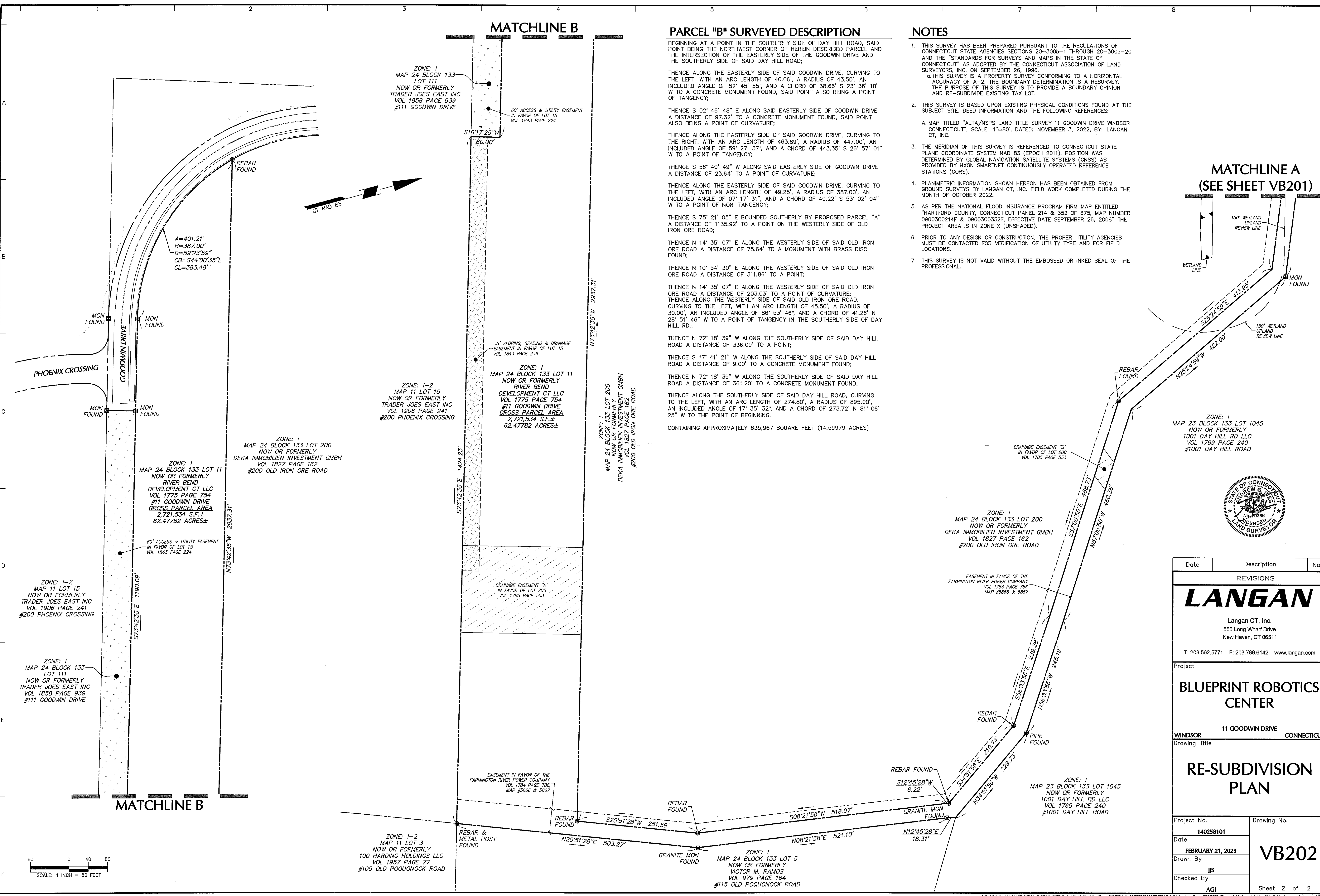


MATCHLINE B

PARCEL "B" SURVEYED DESCRIPTION

NOTES



BEGINNING AT A POINT IN THE SOUTHERLY SIDE OF DAY HILL ROAD, SAID POINT BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED PARCEL AND THE INTERSECTION OF THE EASTERLY SIDE OF THE GOODWIN DRIVE AND THE SOUTHERLY SIDE OF SAID DAY HILL ROAD;

