

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."

Andrew G. Ives 2/21/2023
 ANDREW G. IVES DATE SIGNED
 PROFESSIONAL LAND SURVEYOR
 CT STATE LIC. NO. 70286



PROPOSED PARCEL "A"
 GROSS PARCEL AREA
 2,085,581 S.F. ±
 47.87835 ACRES ±

PROPOSED PARCEL "B"
 GROSS PARCEL AREA
 635,967 S.F. ±
 14.59979 ACRES ±

PARCEL "A" SURVEYED DESCRIPTION

BEGINNING AT A REBAR FOUND IN THE EASTERLY SIDE OF GOODWIN DRIVE, SAID POINT BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED PARCEL;

THENCE S 75° 21' 05" E BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF DEKA IMMOBILIEN INVESTMENT GMBH A DISTANCE OF 1213.47' TO A REBAR FOUND;

THENCE S 18° 40' 08" W BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF DEKA IMMOBILIEN INVESTMENT GMBH A DISTANCE OF 26.03' TO A REBAR FOUND;

THENCE S 67° 37' 59" E BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF DEKA IMMOBILIEN INVESTMENT GMBH A DISTANCE OF 625.45' TO A POINT;

THENCE S 25° 24' 59" E BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF DEKA IMMOBILIEN INVESTMENT GMBH A DISTANCE OF 418.95' TO A REBAR FOUND;

THENCE S 57° 09' 50" E BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF DEKA IMMOBILIEN INVESTMENT GMBH A DISTANCE OF 468.73' TO A REBAR FOUND;

THENCE S 56° 33' 56" E BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF DEKA IMMOBILIEN INVESTMENT GMBH A DISTANCE OF 239.28' TO A REBAR FOUND;

THENCE S 34° 51' 56" E BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF DEKA IMMOBILIEN INVESTMENT GMBH A DISTANCE OF 210.74' TO A REBAR FOUND;

THENCE S 12° 45' 28" W BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF DEKA IMMOBILIEN INVESTMENT GMBH A DISTANCE OF 6.22' TO A POINT;

THENCE S 08° 21' 58" W BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF DEKA IMMOBILIEN INVESTMENT GMBH A DISTANCE OF 518.97' TO A REBAR FOUND;

THENCE S 20° 51' 28" W BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF DEKA IMMOBILIEN INVESTMENT GMBH A DISTANCE OF 251.59' TO A REBAR FOUND;

THENCE N 73° 42' 35" W BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF DEKA IMMOBILIEN INVESTMENT GMBH A DISTANCE OF 293.73' TO A REBAR FOUND, SAID POINT ALSO BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE EASTERLY SIDE OF SAID GOODWIN DRIVE, CURVING TO THE LEFT, WITH AN ARC LENGTH OF 401.21', A RADIUS OF 387.00', AN INCLUDED ANGLE OF 59° 23' 59" AND A CHORD OF 383.48' S 44° 00' 35" E TO A CONCRETE MONUMENT FOUND, SAID POINT ALSO BEING A POINT OF TANGENCY;

THENCE S 73° 42' 35" E IN PART ALONG THE NORTHERLY SIDE OF GOODWIN DRIVE AND IN PART BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF TRADER JOES EAST INC A DISTANCE OF 1190.09' TO A POINT;

THENCE S 16° 17' 25" W BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF TRADER JOES EAST INC A DISTANCE OF 60.00' TO A POINT;

THENCE S 73° 42' 35" E ALONG THE WINDSOR AND BLOOMFIELD TOWN LINE ALSO BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF TRADER JOES EAST INC A DISTANCE OF 1424.23' TO A REBAR FOUND;

THENCE N 20° 51' 28" E BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF VICTOR A. RAMOS A DISTANCE OF 503.27' TO A GRANITE MONUMENT FOUND;

THENCE N 08° 21' 58" E BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF VICTOR A. RAMOS A DISTANCE OF 521.10' TO A GRANITE MONUMENT FOUND;

THENCE N 12° 45' 28" E BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF VICTOR A. RAMOS A DISTANCE OF 18.31' TO A POINT;

THENCE N 34° 51' 56" W BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF 1001 DAY HILL ROAD, LLC A DISTANCE OF 229.73' TO A PIPE FOUND;

