

REFERENCE MADE TO THE FOLLOWING MAPS:

- 1) "A PORTION OF LAND OF ROSE LUBETSKY TO BE SOLD TO ABE & SYLVIA SHERMAN MANSFIELD, CONN. JULY 20, 1955 ALL BEARING MAGNETIC SCALE 1" = 60" CERTIFIED SUBSTANTIALLY CORRECT BY CHARLES PELLETIER.
- 2) "COMPILATION PLAN TOWN OF MANSFIELD MAP SHOWING LAND RELEASED TO BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION SR 632 - NORTH FRONTAGE ROAD AT MANSFIELD CITY ROAD SCALE 1" = 80" MARCH 2000 JAMES F. BYRNES JR., P.E. CHIEF ENGINEER - BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS".
- 3) "TOWN OF MANSFIELD MAP SHOWING LAND TO BE ACQUIRED FROM DELAWARE VALLEY PROPANE CO. BY THE STATE OF CONNECTICUT RELOCATION OF ROUTE U.S. 6 SCALE 1" = 40" (LIMITED ACCESS HIGHWAY) FEB. 1969, TOWN NO. 77 PROJECT NO. 77-113 SERIAL NO. 14 SHEET 1 OF 1.
- 4) "CONNECTICUT DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP TOWN OF MANSFIELD INTERSTATE ROUTE 84 FORM THE WINDHAM TOWN LINE EASTERLY TO THE WINDHAM TOWN LINE SCALE 1" = 80" SURVEY BY E.C. BRUSTOLON DATE 6-74 PLOTTED BY A.K. BITTERS DATE -7-74 TRACED BY J.E. KANE DATE 5-75 APPROVED BY W. SCHLISSER DATE 7-77 NUMBER 77-21" SHEETS 4 & 5 OF 6.
- 5) "SEWER EASEMENT FROM THE BROWN ICE & OIL CO. INC. TO TOWN OF MANSFIELD BY G.B.M. SCALE 1" = 40" JOB NO. 172-79, 73-187 DATE 12-1-72 SHEET NO. 1 OF 1" PREPARED BY GRISWOLD & FUSS AND RECORDED IN MAP VOL. 10 PAGE 139A.
- 6) "SEWER EASEMENT FROM EDWARD & YVONNE CHASSE TO TOWN OF MANSFIELD BY G.B.M. SCALE 1" = 40" JOB NO. 172-79, 73-187 DATE 12-1-72 SHEET NO. 1 OF 1" PREPARED BY GRISWOLD & FUSS AND RECORDED IN MAP VOL. 10 PAGE 141.
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- 8) "PROPERTY MAP LEDGEBROOK MANSFIELD, CONNECTICUT OWNER & APPLICANT: EASTBROOK HEIGHTS ASSOC. & KEVIN TUBRIDY" SCALE: 1" = 40" DATE: 6-21-88 REVISED THROUGH 3-26-90 SHEET NO. 2 OF 11 PREPARED BY GARDNER & PETERSON ASSOCIATES TOLLAND, CONNECTICUT RECORDED IN MANSFIELD LAND RECORDS MAP VOL. 21 PAGE 19.
- 9) "BOUNDARY SURVEY PREPARED FOR KEVIN TUBRIDY NORTH FRONTAGE ROAD MANSFIELD, CONNECTICUT SCALE: 1" = 60" DATE: JANUARY 14, 2003" PREPARED BY THIS OFFICE.

NOTE:
100 YEAR FLOOD LIMITS BASED ON APPROXIMATE ELEVATIONS AND GRAPHIC REPRESENTATION FROM MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP TOWN OF MANSFIELD, CONNECTICUT TOLLAND COUNTY PANEL 20 OF 20 COMMUNITY-PANEL NUMBER 090128 0200 C EFFECTIVE DATE: JANUARY 2, 1981".



