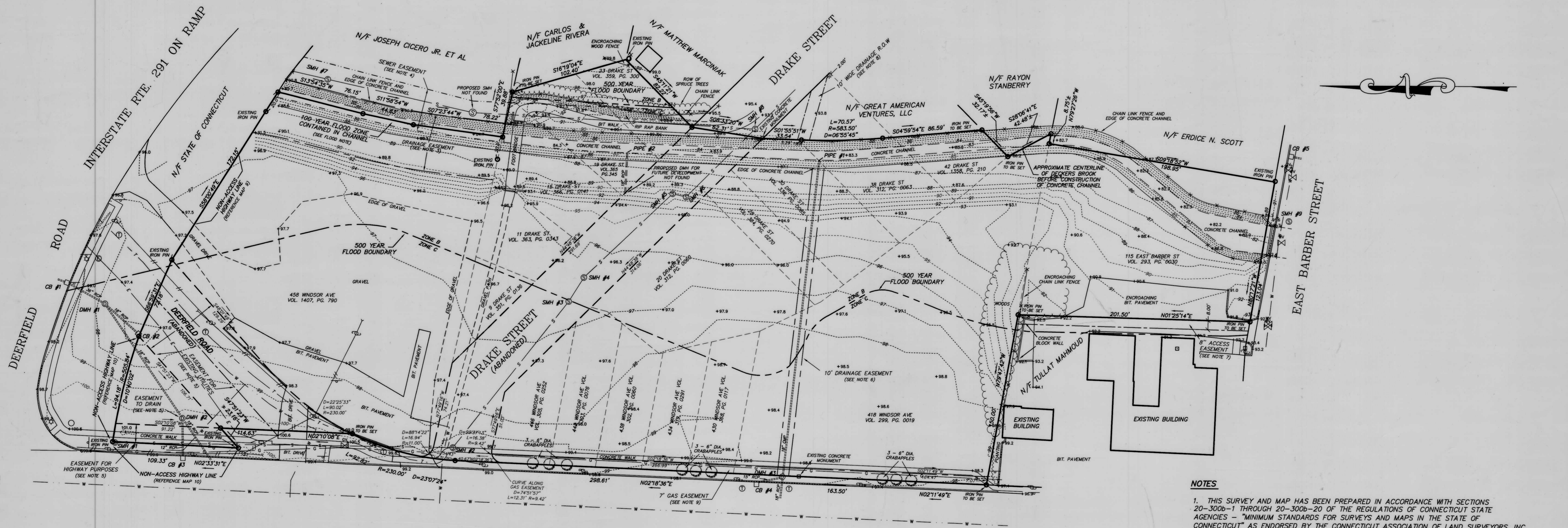


**Attachment B**  
Record Survey Map



WINDSOR AVENUE A.K.A. CONN. RTE. 159

- NOTES**
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A FIRST SURVEY AND CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHICAL ACCURACY CLASS T-2 IS INTENDED TO BE USED AS A PROPERTY SURVEY.
  2. THE BEARINGS (NORTH ORIENTATION) SHOWN ARE BASED ON THE 1927 NORTH AMERICAN DATUM (NAD 27). THE ELEVATIONS SHOWN ARE BASED ON THE 1927 NORTH AMERICAN VERTICAL DATUM (NAVD 29).
  3. THE SUBJECT PROPERTY IS SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF THE TOWN OF WINDSOR, AS DESCRIBED IN VOLUME 363 AT PAGE 173 RECORDED IN WINDSOR LAND RECORDS. (REFERENCE MAP #6)
  4. THE SUBJECT PROPERTY IS SUBJECT TO A SANITARY SEWER EASEMENT IN FAVOR OF THE METROPOLITAN DISTRICT, AS DESCRIBED IN VOLUME 366 AT PAGE 252 RECORDED IN WINDSOR LAND RECORDS. (REFERENCE MAP #7)
  5. THE SUBJECT PROPERTY IS SUBJECT TO AN EASEMENT FOR HIGHWAY PURPOSES, AN EASEMENT FOR EXISTING UTILITIES AND AN EASEMENT TO DRAIN, ALL IN FAVOR OF THE STATE OF CONNECTICUT AS SHOWN ON REFERENCE MAP #10.
  6. THE SUBJECT PROPERTY IS SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF THE STATE OF CONNECTICUT, AS CONNECTICUT AS SHOWN ON REFERENCE MAP #12
  7. THE SUBJECT PROPERTY ENJOYS AN 8 FOOT WIDE DRIVEWAY AND ACCESS EASEMENT AS DESCRIBED IN VOLUME 293 AT PAGE 30 RECORDED IN WINDSOR LAND RECORDS.
  8. THE SUBJECT PROPERTY ENJOYS 10 FOOT WIDE DRAINAGE EASEMENT AS SHOWN ON REFERENCE MAP #11
  9. THE SUBJECT PROPERTY IS SUBJECT TO A GAS EASEMENT IN FAVOR OF YANKEE GAS, AS CONNECTICUT AS SHOWN ON REFERENCE MAP #11
  10. AREA OF THE PARCEL IS 247,397 SQ. FT. OR 5.68 ACRES.

