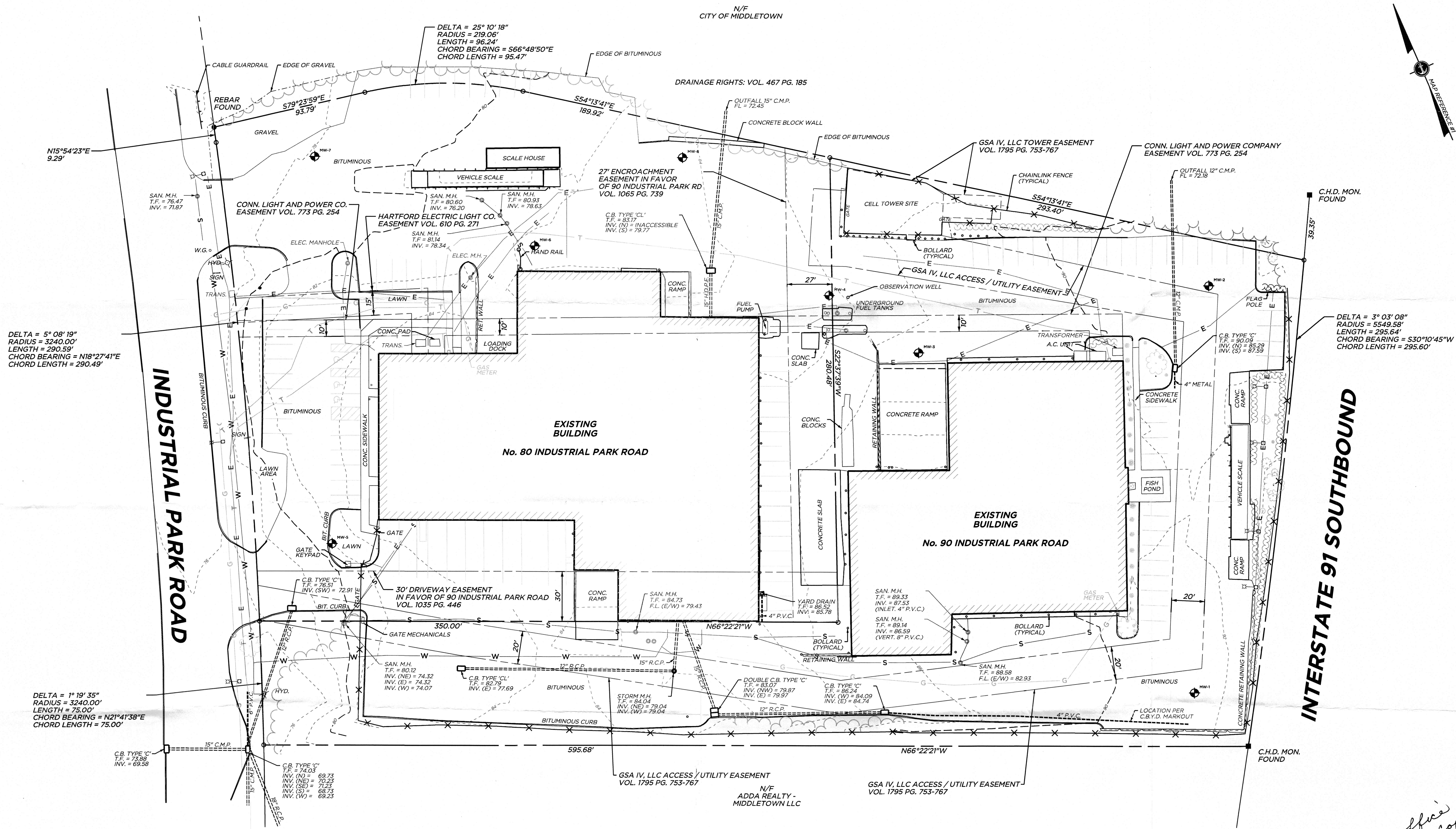




DELTA = 5° 08' 19"
RADIUS = 3240.00'
LENGTH = 290.59'
CHORD BEARING = N18° 27' 41"E
CHORD LENGTH = 290.49'

DELTA = 1° 19' 35"
RADIUS = 3240.00'
LENGTH = 75.00'
CHORD BEARING = N21° 41' 38"E
CHORD LENGTH = 75.00'

DELTA = 3° 03' 08"
RADIUS = 5549.58'
LENGTH = 295.64'
CHORD BEARING = S30° 10' 45"W
CHORD LENGTH = 295.60'

LEGEND

BOUNDARY LINE	---
EASEMENT LINE	---
CHAINLINK FENCE	—X—X—X—X—
SANITARY SEWER LINE	—S—S—S—S—
WATER LINE	—W—W—W—W—
ELECTRIC LINE	—E—E—E—E—
COMMUNICATION LINE	—T—T—T—T—
TREELINE	~~~~~
HEDGE	~~~~~
FIRE HYDRANT	⊗ HYD.
LIGHT POLE	⊗
MANHOLE	⊙