THENCE ALONG THE EASTERLY SIDE OF SAID GOODWIN DRIVE, CURVING TO THE LEFT, WITH AN ARC LENGTH OF 40.06', A RADIUS OF 43.50', AN INCLUDED ANGLE OF 52° 45' 58", AND A CHORD OF 38.66' S 23° 36' 10" W TO A CONCRETE MONUMENT FOUND, SAID POINT ALSO BEING A POINT OF TANGENCY;

THENCE S 02° 46' 48" E ALONG SAID EASTERLY SIDE OF GOODWIN DRIVE A DISTANCE OF 97.32' TO A CONCRETE MONUMENT FOUND, SAID POINT ALSO BEING A POINT OF CURVATURE;

THENCE ALONG THE EASTERLY SIDE OF SAID GOODWIN DRIVE, CURVING TO THE RIGHT, WITH AN ARC LENGTH OF 463.89', A RADIUS OF 447.00', AN INCLUDED ANGLE OF 59° 27' 37", AND A CHORD OF 443.35' S 26° 57' 01" W TO A POINT OF TANGENCY;

THENCE S 56° 40' 49" W ALONG SAID EASTERLY SIDE OF GOODWIN DRIVE A DISTANCE OF 23.64' TO A POINT OF CURVATURE;

THENCE ALONG THE EASTERLY SIDE OF SAID GOODWIN DRIVE, CURVING TO THE LEFT, WITH AN ARC LENGTH OF 49.25', A RADIUS OF 387.00', AN INCLUDED ANGLE OF 07° 17' 31", AND A CHORD OF 49.22' S 53° 02' 04" W TO A POINT OF NON-TANGENCY;

THENCE S 75° 21' 05" E BOUNDED SOUTHERLY BY PROPOSED PARCEL "A" A DISTANCE OF 1135.92' TO A POINT ON THE WESTERLY SIDE OF OLD IRON ORE ROAD;

THENCE N 14° 35' 07" E ALONG THE WESTERLY SIDE OF SAID OLD IRON ORE ROAD A DISTANCE OF 75.64' TO A MONUMENT WITH BRASS DISC FOUND;

THENCE N 10° 54' 30" E ALONG THE WESTERLY SIDE OF SAID OLD IRON ORE ROAD A DISTANCE OF 311.86' TO A POINT;

THENCE N 14° 35' 07" E ALONG THE WESTERLY SIDE OF SAID OLD IRON ORE ROAD A DISTANCE OF 203.03' TO A POINT OF CURVATURE;

THENCE ALONG THE WESTERLY SIDE OF SAID OLD IRON ORE ROAD, CURVING TO THE LEFT, WITH AN ARC LENGTH OF 45.50', A RADIUS OF 30.00', AN INCLUDED ANGLE OF 88° 53' 46", AND A CHORD OF 41.26' N 28° 51' 46" W TO A POINT OF TANGENCY IN THE SOUTHERLY SIDE OF DAY HILL RD.;

THENCE N 72° 18' 39" W ALONG THE SOUTHERLY SIDE OF SAID DAY HILL ROAD A DISTANCE OF 336.09' TO A POINT;

THENCE S 17° 41' 21" W ALONG THE SOUTHERLY SIDE OF SAID DAY HILL ROAD A DISTANCE OF 9.00' TO A CONCRETE MONUMENT FOUND;

