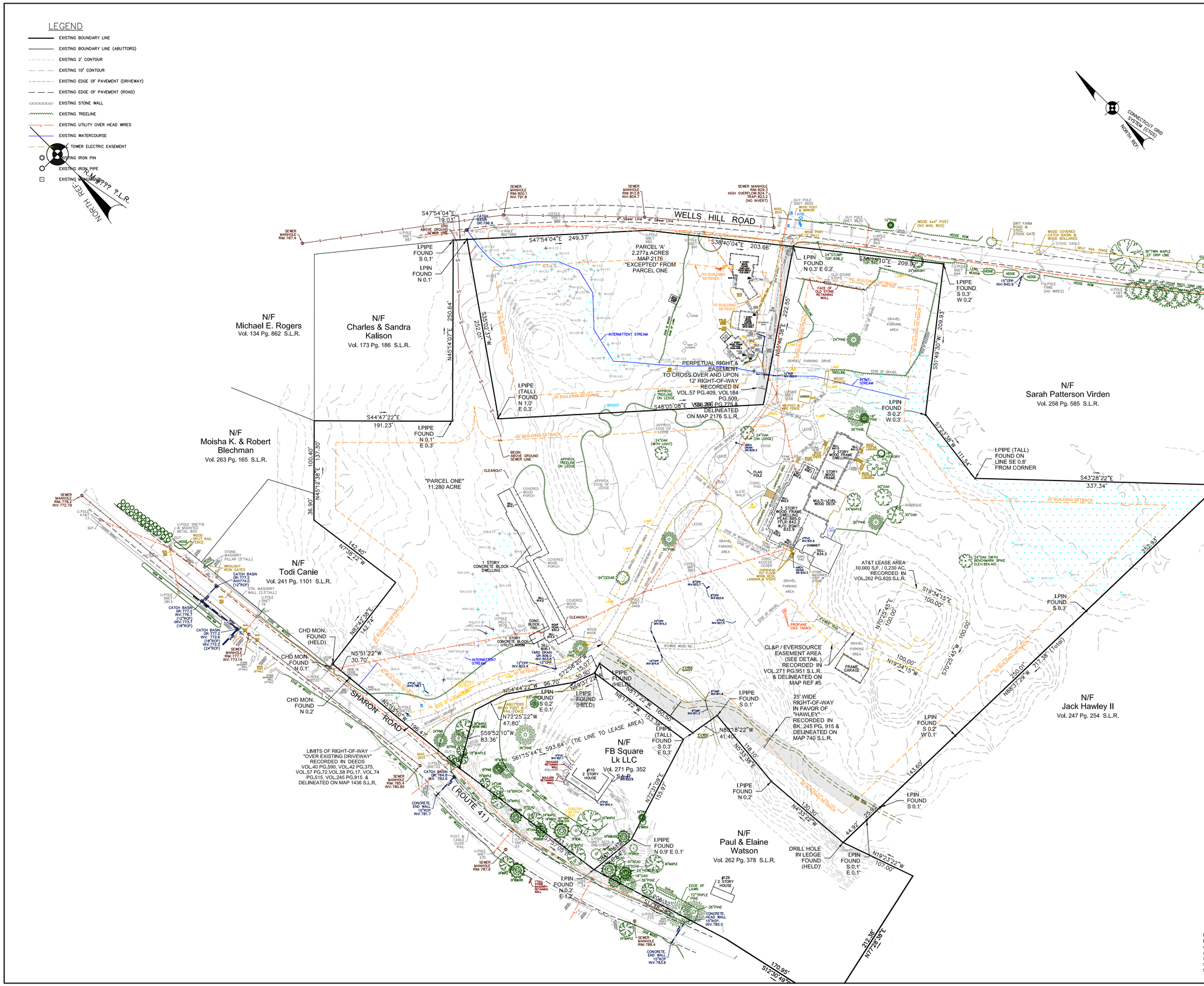

MAP REFERENCES:

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 KINICKERBOCKER, 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. VIRGINA DONLAN", SCALE 1" = 40', AUG. 17, 1956, PREPARED BY HOWARD KINICKERBOCKER, 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 KINICKERBOCKER, L.S. ON FILE IN SALISBURY LAND RECORDS AS MAP 264.

5) "EASEMENT MAP DEPICTING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY D/B/A 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 RENDERED 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:
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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 AS NOTED HEREON

JIM A. DAUGARD, CT L.S. #70350

ARTHUR H. HOWLAND & ASSOCIATES, P.C.
CIVIL ENGINEERS • LAND SURVEYORS
SOIL SCIENTISTS • LAND PLANNERS
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WEB: WWW.AHHOWLAND.COM

Exiting Conditions Map

prepared for

Wake Robin, 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

DATE:
August 1, 2024

SCALE:
1" = 60'

0 1 2
INCHES ON ORIGINAL

SHEET:
EC.4

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.

P:\6918\dwg\6918 EC - Street Line - Sharon & Wells Hill Rd's LD3.dwg, EC ROADS, 8/14/2024 10:55:56 AM, smyles