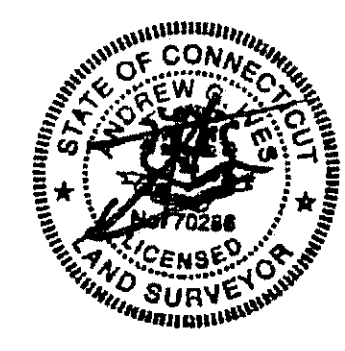
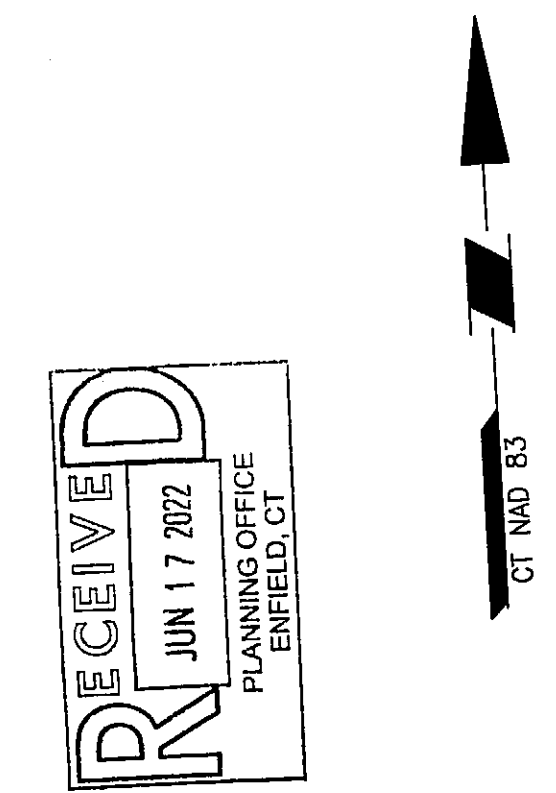
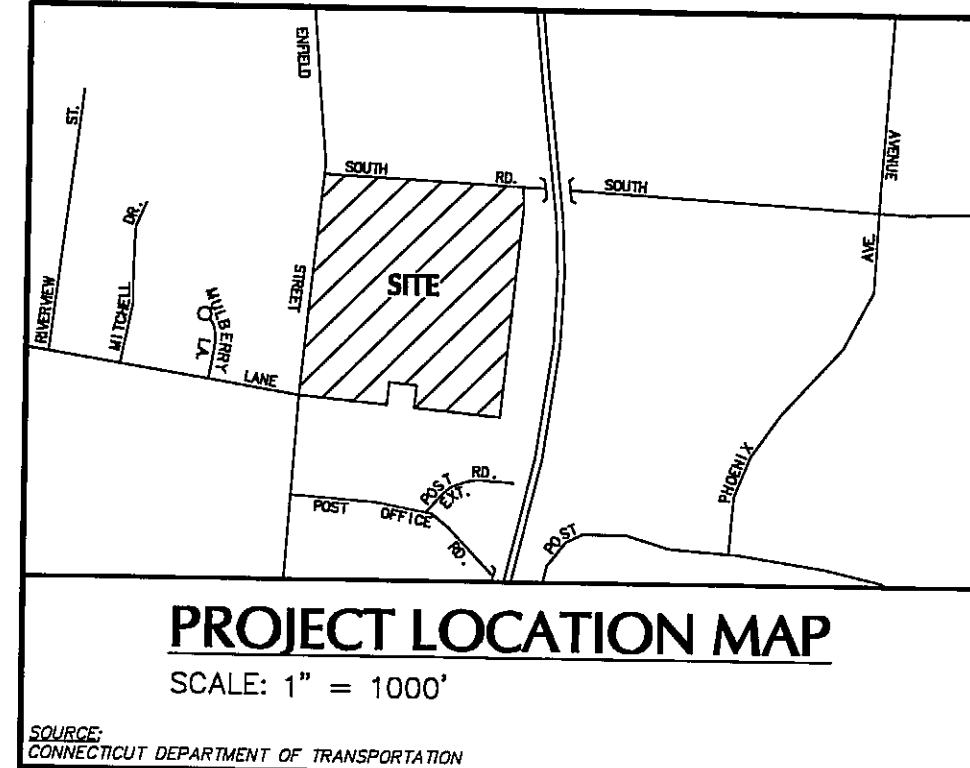


