

**LEGEND**

- EXISTING BOUNDARY LINE
- - - EXISTING BOUNDARY LINE (ABUTTORS)
- - - EXISTING 2' CONTOUR
- - - EXISTING 10' CONTOUR
- - - EXISTING EDGE OF PAVEMENT (DRIVEWAY)
- - - EXISTING EDGE OF PAVEMENT (ROAD)
- EXISTING STONE WALL
- EXISTING TREELINE
- EXISTING UTILITY OVER HEAD WIRES
- EXISTING WATERCOURSE
- CELL TOWER ELECTRIC EASEMENT
- EXISTING IRON PIN
- EXISTING IRON PIPE
- EXISTING MONUMENT

**MAP REFERENCES:**

- 1) "MAP PREPARED FOR SALISBURY BANK & TRUST, CO., WELLS HILL ROAD, LAKEVILLE SALISBURY, CONNECTICUT. SCALE 1" = 40'. AUGUST 14, 1996. PREPARED BY PETER A. LAMB, R.L.S. ON FILE IN SALISBURY LAND RECORDS AS MAP 2176.
- 2) "MAP SHOWING PORTION OF PROPERTY OF HAZEL H. COWLES, IN TOWN OF SALISBURY, CONN. TO BE CONVEYED TO THE WAKE ROBIN INN INCORPORATED". SCALE 1" = 40'. SEPT. 28, 1956. PREPARED BY HOWARD KNICKERBOCKER, L.S. ON FILE IN SALISBURY LAND RECORDS AS MAP 740.
- 3) "MAP SHOWING PROPERTY OF DORRIT E. LADD, IN TOWN OF SALISBURY, CONN. TO BE CONVEYED TO THOMAS J. & J. VIRGINIA DONLAN". SCALE 1" = 40'. AUG. 17, 1956. PREPARED BY HOWARD KNICKERBOCKER, L.S. ON FILE IN SALISBURY LAND RECORDS AS MAP 729.
- 4) "MAP SHOWING PROPERTY OF JANE B. HUNTER, IN TOWN OF SALISBURY, CONN. TO BE CONVEYED TO MAC A. CHAMBERLIN". SCALE 1" = 100'. APR. 10, 1945. PREPARED BY HOWARD KNICKERBOCKER, L.S. ON FILE IN SALISBURY LAND RECORDS AS MAP 264.
- 5) "EASEMENT MAP DETECTING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY (DBA EVERSOURCE ENERGY) ACROSS THE PROPERTY OF WAKE ROBIN, LLC, 104 & 106 SHARON ROAD, LAKEVILLE, CT. SCALE 1" = 30'. 12-8-2021. FILE NO. W21194. PREPARED BY NORTHEAST SURVEY CONSULTANTS.

1) COPIES NOT BEARING THE EMBOSSED SEAL OF THE SURVEYOR OR ENGINEER SHALL BE REJECTED, NULL AND VOID.

2) REVISIONS TO THESE PLANS BY ANYONE OTHER THAN ARTHUR H. HOWLAND & ASSOC., PC SHALL MAKE THESE PLANS NULL AND VOID. ARTHUR H. HOWLAND & ASSOC., PC SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISIONS:

DEED REFERENCE: VOL. 184 PG. 509 & VOL. 247 PG. 216 SALISBURY LAND RECORDS.

PROPERTY IS LOCATED WITHIN THE "RR-1" RESIDENTIAL ZONE.

ELEVATIONS ARE BASED ON NAVD 88 DATUM.

INLAND WETLANDS AND WATERCOURSES WERE DELINEATED IN THE FIELD ON APRIL 25 AND MAY 21, 2024 BY MATHEW J. SANFORD, REGISTERED SOIL SCIENTIST.

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATION OF CONNECTICUT STATE AGENCIES, SECTION 20-300B-1 THROUGH 20-300B-20, EFFECTIVE OCTOBER 26, 2018, AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

TYPE OF SURVEY:  
PROPERTY SURVEY

BOUNDARY DETERMINATION CATEGORY:  
INDEPENDENT RESURVEY

CLASSES OF ACCURACY:  
A-2 HORIZONTAL  
T-2 VERTICAL

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AND IN ACCORDANCE WITH THE STANDARDS OF THE PROFESSION.