N/F LAND OF
TOWN OF MANSFIELD
VOL. 57 PAGE 490

N/F LAND OF
JAMES J. CHASSE
91 MEADOWBROOK LANE
VOL. 550 PAGE 295

N/F LAND OF
KEVIN M. TUBRIDY, ET. AL.

OTHER LAND OF
EDWARD J. BROWN, JR.
147 MEADOWBROOK LANE
VOL. 333 PAGE 49

PARCEL CONTAINS
437,446 SQ. FT.
10.04 ACRES

20' WIDE SEWER EASEMENT IN FAVOR OF THE STATE OF CONNECTICUT AS RECORDED IN VOL. 234 PG. 284 OF THE MANSFIELD LAND RECORDS.

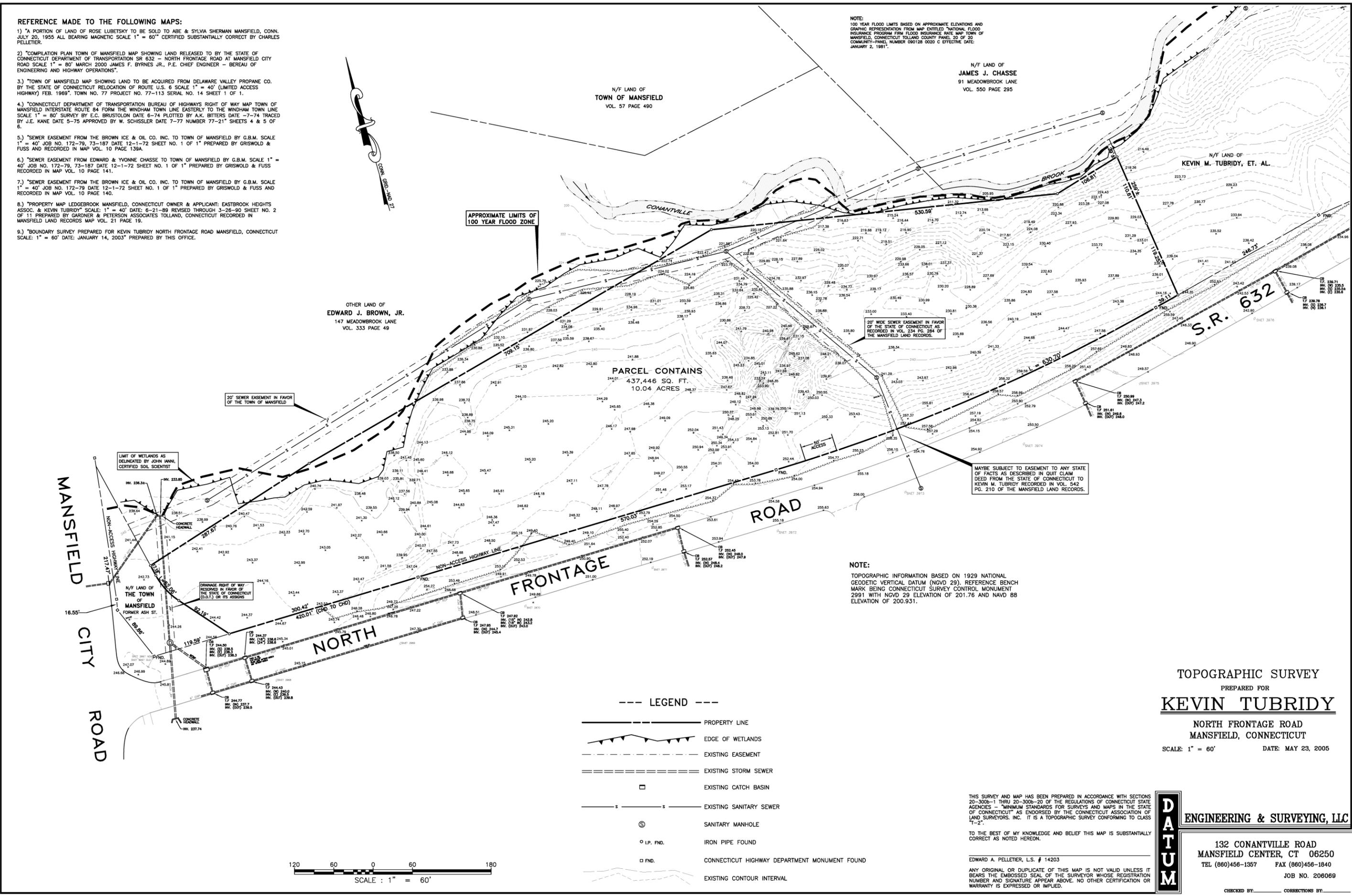
20' SEWER EASEMENT IN FAVOR OF THE TOWN OF MANSFIELD

