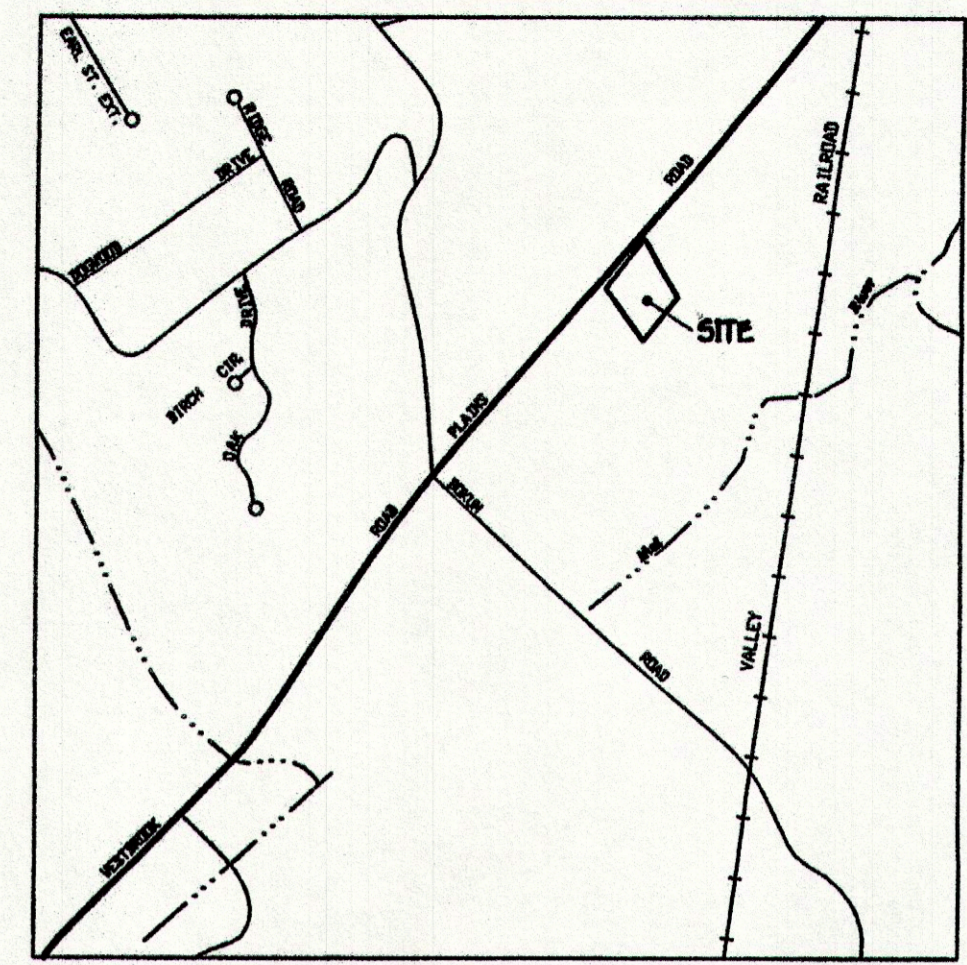


BENCHMARK
ELEV. 100.00
(ASSUMED DATUM)
P.K. MAIL IN
CL. OF ROAD.



LOCATION MAP
SCALE: 1"=1000'