THENCE N 56° 33' 56" W BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF 1001 DAY HILL ROAD, LLC A DISTANCE OF 245.19' TO A POINT;

THENCE N 57° 09' 50" W BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF 1001 DAY HILL ROAD, LLC A DISTANCE OF 460.36' TO A POINT;

THENCE N 25° 24' 59" W BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF 1001 DAY HILL ROAD, LLC A DISTANCE OF 422.00' TO A CONCRETE MONUMENT FOUND;

THENCE N 67° 37' 59" W BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF 1001 DAY HILL ROAD, LLC A DISTANCE OF 608.90' TO A CONCRETE MONUMENT FOUND;

THENCE N 18° 40' 08" E BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF 1001 DAY HILL ROAD, LLC A DISTANCE OF 30.07' TO A CONCRETE MONUMENT FOUND IN THE SOUTHERLY SIDE OF OLD IRON ORE ROAD;

THENCE N 75° 20' 40" W ALONG THE SOUTHERLY SIDE OF SAID OLD IRON ORE ROAD A DISTANCE OF 128.33' TO A CONCRETE MONUMENT FOUND;

THENCE ALONG THE WESTERLY SIDE OF SAID OLD IRON ORE ROAD, CURVING TO THE LEFT, WITH AN ARC LENGTH OF 45.69', A RADIUS OF 90.00', AN INCLUDED ANGLE OF 29° 05' 24", AND A CHORD OF 45.21' N 01° 59' 39" E TO A CONCRETE MONUMENT FOUND, SAID POINT ALSO BEING A POINT OF REVERSE CURVATURE;

THENCE ALONG THE WESTERLY SIDE OF SAID OLD IRON ORE ROAD, CURVING TO THE RIGHT, WITH AN ARC LENGTH OF 111.50', A RADIUS OF 76.00', AN INCLUDED ANGLE OF 84° 03' 41", AND A CHORD OF 101.77' N 29° 28' 47" E TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE WESTERLY SIDE OF SAID OLD IRON ORE ROAD, CURVING TO THE LEFT, WITH AN ARC LENGTH OF 158.96', A RADIUS OF 160.00', AN INCLUDED ANGLE OF 56° 55' 30", AND A CHORD OF 152.51' N 43° 02' 53" E TO A CONCRETE MONUMENT FOUND, SAID POINT ALSO BEING A POINT OF TANGENCY;

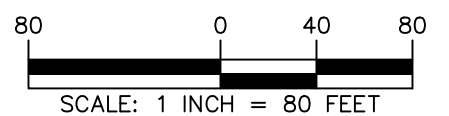
THENCE N 14° 35' 07" E ALONG THE WESTERLY SIDE OF SAID OLD IRON ORE ROAD A DISTANCE OF 849.38' TO A CONCRETE MONUMENT FOUND;

THENCE N 75° 21' 05" W BOUNDED NORTHERLY BY PROPOSED PARCEL "B" A DISTANCE OF 1135.92' TO A POINT OF CURVATURE ON THE EASTERLY SIDE OF GOODWIN DRIVE;

THENCE ALONG THE EASTERLY SIDE OF SAID GOODWIN DRIVE, CURVING TO THE LEFT, WITH AN ARC LENGTH OF 234.58', A RADIUS OF 387.00', AN INCLUDED ANGLE OF 43° 48', AND A CHORD OF 231.01' S 32° 01' 25" W TO A CONCRETE MONUMENT FOUND, SAID POINT ALSO BEING A POINT OF TANGENCY;

THENCE S 14° 39' 31" W ALONG SAID EASTERLY SIDE OF GOODWIN DRIVE A DISTANCE OF 935.54' TO THE NORTHWEST CORNER OF LAND NOW OR FORMERLY OF DEKA IMMOBILIEN INVESTMENT GMBH TO THE POINT AND PLACE OF BEGINNING, CONTAINING APPROXIMATELY 2,085,581 SQUARE FEET (47.87835 ACRES)

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		
Drawing Title		
RE-SUBDIVISION PLAN		
Project No.	Drawing No.	
140258101	VB201	
Date	Sheet 1 of 2	
FEBRUARY 21, 2023		
Drawn By		
AIR		
Checked By		
ACI		



MATCHLINE A (SEE SHEET VB202)