LIMIT OF WETLANDS AS DELINEATED BY JOHN WANN, CERTIFIED SOIL SCIENTIST

FRONTAGE RIGHT OF WAY RESERVED IN FAVOR OF THE STATE OF CONNECTICUT (D.O.T.) OR ITS ASSIGNS

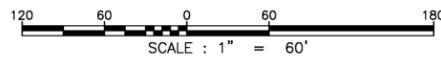
MAYBE SUBJECT TO EASEMENT TO ANY STATE OF FACTS AS DESCRIBED IN QUIT CLAIM DEED FROM THE STATE OF CONNECTICUT TO KEVIN M. TUBRIDY RECORDED IN VOL. 542 PG. 210 OF THE MANSFIELD LAND RECORDS.

NOTE:
TOPOGRAPHIC INFORMATION BASED ON 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 29). REFERENCE BENCH MARK BEING CONNECTICUT SURVEY CONTROL MONUMENT 2991 WITH NGVD 29 ELEVATION OF 201.76 AND NAVD 88 ELEVATION OF 200.931.



LEGEND

- PROPERTY LINE
- EDGE OF WETLANDS
- EXISTING EASEMENT
- EXISTING STORM SEWER
- EXISTING CATCH BASIN
- EXISTING SANITARY SEWER
- ⊙ SANITARY MANHOLE
- ⊙ I.P. FND. IRON PIPE FOUND
- FND. CONNECTICUT HIGHWAY DEPARTMENT MONUMENT FOUND
- EXISTING CONTOUR INTERVAL



TOPOGRAPHIC SURVEY
PREPARED FOR
KEVIN TUBRIDY
NORTH FRONTAGE ROAD
MANSFIELD, CONNECTICUT
SCALE: 1" = 60' DATE: MAY 23, 2005

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A TOPOGRAPHIC SURVEY CONFORMING TO CLASS "T-2".

