

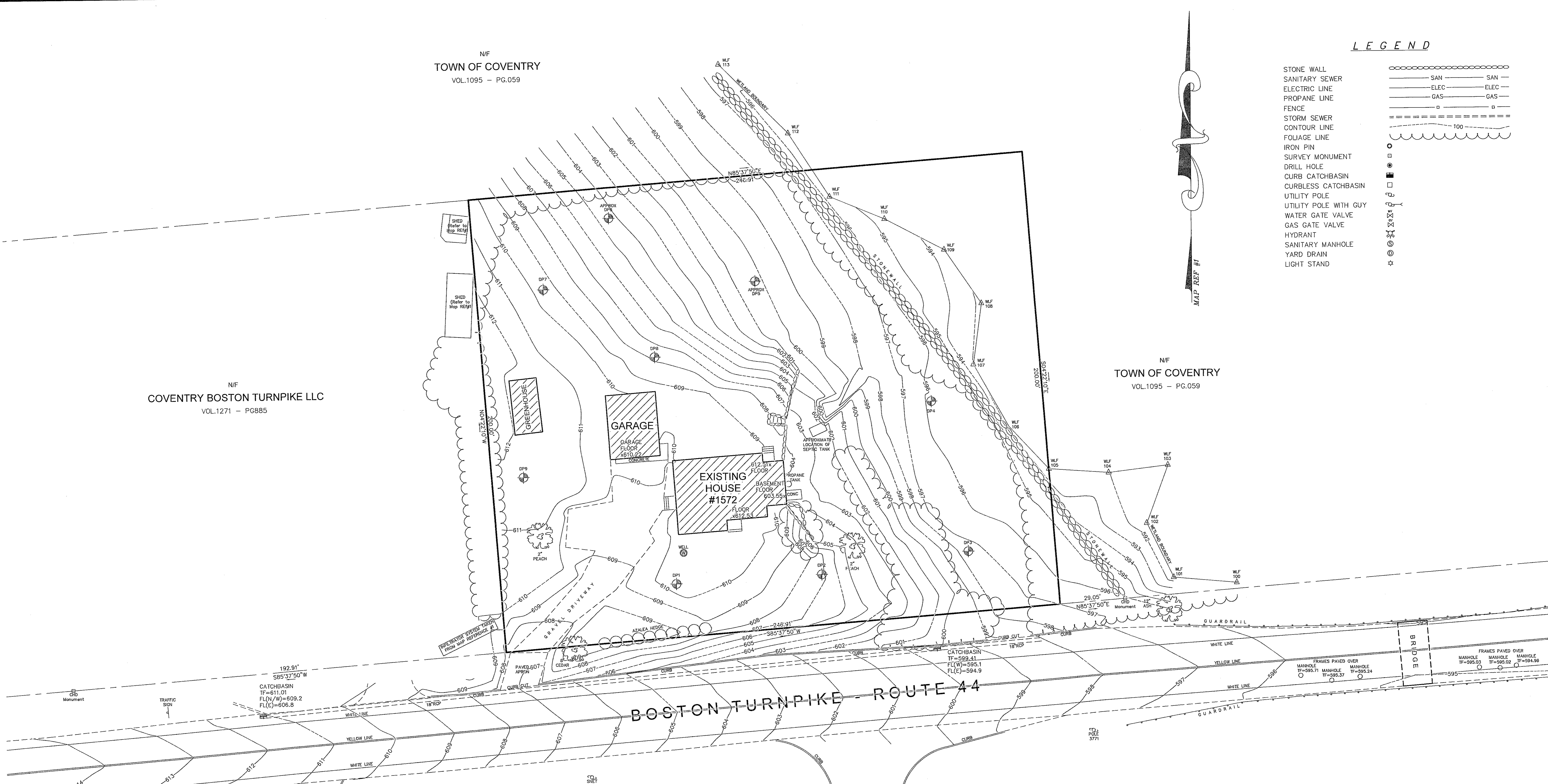
N/F
TOWN OF COVENTRY
VOL.1095 - PG.059

N/F
COVENTRY BOSTON TURNPIKE LLC
VOL.1271 - PG.885

N/F
TOWN OF COVENTRY
VOL.1095 - PG.059

LEGEND

- STONE WALL
- SANITARY SEWER
- ELECTRIC LINE
- PROPANE LINE
- FENCE
- STORM SEWER
- CONTOUR LINE
- FOLIAGE LINE
- IRON PIN
- SURVEY MONUMENT
- DRILL HOLE
- CURB CATCHBASIN
- CURBLESS CATCHBASIN
- UTILITY POLE
- UTILITY POLE WITH GUY
- WATER GATE VALVE
- GAS GATE VALVE
- HYDRANT
- SANITARY MANHOLE
- YARD DRAIN
- LIGHT STAND