*Matthew J. Sanford*  
REGISTERED SOIL SCIENTIST  
#70350  
143 WEST STREET, SUITE E, NEW MILFORD, CONNECTICUT 06758  
PHONE: (860) 356-5946 • FAX: (860) 350-4419  
WEB: WWW.PARTHURH.COM

**ARTHUR H. HOWLAND & ASSOCIATES, P.C.**

CIVIL ENGINEERS • LAND SURVEYORS  
SOIL SCIENTISTS • LAND PLANNERS

143 WEST STREET, SUITE E, NEW MILFORD, CONNECTICUT 06758  
PHONE: (860) 356-5946 • FAX: (860) 350-4419  
WEB: WWW.PARTHURH.COM

**Exiting Conditions Map**

prepared for  
**ARADEV, LLC**

Tax Map 47 Lot 2 & Lot 2-1  
104 & 106 Sharon Road  
Area = 501,635 S.F. / 11.516 Ac.

53 Wells Hill Road  
Area = 99,518 S.F. / 2.285 Ac.

Town of Salisbury  
County of Litchfield  
State of Connecticut

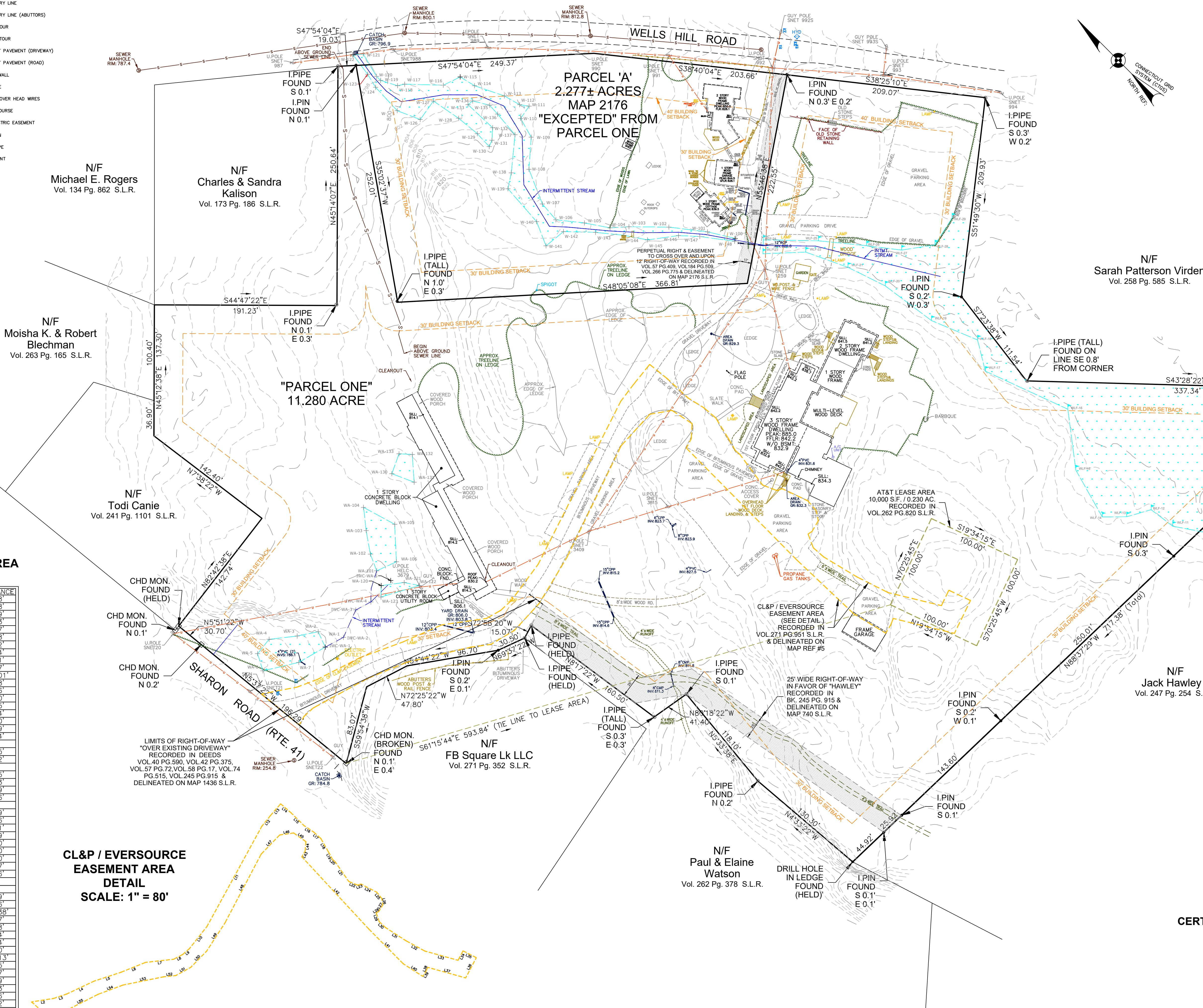
CERTIFIED TO: **ARADEV, LLC**  
**WAKE ROBIN, LLC**  
**FIRST AMERICAN TITLE INSURANCE COMPANY**