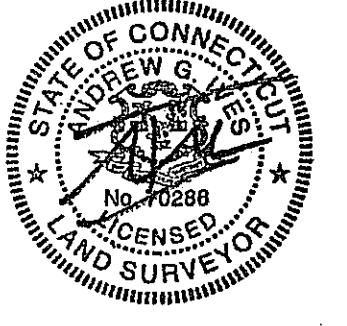
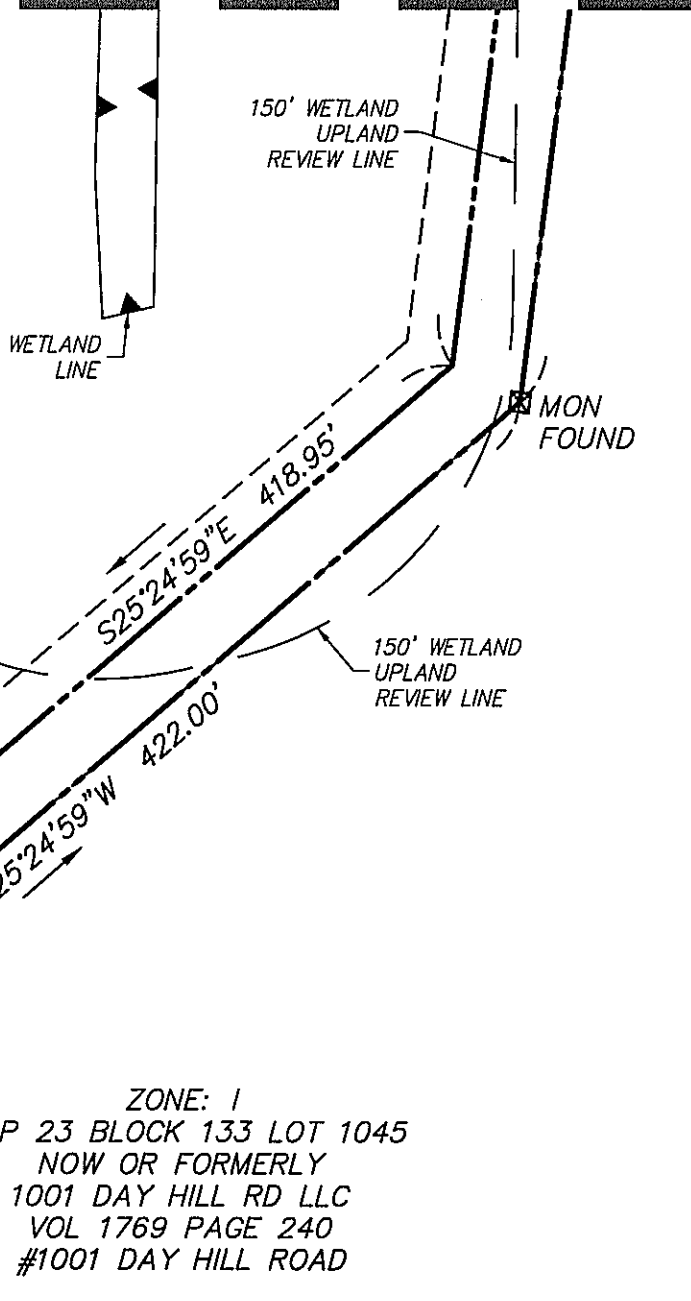
THENCE N 72° 18' 39" W ALONG THE SOUTHERLY SIDE OF SAID DAY HILL ROAD A DISTANCE OF 361.20' TO A CONCRETE MONUMENT FOUND;

THENCE ALONG THE SOUTHERLY SIDE OF SAID DAY HILL ROAD, CURVING TO THE LEFT, WITH AN ARC LENGTH OF 274.80', A RADIUS OF 895.00', AN INCLUDED ANGLE OF 17° 35' 32", AND A CHORD OF 273.72' N 81° 06' 25" W TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 635,967 SQUARE FEET (14.59979 ACRES)

- 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.
 - a. THIS SURVEY IS A PROPERTY SURVEY CONFORMING TO A HORIZONTAL ACCURACY OF A-2. THE BOUNDARY DETERMINATION IS A RESURVEY. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BOUNDARY OPINION AND RE-SUBDIVIDE EXISTING TAX LOT.
- THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, DEED INFORMATION AND THE FOLLOWING REFERENCES:
 - A. MAP TITLED "ALTA/NSPS LAND TITLE SURVEY 11 GOODWIN DRIVE WINDSOR CONNECTICUT", SCALE: 1"=80', DATED: NOVEMBER 3, 2022, BY: LANGAN CT, INC.
- 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).
- PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN CT, INC. FIELD WORK COMPLETED DURING THE MONTH OF OCTOBER 2022.
- AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP ENTITLED "HARTFORD COUNTY, CONNECTICUT PANEL 214 & 352 OF 675, MAP NUMBER 09003C0214F & 09003C0352F, EFFECTIVE DATE SEPTEMBER 26, 2008" THE PROJECT AREA IS IN ZONE X (UNSHADED).
- 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.

MATCHLINE A (SEE SHEET VB201)



Date	Description	No.
REVISIONS		
LANGAN		
Langan CT, Inc. 555 Long Wharf Drive New Haven, CT 06511		
T: 203.562.5771 F: 203.789.6142 www.langan.com		
Project		
BLUEPRINT ROBOTICS CENTER		
11 GOODWIN DRIVE CONNECTICUT		
Drawing Title		
RE-SUBDIVISION PLAN		
Project No.	Drawing No.	
140258101	VB202	
Date	February 21, 2023	
Drawn By	JJS	
Checked By	AGI	
Sheet 2 of 2		

