibility of the project as depicted on the site plans.

Newberry Road Abandonment/Discontinuance: Newberry Road was discontinued by the South Windsor Town Council on June 2, 1986, and the limits of the abandonment/discontinuance are depicted on a plan entitled: "Key Map Parkcenter Development Plan Prepared for Savin Bros. Inc. So Windsor Conn January 1986 Scale 1"=200' By Palmberg & Russo", filed as Map No. 1639-B in the South Windsor Town Clerks Office.

Easements:

MDC Easement: The proposed Metropolitan District Commission (MDC) easement as recommended in the South Windsor Town Council Resolution to abandon/discontinue Newberry Road, item 10-b of the resolution authorized Richard Sartor (the Town Manager at that time) to execute a watermain easement with the MDC. As part of the land records research required to certify a Class A-2 Property Survey we reviewed the indexes for all current and prior owners of the 4 properties for the relevant time period to identify all easements of record. To eliminate any doubt, we additionally researched the South Windsor land records for any easement from the Town of South Windsor to the MDC from June 2, 1986, to present. Our research did not locate any such easement granted by any of those owners or by the Town to the MDC affecting any of the 4 properties.

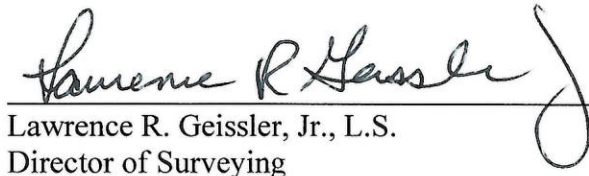
We contacted the MDC and requested information relative to the location of their watermain and easements in the vicinity of this project. They provided us mapping that depicts the location of a 12" watermain that was installed in Governors Highway that pass by the abandoned/discontinued Newberry Road. There is no indication of any watermain existing in the discontinued portion of Newberry Road or elsewhere on the 4 properties or of any recorded easement giving the MDC the right to install one in the future.

Town of South Windsor Street Tree Easement: An existing 25 foot easement along the frontage of 5 & 25 Talbot Lane, as defined in volume 1192, page 257 of the South Windsor Land Records was added to the survey plan. This easement allows the Town of South Windsor to plant and maintain street trees in the identified area and contains some restrictions such as signage but allows the owner to use the area for all other uses consistent with the easement. This change did not affect any improvements or landscaping shown on the site plans and therefore has no impact on the feasibility of the project or its full compliance with the South Windsor Zoning Regulations as depicted on the site plans.

There are no other easements on the property other than already depicted on the survey. None of the easements shown will prevent construction of any improvements, the planting of any landscaping or otherwise adversely impact the development of the plan.

Please feel free to contact me if you have any additional questions.

Sincerely,


Lawrence R. Geissler, Jr., L.S.
Director of Surveying