**REFERENCE MAPS**

1. "PROPERTY OF CICERO PARTNERSHIP, 458 WINDSOR AVE. - WINDSOR, CONNECTICUT" SCALE: 1 IN. = 20 FT., DATE: AUGUST, 1972, BY W.M. ALFORD, CIVIL ENGINEER, WINDSOR, CONN.
2. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF WINDSOR, WINDSOR AVENUE, FROM SKITCHEWAUG STREET TO TOBEY AVENUE, ROUTE NO. 110" SCALE 1" = 40', APPROVED BY THE STATE HIGHWAY COMMISSIONER DECEMBER 31, 1929, REVISED OCTOBER 15, 1959.
3. "HARTFORD GARDENS, WINDSOR, HARTFORD CO, CONN., OWNED BY J.W. WILBUR, FORMERLY OWNED BY EDWARD J. HALL, ERNEST W. BRANCH, CIVIL ENGINEER, 73 TREMONT ST., BOSTON, MASS., MAY 1912" CERTIFIED MAY 7, 1912 BY ERNEST W. BRANCH, CIVIL ENGINEER.
4. "RECONSTRUCTION OF I-91" SCALE: 1" = 40', PROJ. NO. 164-176, YEAR, 1987, SHEET NOS 184 & 190 OF 1014.
5. "TOWN OF WINDSOR, DEPT. OF PUBLIC WORKS, ENGINEERING DIVISION, PLAN OF DRAKE STREET ABANDONMENT" SCALE 1" = 40', DATE DRAWN 11-6-81.
6. "PERMANENT EASEMENT TO BE ACQUIRED FROM ESTATE OF JOSEPH CICERO SR., JOSEPH JR., ROSE MARIE GUSTAFSON, RICHARD CICERO, MICHAEL CICERO, ANTHONY CICERO, GLORIA SWARD ASUNDA BRYLL BY THE TOWN OF WINDSOR, CONNECTICUT (PARCEL "A")" SCALE: 1" = 20', DATE: DEC. 26, 1978 BY GRISWOLD & FUSS, INC., CONSULTING ENGINEERS AND SURVEYORS, MANCHESTER, CONNECTICUT.
7. "PERMANENT EASEMENT TO BE ACQUIRED FROM ESTATE OF JOSEPH CICERO SR., JOSEPH JR., ROSE MARIE GUSTAFSON, RICHARD CICERO, MICHAEL CICERO, ANTHONY CICERO, GLORIA SWARD ASUNDA BRYLL BY METROPOLITAN DISTRICT COMMISSION (PARCEL "B")" SCALE: 1" = 20', DATE: FEB. 19, 1978 BY GRISWOLD & FUSS, INC., CONSULTING ENGINEERS AND SURVEYORS, MANCHESTER, CONNECTICUT.
8. "TOWN OF WINDSOR MAP SHOWING LAND ACQUIRED FROM ROSE M. CICERO ET AL BY THE STATE OF CONNECTICUT, INTERSTATE ROUTE 291 (LIMITED ACCESS HIGHWAY)" SCALE 1" = 40', OCTOBER 1983 BY ROBERT W. GUBALA, TRANSPORTATION CHIEF ENGINEER - BUREAU OF HIGHWAYS, REVISED TO 5-6-85.