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

EDWARD A. PELLETIER, L.S. # 14203

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

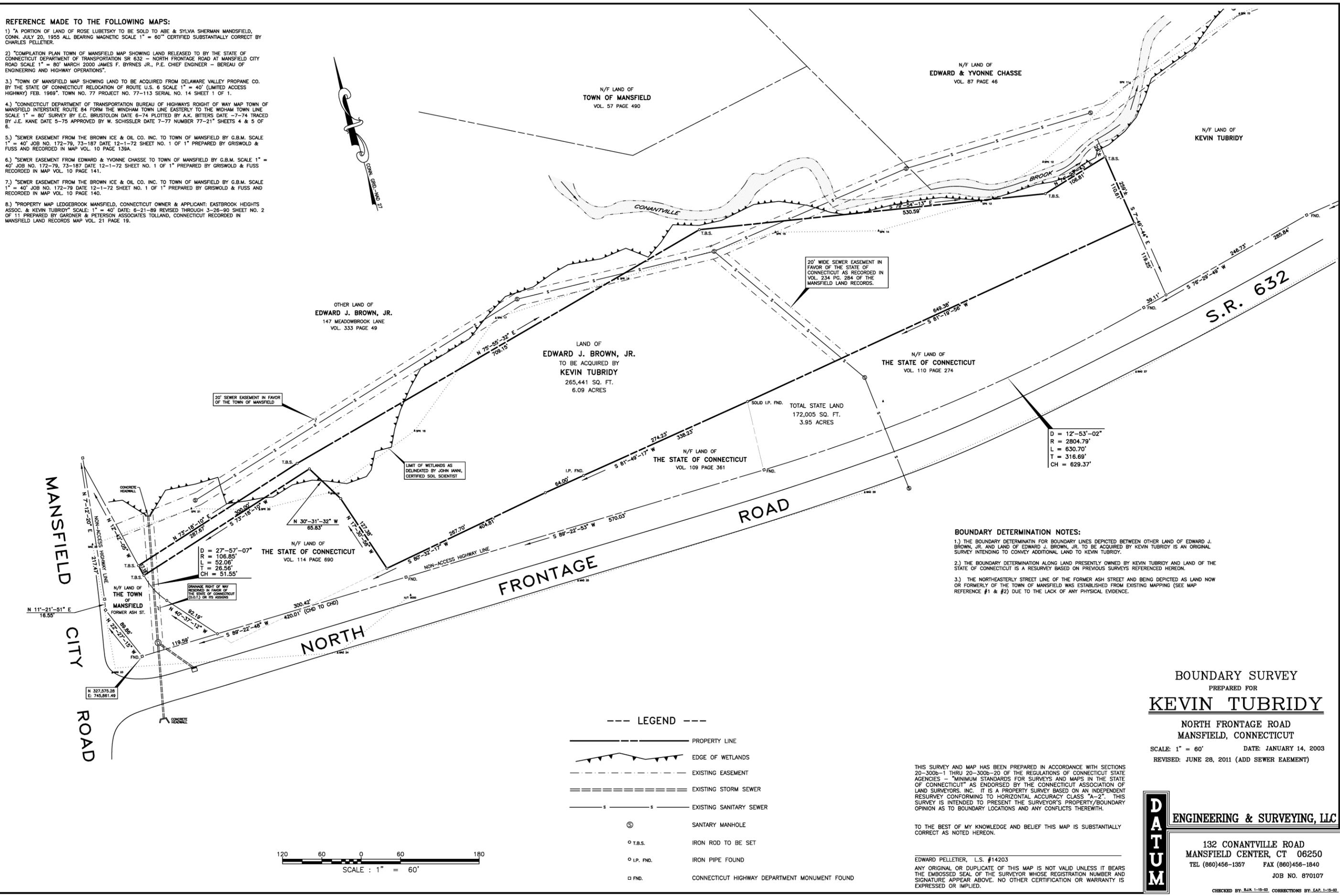
DATUM
ENGINEERING & SURVEYING, LLC

132 CONANTVILLE ROAD
MANSFIELD CENTER, CT 06250
TEL (860)456-1357 FAX (860)456-1840
JOB NO. 200609

CHECKED BY: _____ CORRECTIONS BY: _____

REFERENCE MADE TO THE FOLLOWING MAPS:

- 1) "A PORTION OF LAND OF ROSE LUBETSKY TO BE SOLD TO ABE & SYLVIA SHERMAN MANSFIELD, CONN. JULY 20, 1955 ALL BEARING MAGNETIC SCALE 1" = 60' CERTIFIED SUBSTANTIALLY CORRECT BY CHARLES PELLETIER.
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- 4) "CONNECTICUT DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP TOWN OF MANSFIELD INTERSTATE ROUTE 84 FORM THE WINDHAM TOWN LINE EASTERLY TO THE WINDHAM TOWN LINE SCALE 1" = 80' SURVEY BY E.C. BRUSTOLON DATE 6-74 PLOTTED BY A.K. BITTERS DATE -7-74 TRACED BY J.E. KANE DATE 5-75 APPROVED BY W. SCHISSLER DATE 7-77 NUMBER 77-21" SHEETS 4 & 5 OF 6.
- 5) "SEWER EASEMENT FROM THE BROWN ICE & OIL CO. INC. TO TOWN OF MANSFIELD BY G.B.M. SCALE 1" = 40' JOB NO. 172-79, 73-187 DATE 12-1-72 SHEET NO. 1 OF 1" PREPARED BY GRISWOLD & FUSS AND RECORDED IN MAP VOL. 10 PAGE 130A.
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20' SEWER EASEMENT IN FAVOR OF THE TOWN OF MANSFIELD

20' WIDE SEWER EASEMENT IN FAVOR OF THE STATE OF CONNECTICUT AS RECORDED IN VOL. 234 PG. 284 OF THE MANSFIELD LAND RECORDS.