N/F
80 PLAINS ROAD, LLC
VOL. 226 PG. 243

N/F
EDWARD M. BOMBACI
VOL. 78 PG. 1093

LEGEND

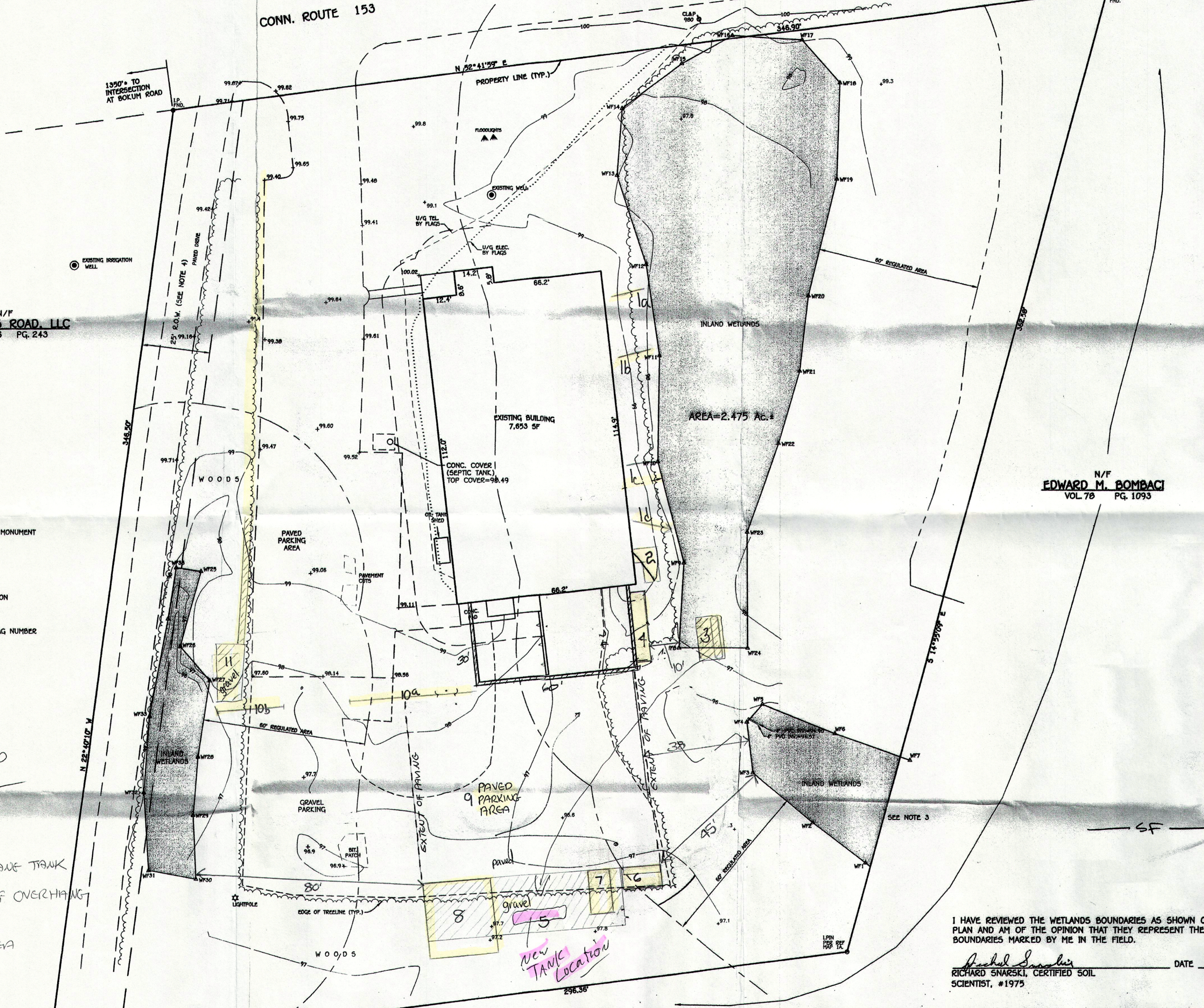
- U- UTILITY POLE
- CHD B- CONN. HIGHWAY DEPT. MONUMENT
- LP-@- IRON PIPE
- FINO- FOUND
- - - EXISTING CONTOURS
- +0.00 EXISTING SPOT ELEVATION
- ~ EDGE OF TREELINE
- ~ EDGE OF WETLAND/FLAG NUMBER

GENERAL NOTES:

1. REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - A. LAND OF COUNTRY LIFE PROPERTIES PLAINS ROAD, ESSEX, CONN. DATE: 4/6/79 BY: RICHARD W. GATES.
 - B. PLOT PLAN PROPERTY OF COUNTRY LIFE PROPERTIES PLAINS ROAD ESSEX, CONNECTICUT DATE: DEC. 4, 1979 REV. OCT. 2, 1980 BY: ANGUS L. McDONALD & ASSOC.
2. FOR SUBJECT PROPERTY, REFERENCE IS MADE TO THE FOLLOWING DEED ON FILE IN THE TOWN OF ESSEX LAND RECORDS VOL. 244 PG. 906 AND IS LISTED ON ASSESSEOR'S MAP 53 AS LOT 15-1.
3. SUBJECT PROPERTY RETAINS THE BENEFIT OF A DRAINAGE EASEMENT AS DESCRIBED IN THE DEED ON FILE IN THE TOWN OF ESSEX LAND RECORDS AS VOL. 82 PG. 668.
4. SUBJECT PROPERTY IS SUBJECT TO A 25 FOOT RIGHT OF WAY AS DESCRIBED IN VOL. 82 PG. 689 ON FILE IN THE TOWN OF ESSEX LAND RECORDS.
5. CONTOURS AND SPOT ELEVATIONS SHOWN ARE BY FIELD SURVEY BASED ON AN ASSUMED DATUM.
6. INLAND WETLAND FLAGS SHOWN HEREON FLAGGED IN FIELD BY RICHARD SNARSKI, SOIL SCIENTIST, ON APRIL 5, 2005 AND LOCATED BY FIELD SURVEY.

UNAPPROVED REGULATED
ACTIVITIES

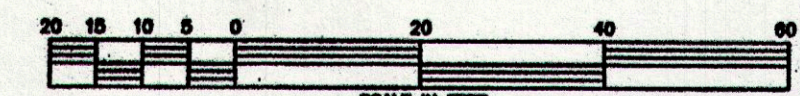
- 1a-d - Roof Leaders
- 2 - STAIRCASE TO ROOF
- 3 - ABOVE-GROUND PROPANE TANK
- 4 - CONCRETE PAD + ROOF OVERHANG WITH UTILITIES
- 5 - 20'x81' GRAVEL AREA
- 6 - EXISTING SHED
- 7 - BOX STORAGE UNIT
- 8 - FABRIC STORAGE BUILDING
- 9 - PAVED PARKING AREA 68' x 81'
- 10a+b - Security fence
- 11 - GRAVEL PARKING AREA



I HAVE REVIEWED THE WETLANDS BOUNDARIES AS SHOWN ON THIS PLAN AND AM OF THE OPINION THAT THEY REPRESENT THE SOIL BOUNDARIES MARKED BY ME IN THE FIELD.

Richard Snarski
RICHARD SNARSKI, CERTIFIED SOIL SCIENTIST, #1975 DATE 4-5-05

THIS MAP PRODUCED BY ORIGINAL INK DRAWING ON POLY FILM OR LINEN
ANGUS McDONALD / GARY SHARPE & ASSOCIATES, INC.
233 BOSTON POST ROAD
OLD SAYBROOK, CT 06475



BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR EXISTENT.

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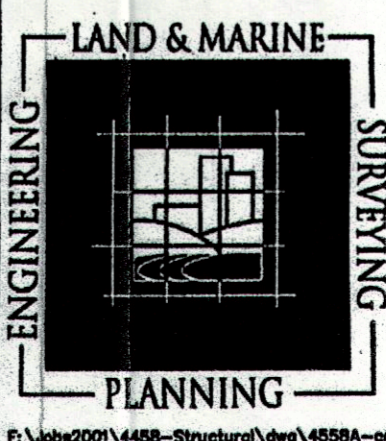
THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS PLAN UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.

CERTIFICATION NOTES:

1. THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 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 28, 1998.

A. TYPE OF SURVEY: IMPROVEMENT LOCATION & TOPOGRAPHIC SURVEY
B. BOUNDARY DETERMINATION: DEPENDENT RESERVE
C. THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-2 & 1-2.

ANGUS L. McDONALD JR.
CONN. L.S. #70173



ANGUS McDONALD
GARY SHARPE
& ASSOCIATES, INC.
SINCE 1966

P.O. BOX 608, 233 BOSTON POST ROAD
OLD SAYBROOK, CONNECTICUT 06475
TEL. (800) 288-4971 FAX (860) 288-3082

SURVEY PLAN
PROPERTY OF
80 PLAINS ROAD
CONDOMINIUM
CONN. ROUTE 153 - PLAINS ROAD
ESSEX, CONNECTICUT
DATE: DECEMBER 5, 2005 SCALE: 1"=20'
DR'N SRM CKD [APP'D]
SHEET 1 of 1 JOB NO. 014458A
REVISIONS: 6/30/2011 ADDITION