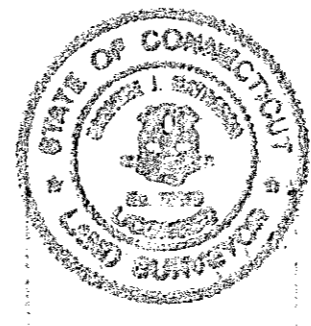
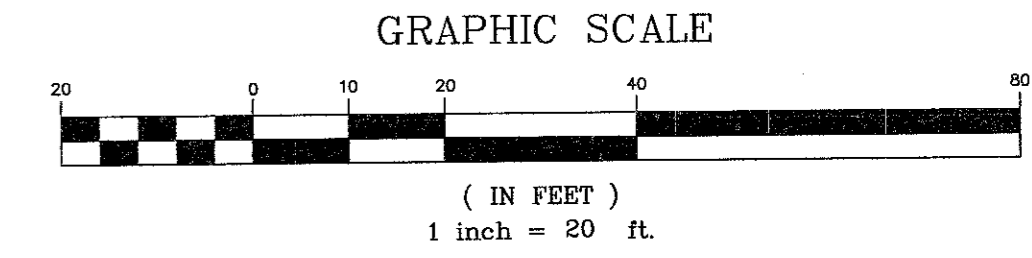


NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED ON SEPTEMBER 26, 1996.
2. TYPE OF SURVEY = LIMITED PROPERTY SURVEY & TOPOGRAPHIC SURVEY
3. BOUNDARY DETERMINATION CATEGORY = DEPENDENT RE-SURVEY
4. OWNERS OF RECORD - ELIAS E. NICHOLS (Vol.798 - Pg.40)
5. TOTAL AREA - 49,382 S.F. or 1.133 Ac.
6. ZONE - C
7. ELEVATION BASED ON NAVD 88 DATUM (REFER TO MAP REFERENCE #1)
8. WETLAND BOUNDARIES SHOWN ARE FIELD LOCATION OF FLAGGING DELINEATED BY A SOIL SCIENTIST.
9. UNDERGROUND UTILITIES, 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 PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS ARE APPROXIMATE AND OTHER SUCH FEATURES MAY EXIST UNKNOWN TO DUFOUR SURVEYING ASSOCIATES. 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 1-800-922-4455

MAP REFERENCES :

1. "PROPOSED RETAIL DEVELOPMENT - 1600 BOSTON TURNPIKE - COVENTRY, CONNECTICUT - EXISTING CONDITIONS MAP", scale 1" = 20', dated 09/11/19 and prepared by BL Companies, Architecture, Engineering Environmental Land Surveying
2. "CONNECTICUT - STATE HIGHWAY DEPARTMENT - RIGHT OF WAY MAP - TOWN OF COVENTRY - CONVENTRY-MANSFIELD DEPOT ROAD - FROM SOUTH COVENTRY ROAD - EASTERLY ABOUT 9,000 FEET - ROUTE NO. 109", scale 1" = 40', dated Aug. 30, 1929 and prepared by Connecticut State Highway Department
3. "ALTA/ACSM LAND TITLE SURVEY - PROPERTY SURVEY - PROPERTY OF - 14 GRANT HILL ROAD LLC - GRANT HILL ROAD & BOSTON TURNPIKE (ROUTE 44) - COVENTRY, CONNECTICUT", scale 1" = 40', dated 9/08/08 and prepared by Close, Jensen & Miller, P.C.
4. "PLAN PREPARED FOR - JERRY L. & EMILY G. MILES - GRANT HILL ROAD & CONN. ROUTE 44, COVENTRY, CT - SUBDIVISION PLAN", scale 1" = 40', dated 3/3/88 and prepared by Holmes & Henry Associates



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 & T-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

CJM
CARMINE J. MATRASCIA - L.S. #70219
NOT VALID WITHOUT EMBOSSED SEAL



| IMPROVEMENT LOCATION SURVEY | | |
|---|--|------------------|
| PREPARED FOR: JENKINS DENTAL OFFICE | | |
| 1572 BOSTON TURNPIKE (ROUTE 44), COVENTRY, CONNECTICUT | | |
| SCALE: 1"=20' | APPROVED: CARMINE J. MATRASCIA - L.S. #70219 | |
| DATE: 12-15-2021 | JOB NO.: 20-47 | FILE NO.: 120-47 |
| DUFOUR SURVEYING LLC 57'S NORTH MAIN STREET BRISTOL, CONNECTICUT 860-314-0502 860-738-0222 | | |