LIMIT OF WETLANDS AS DELINEATED BY JOHN WANN, CERTIFIED SOIL SCIENTIST

D = 27'-57"-07"
R = 106.85'
L = 52.06'
T = 26.56'
CH = 51.55'

D = 12'-53'-02"
R = 2804.79'
L = 630.70'
T = 316.69'
CH = 629.37'

BOUNDARY DETERMINATION NOTES:

- 1.) THE BOUNDARY DETERMINATION FOR BOUNDARY LINES DEPICTED BETWEEN OTHER LAND OF EDWARD J. BROWN, JR. AND LAND OF EDWARD J. BROWN, JR. TO BE ACQUIRED BY KEVIN TUBRIDY IS AN ORIGINAL SURVEY INTENDING TO CONVEY ADDITIONAL LAND TO KEVIN TUBRIDY.
- 2.) THE BOUNDARY DETERMINATION ALONG LAND PRESENTLY OWNED BY KEVIN TUBRIDY AND LAND OF THE STATE OF CONNECTICUT IS A RESURVEY BASED ON PREVIOUS SURVEYS REFERENCED HEREON.
- 3.) THE NORTHEASTERLY STREET LINE OF THE FORMER ASH STREET AND BEING DEPICTED AS LAND NOW OR FORMERLY OF THE TOWN OF MANSFIELD WAS ESTABLISHED FROM EXISTING MAPPING (SEE MAP REFERENCE #1 & #2) DUE TO THE LACK OF ANY PHYSICAL EVIDENCE.

LEGEND

- PROPERTY LINE
- EDGE OF WETLANDS
- EXISTING EASEMENT
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- ⊙ SANITARY MANHOLE
- ⊙ T.B.S. IRON ROD TO BE SET
- ⊙ I.P. FND. IRON PIPE FOUND
- ⊙ FND. CONNECTICUT HIGHWAY DEPARTMENT MONUMENT FOUND



BOUNDARY SURVEY
PREPARED FOR
KEVIN TUBRIDY
NORTH FRONTAGE ROAD
MANSFIELD, CONNECTICUT

SCALE: 1" = 60' DATE: JANUARY 14, 2003
REVISED: JUNE 28, 2011 (ADD SEWER EASEMENT)

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PROPERTY SURVEY BASED ON AN INDEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A-2". THIS SURVEY IS INTENDED TO PRESENT THE SURVEYOR'S PROPERTY/BOUNDARY OPINION AS TO BOUNDARY LOCATIONS AND ANY CONFLICTS THEREWITH.