DATE: **July 16, 2024**

SCALE: **1" = 50'**

Underground utility, structure and facility locations shown have been determined from record maps provided by utility companies, governmental agencies, testimony, field locations, and other sources. Other utilities may exist on site or in the area shown. The size, location, and existence of all underground features must be field verified by the appropriate providers prior to construction Call Before You Dig, 1-800-922-4455.

SHEET:  
**EC.3**



**EASEMENT AREA LINE CHART**

LINE	BEARING	DISTANCE
L1	N05°37'22"W	51.08
L2	S55°56'44"E	37.58
L3	S65°34'40"E	22.89
L4	S72°07'57"E	50.53
L5	S65°04'10"E	46.97
L6	S68°47'31"E	44.88
L7	S53°15'27"E	47.22
L8	S74°45'42"E	17.24
L9	S87°51'20"E	14.91
L10	N81°28'23"E	47.37
L11	N71°47'38"E	191.01
L12	N82°05'48"E	21.98
L13	N83°48'12"E	27.16
L14	S05°58'36"E	24.00
L15	S02°15'02"E	29.55
L16	S13°20'43"E	19.04
L17	S04°33'40"E	16.60
L18	S13°38'07"W	25.89
L19	S14°41'23"W	13.84
L20	S04°12'27"E	6.34
L21	S08°27'00"W	39.85
L22	S24°00'56"E	16.32
L23	S67°07'56"E	5.68
L24	S19°42'11"E	29.65
L25	S04°13'33"W	13.23
L26	S32°53'58"W	11.19
L27	S75°20'33"W	13.06
L28	N76°31'56"W	4.77
L29	S24°04'45"W	15.49
L30	S03°46'42"E	14.46
L31	S13°58'59"E	40.61
L32	S18°20'55"E	36.29
L33	S31°18'53"E	37.50
L34	N70°53'34"E	17.90
L35	S19°34'15"E	25.00
L36	S70°53'34"W	38.27
L37	N31°18'53"W	65.86
L38	S66°48'53"W	7.52
L39	S75°07'06"W	9.74
L40	N14°02'54"W	38.69
L41	N01°40'17"W	82.46
L42	N00°18'27"E	164.38
L43	N72°31'34"E	11.07
L44	N47°49'09"E	15.88
L45	N17°41'44"W	25.04
L46	N54°51'42"W	23.54
L47	S87°14'20"W	44.60
L48	S70°50'50"W	130.13
L49	S76°05'17"W	56.25
L50	S87°29'14"W	38.07
L51	N75°39'54"W	28.69
L52	N52°43'01"W	20.53
L53	N58°20'52"W	69.06
L54	N67°15'34"W	44.12
L55	N73°39'51"W	65.05
L56	N87°20'32"W	13.10
L57	S74°24'57"W	10.36

**CL&P / EVERSOURCE EASEMENT AREA DETAIL**  
SCALE: 1" = 80'

CHD MON. FOUND N 0.1'  
CHD MON. FOUND N 0.2'  
CHD MON. FOUND N 0.1'  
CHD MON. FOUND N 0.2'

LIMITS OF RIGHT-OF-WAY "OVER EXISTING DRIVEWAY" RECORDED IN DEEDS VOL.40 PG.590, VOL.42 PG.375, VOL.57 PG.72, VOL.58 PG.17, VOL.74 PG.515, VOL.245 PG.915 & DELINEATED ON MAP 1436 S.L.R.

N/F FB Square Lk LLC  
Vol. 271 Pg. 352 S.L.R.

N/F Paul & Elaine Watson  
Vol. 262 Pg. 378 S.L.R.

N/F Jack Hawley II  
Vol. 247 Pg. 254 S.L.R.

N/F Michael E. Rogers  
Vol. 134 Pg. 862 S.L.R.

N/F Charles & Sandra Kalison  
Vol. 173 Pg. 186 S.L.R.

N/F Moisha K. & Robert Blechman  
Vol. 263 Pg. 165 S.L.R.

N/F Sarah Patterson Virden  
Vol. 258 Pg. 585 S.L.R.