9. "PROPERTY SURVEY PREPARED FOR TOWN OF WINDSOR, 458 WINDSOR AVENUE, WINDSOR, CONN." SCALE: 1 IN. = 20 FT., DATE: MARCH 6, 2003, BY ALFORD ASSOCIATES, CIVIL ENGINEERS, WINDSOR, CONNECTICUT.
10. "COMPILED PLAN, TOWN OF WINDSOR MAP SHOWING LAND RELEASED TO TOWN OF WINDSOR BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION CT. ROUTE 159 - WINDSOR AVENUE" SCALE: 1 IN. = 20 FT., DATE: SEPTEMBER, 2003, BY ALFORD ASSOCIATES, CIVIL ENGINEERS, WINDSOR, CONNECTICUT.
11. "TOWN OF WINDSOR MAP, DEPARTMENT OF PUBLIC WORKS SHOWING LAND TRANSFER BETWEEN CZESLAW & LOIS GORALSKI AND THE TOWN OF WINDSOR" SCALE: 1 IN. = 20 FT., DATE: JUNE 15, 1979, BY ERNEST A. PHILLIPS L.S.
12. "MAP SHOWING AREA TO BE GRANTED TO YANKEE GAS SERVICES COMPANY ACROSS THE PROPERTIES OF TOWN OF WINDSOR, NO.'S 418, 430, 438, 442 & 446 WINDSOR AVENUE" SCALE: 1 IN. = 20 FT., DATE: APRIL 1, 1994.
13. "TEMPORARY EASEMENT TO BE ACQUIRED FROM LOUISE M. DEPAOLIS BY THE TOWN OF WINDSOR, CONNECTICUT" SCALE: 1" = 20', DATE: DECEMBER 26, 1978, BY GRISWOLD & FUSS, INC., CONSULTING ENGINEERS AND SURVEYORS, MANCHESTER, CONNECTICUT.
14. "PERMANENT EASEMENT TO BE ACQUIRED FROM ANNA GOLDENBERG ARRON ET. AL. BY THE TOWN OF WINDSOR, CONNECTICUT" SCALE: 1" = 20', DATE: DECEMBER 26, 1978, BY GRISWOLD & FUSS, INC., CONSULTING ENGINEERS AND SURVEYORS, MANCHESTER, CONNECTICUT.
15. "TOWN OF WINDSOR, CONNECTICUT, DECKERS BROOK IMPROVEMENTS PART-III, FROM NATIONAL RAIL PASS. CORP. TO PUTNAM MEMORIAL HIGHWAY, PLAN & PROFILE" DATE: FEBRUARY 1, 1979, REVISED: FEBRUARY 28, 1979, SHEETS 7, 9 & 11 OF 70, BY GRISWOLD & FUSS, INC., CONSULTING ENGINEERS AND SURVEYORS, MANCHESTER, CONNECTICUT.