NOTES

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 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 26, 1996. THIS SURVEY IS A PROPERTY SURVEY CONFORMING TO A T-2 ACCURACY OF A-2 AND A TOPOGRAPHIC SURVEY CONFORMING TO A T-2 ACCURACY. THE BOUNDARY DETERMINATION IS A RESURVEY. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BOUNDARY OPINION AND DEPICT SITE FEATURES FOR FUTURE SITE DEVELOPMENT.
- THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, DEED INFORMATION AND THE FOLLOWING REFERENCES:
 - COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE COMPANY, COMMITMENT NUMBER: 2101423, EFFECTIVE DATE MARCH 12, 2021, SCHEDULE B SECTION II:
 - NOT SURVEY RELATED
 - SURVEY PROVIDED
 - NOT SURVEY RELATED
 - NOT SURVEY RELATED
 - SEWER EASEMENT IN VOLUME 340 PAGE 141 OF THE ENFIELD LAND RECORDS, DEPICTED ON SURVEY.
 - NOT SURVEY RELATED
 - WATER MAIN EASEMENT IN VOLUME 2437 PAGE 331 OF THE ENFIELD LAND RECORDS, DEPICTED ON SURVEY.
 - NOT SURVEY RELATED
 - CURRENT NON-ACCESS HIGHWAY LINE FOR I-91 IS DEPICTED AS THE EASTERLY PROPERTY LINE OF THE SUBJECT PREMISES.
 - CURRENT NON-ACCESS HIGHWAY LINE FOR I-91 IS DEPICTED AS THE EASTERLY PROPERTY LINE OF THE SUBJECT PREMISES. RIGHT TO DRAIN ACQUIRED DOES NOT PERTAIN TO SUBJECT PREMISES.
- MAP TITLED "ENFIELD MONTESSORI SCHOOL 1325 ENFIELD STREET ENFIELD, CT 06082 FELICAN SISTER OF NORTH AMERICA REAL ESTATE TRUST 871 MERCER ROAD BEAVER FALLS, PA 15010" SCALE: 1" = 60' DATED 02/09/2015 BY JCY ARCHITECTURE 36 PROSPECT STREET HARTFORD, CT 06103 ON FILE VOL. 266 PG. 494251
- MAP TITLED "TOWN OF ENFIELD, MAP SHOWING LAND & RIGHTS OF ACCESS ACQUIRED FROM DANIEL & ELEANOR LIBBY BY THE STATE OF CONNECTICUT, HARTFORD-SPRINGFIELD EXPRESSWAY, SCALE: 1"=40', DATED: JANUARY 1957, BY NEWMAN E. ARGRAVES, ON FILE VOL. 3 PG. 118 & 119.
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO CONNECTICUT STATE PLANE COORDINATE SYSTEM NAD 83 (EPOCH 2011) POSITION WAS DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) AS PROVIDED BY HXGN SMARTNET CONTINUOUSLY OPERATED REFERENCE STATIONS (CORS).
- ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 12B) AS DETERMINED BY GNSS
- PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN CT, INC. FIELD WORK COMPLETED DURING THE MONTH OF APRIL 2021.
- AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP ENTITLED "HARTFORD COUNTY, CONNECTICUT PANEL 227 OF 675, MAP NUMBER 0900302277, EFFECTIVE DATE SEPTEMBER 26, 2008" THE PROJECT AREA IS IN ZONE X (UNSHADED).
- UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED, DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
- ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
- UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
- ALL BUILDINGS AND STRUCTURES WERE LOCATED AND MEASURED AT GROUND LEVEL. THE SURVEYOR MAKES NO DETERMINATIONS OR GUARANTEES AS TO THE ABSENCE, EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES, FOUNDATIONS, FOOTINGS, PROJECTIONS, WALLS, TANKS, SEPTIC SYSTEMS, ETC. NO TEST PITS, EXCAVATIONS OR GROUND PENETRATING RADAR WERE PERFORMED AS PART OF THIS SURVEY.
- PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.
- WETLANDS DELINEATED BY ENVIRONMENTAL PLANNING SERVICES THE WEEK OF APRIL 14, 2021. ALL FLAGS WERE FIELD LOCATED ON MAY 14, 2021.

LEGEND (NOT SHOWN TO SCALE)

●	AIR CONDITIONING UNIT	BOH	BUILDING OVERHANG
○	BOLLARD	BW	BOTTOM OF WALL
○	FLAG POLE	EP	EDGE OF PAVEMENT
○	MAILBOX	EG	EDGE OF GRAVEL
○	SIGN	EW	EDGE OF WALK
○	SHRUB	DW	DETECTABLE WARNING
○	TREE	BC	BITUMINOUS CURB
○	WETLAND FLAG	CC	CONCRETE CURB
○	CATCH BASIN	GC	GRANITE CURB
○	CLEANOUT	SC	SLOPED GRANITE CURB
○	ELECTRIC BOX	SWS	SINGLE WHITE STRIPE
○	ELECTRIC METER	BWS	BROKEN WHITE STRIPE
○	FIRE HYDRANT	—	METAL GUARD RAIL
○	GAS METER	—	STOCKADE FENCE
○	GAS VALVE	—	CHAINLINK FENCE
○	GUY WIRE	—	IRON FENCE
○	LIGHT POLE	—	TREE LINE
○	MANHOLE (TYPE AS LABELED)	—	OVERHEAD WIRE
○	POWER POLE	—	WETLAND LINE
○	ROOF DRAIN	—	EASEMENT LINE
○	STANDPIPE	—	PROPERTY LINE
○	TRAFFIC SIGNAL BOX	—	DRAINAGE MARK OUT LINE
○	PEDESTRIAN PUSH BUTTON	—	ELECTRIC MARK OUT LINE
○	WATER METER	—	COMMUNICATION MARK OUT LINE
○	WATER VALVE	—	GAS MARK OUT LINE
○	BITUMINOUS	—	SANITARY SEWER MARK OUT LINE
○	CONCRETE	—	WATER MARK OUT LINE
○	CONCRETE PAD	—	REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING
○	LANDSCAPED AREA		



Date	Description	No.
REVISIONS		
"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."		
 ANDREW G. IVES PROFESSIONAL LAND SURVEYOR CT STATE LIC. NO. 70286		DATE SIGNED 6/15/2022
 Langan CT, Inc. 555 Long Wharf Drive New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142 www.langan.com		
Project		
1297 ENFIELD STREET		
ENFIELD CONNECTICUT		
Drawing Title		
BOUNDARY & GENERAL LOCATION SURVEY		
Project No.	Drawing No.	
140233201	VB201	
Date	JUNE 15, 2022	
Drawn By	JJS	
Checked By	AGI	
Sheet 1 of 1		1 of 1