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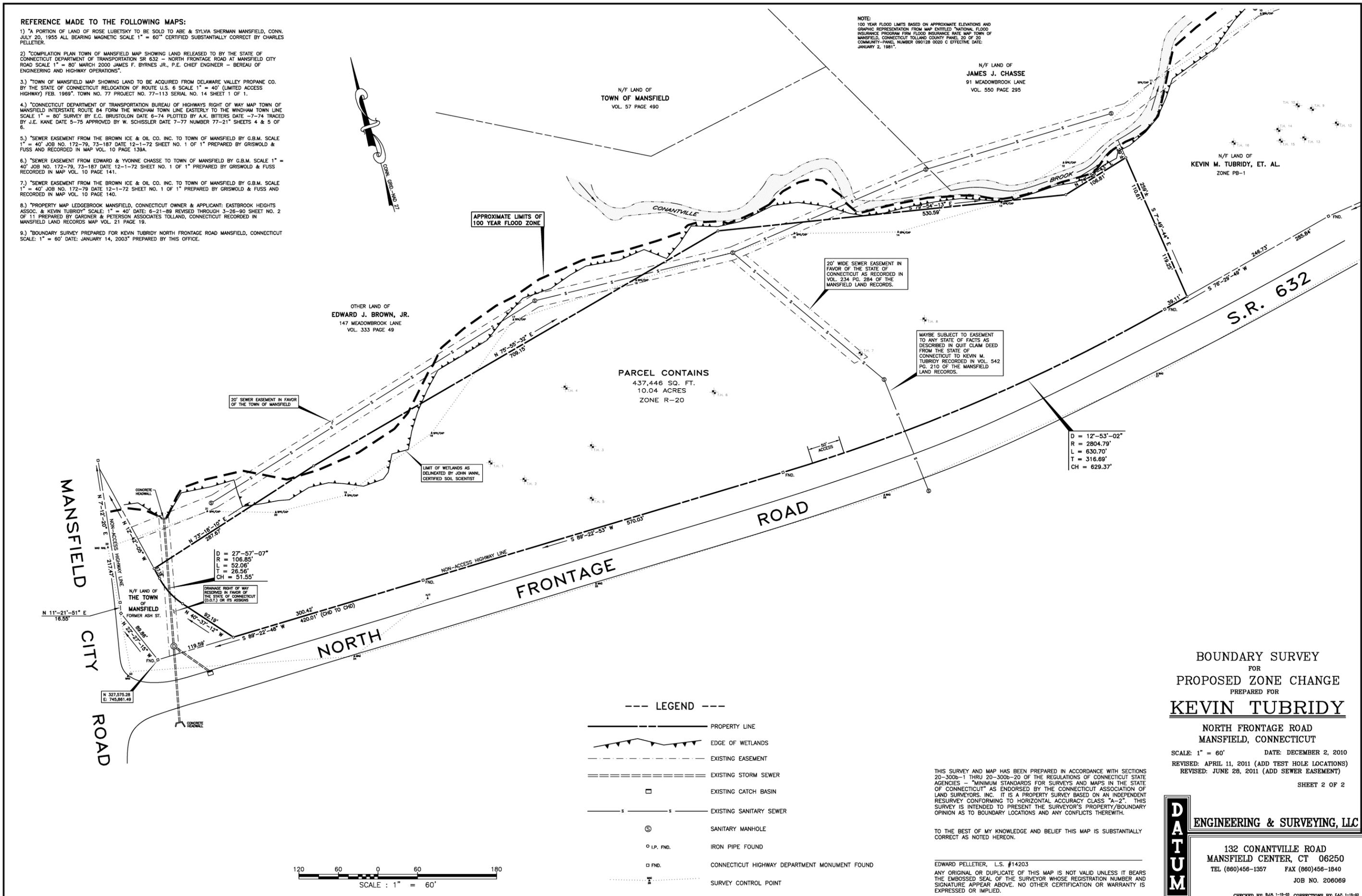
EDWARD PELLETIER, L.S. #14203
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DATUM
ENGINEERING & SURVEYING, LLC
132 CONANTVILLE ROAD
MANSFIELD CENTER, CT 06250
TEL (860)456-1357 FAX (860)456-1840
JOB NO. 870107
CHECKED BY: B.M. 1-15-03 CORRECTIONS BY: E.A.P. 1-15-03

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BOUNDARY SURVEY
FOR
PROPOSED ZONE CHANGE
PREPARED FOR
KEVIN TUBRIDY
NORTH FRONTAGE ROAD
MANSFIELD, CONNECTICUT

SCALE: 1" = 60' DATE: DECEMBER 2, 2010
REVISED: APRIL 11, 2011 (ADD TEST HOLE LOCATIONS)
REVISED: JUNE 28, 2011 (ADD SEWER EASEMENT)

SHEET 2 OF 2

D
A
T
U
M

ENGINEERING & SURVEYING, LLC

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