MAP REFERENCES

1. RESUBDIVISION PLAN, PROPERTY OF PHILIP G. ARMETTA LOT 6B, INDUSTRIAL PARK ROAD MIDDLETOWN, CONNECTICUT. SCALE: 1"=40'. DATE: 10/29/80. BY: HALLISEY & HERBERT CIVIL ENGINEERS AND LAND SURVEYORS.
2. PROPERTY OF PHILIP C. ARMETTA, LOT 6B-1 INDUSTRIAL PARK ROAD MIDDLETOWN, CONNECTICUT. SCALE: 1"=40'. DATE: 1/30/81. BY: HALLISEY & HERBERT CIVIL ENGINEERS AND LAND SURVEYORS.
3. PROPERTY OF PHILIP C. ARMETTA, LOT 6B-2 INDUSTRIAL PARK ROAD MIDDLETOWN, CONNECTICUT. SCALE: 1"=40'. DATE: 1/30/81. BY: HALLISEY & HERBERT CIVIL ENGINEERS AND LAND SURVEYORS.
4. PROPERTY SURVEYED FOR PHILIP C. ARMETTA, ET AL, 80 & 90 INDUSTRIAL PARK ROAD MIDDLETOWN, CONNECTICUT. SCALE: 1"=40'. DATE: MAY 06, 1994. BY: HALLISEY & HERBERT CIVIL ENGINEERS AND LAND SURVEYORS.
5. SITE PLAN AND LOT LINE REVISION, APPLICANT / OWNER DAINY RUBBISH SERVICE, INC. PHILIP C. ARMETTA 90 INDUSTRIAL PARK ROAD, MIDDLETOWN, CONNECTICUT. SCALE: 1"=30'. DATE: OCT. 1996. BY: HRP ASSOCIATES, INC.
6. PRELIMINARY UPDATED A-2 SURVEY - 80 INDUSTRIAL PARK ROAD MIDDLETOWN, CONNECTICUT. SCALE: 1"=30'. DATE: JAN. 24, 2013. BY: HRP ASSOCIATES, INC.
7. THE HARTFORD ELECTRIC LIGHT CO. EASEMENT ACROSS PROPERTY OF PHILIP C. ARMETTA 80 INDUSTRIAL PARK ROAD, MIDDLETOWN, CONNECTICUT. SCALE: 1"=40'. DATE: OCTOBER 24, 1981. DRAWN BY: RDL.
8. THE CONNECTICUT LIGHT & POWER COMPANY ELECTRICAL EASEMENT ON THE PROPERTY OF PHILIP C. ARMETTA, DAINY RUBBISH, 80 INDUSTRIAL PARK ROAD, MIDDLETOWN, CT. 06457. SCALE: 1"=40'. DATE: 4/30/86.
9. BOUNDARY SURVEY PREPARED FOR CROWN CASTLE, SITE: MIDDLETOWN, 90 INDUSTRIAL DRIVE MIDDLETOWN CT. SCALE: 1"=60'. DATE: 4/8/13. BY: MATTHEW BATTY.

NOTES

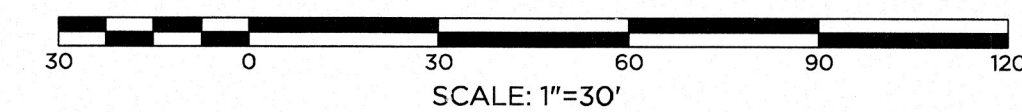
1. FIELD SURVEY WAS PERFORMED ON THE GROUND BY ANCHOR ENGINEERING SERVICES, COMPLETED ON JULY 3, 2019.
2. HORIZONTAL DATUM IS PER MAP REFERENCE 1.
3. UTILITY NOTE: UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH ARE UNKNOWN TO ANCHOR ENGINEERING SERVICES, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG #811.
4. SUBJECT PARCEL AREAS:
#80 INDUSTRIAL PARK ROAD: 110,813 SQ. FT. OR 2.54 ACRES.
#90 INDUSTRIAL PARK ROAD: 113,596 SQ. FT. OR 2.61 ACRES.

TO: AIRLINE AVENUE REALTY, LLC, REID AND RIEGE, P.C. AND FIRST AMERICAN TITLE INSURANCE COMPANY.
THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT AGENCIES "MINIMUM STANDARDS FOR SURVEY AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PROPERTY BOUNDARY SURVEY. BOUNDARY DETERMINATION CATEGORY RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.

THE PURPOSE OF THIS SURVEY AND MAP IS TO SHOW THE CONDITIONS OF THE SITE AS OF THE DATE OF THE FIELD SURVEY COMPLETION, JULY 3, 2019.
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

WILLIAM E. WERTZ, CT. LS. #70067

ANY ORIGINAL OR DUPLICATE OF THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE SURVEYOR WHOSE REGISTRATION APPEARS ABOVE. NO OTHER CERTIFICATION OR WARRANTY IS EXPRESSED OR IMPLIED.



ANCHOR ENGINEERING SERVICES, INC. 41 Sequin Drive Glastonbury, CT 06033 Phone: (860) 633-8770 Fax: (860) 633-5971 www.anchorengr.com		PROPERTY SURVEY	
		EXISTING CONDITIONS PLAN PREPARED FOR AIRLINE AVENUE REALTY, LLC	
PROJECT	DATE	SHEET NO.	OF
285-158	8/30/19	1	1
SCALE: 1"=30'			

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