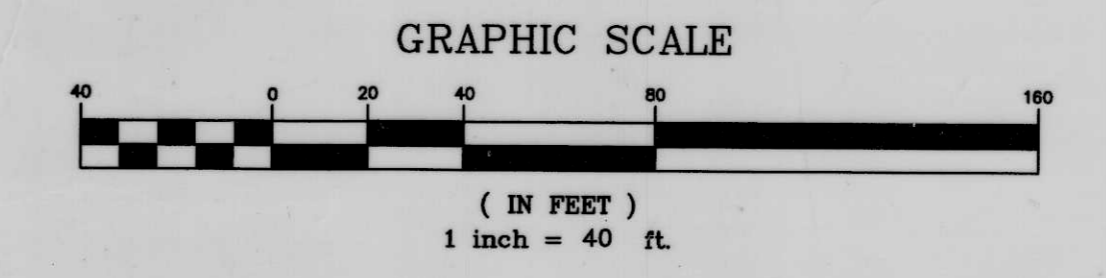
**STORM SEWER TABLE**

CB #1	DMH #1
TF=97.78	TF=97.63
FL=87.6	FL, NE=88.0
	FL, SW=88.1
	FL, W=88.5
CB #2	DMH #2
TF=96.51	TF=100.27
FL=89.6	FL, N&S=92.5
	FL, SW=94.0
CB #3	DMH #3
TF=99.65	TF=98.36
FL=95.9	FL, E=91.8
	FL, W=92.4
	FL, NW=93.6
CB #4	DMH #4
TF=97.54	TF=98.36
FL=94.6	FL, E=91.8
	FL, W=92.4
	FL, NW=93.6
CB #5	DMH #5
TF=91.08	TF=92.37
FL=85.8	FL=83.87
1045	
FL=85.30	END PIPE #2
	FL=84.79

**SANITARY SEWER TABLE**

SMH #1	SMH #6
TF=100.89	TF=92.43
FL=86.40	FL, IN=83.55
	FL, OUT=82.15
SMH #2	SMH #7
TF=98.49	TF=90.74
FL=85.75	FL=83.95
SMH #3	SMH #8
TF=96.64	TF=84.57
FL=85.55	FL=81.7
SMH #4	SMH #9
TF=96.16	TF=91.88
FL=85.50	FL=82.20
SMH #5	
TF=92.37	
FL=84.85	

**FLOOD NOTE:**  
A PORTION OF SUBJECT PROPERTY IS LOCATED IN ZONE "B" (AREA BETWEEN LIMITS OF 100-YEAR FLOOD AND 500-YEAR FLOOD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 080041 0010 D WITH A REVISION DATE OF SEPTEMBER 29, 1986. THE AREA OF 100-YEAR FLOOD IS CONTAINED WITHIN THE CONCRETE CHANNEL, AS NOTED ON SAID MAP.



THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.

- LEGEND**
- ☆ LIGHT POLE
  - ⊗ HYDRANT
  - CATCH BASIN
  - ⊙ SANITARY SEWER MANHOLE
  - ⊕ STORM MANHOLE
  - ⊖ TELEPHONE MANHOLE
  - ⊗ WATER MANHOLE
  - ⊠ ELECTRIC HANDHOLE
  - ⊔ UTILITY POLE
  - ⊕ WATER VALVE
  - ⊗ GAS VALVE
  - DRAINAGE PIPE
  - SANITARY SEWER PIPE
  - GAS PIPE
  - UNDERGROUND ELECTRIC SERVICE
  - UNDERGROUND TELEPHONE SERVICE

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.		L.S. NO. 9344	
12-15-04	ADDED FLOOD LINE	<p><b>Alford</b> ASSOCIATES, INC.</p>	<p>CIVIL ENGINEERS WINDSOR, CONNECTICUT</p> <p>WILSON H. ALFORD, P.E. &amp; L.S. 860-688-7288</p>
10-18-04	ADDED TOPOGRAPHICAL INFORMATION		
DATE	REVISION	SCALE: 1 IN. = 40 FT. DATE: JULY 28, 2004	
		<p><b>PROPERTY SURVEY</b></p> <p>PREPARED FOR</p> <p><b>TOWN OF WINDSOR</b></p> <p>418, 430, 438, 442, 450, 458 AND A PORTION OF 460 WINDSOR AVENUE, 6, 11, 15, 19, 20, 23, 28 AND PORTIONS OF 30, 39 &amp; 42 DRAKE STREET &amp; 115 EAST BARBER STREET</p> <p>WINDSOR, CONN.</p>	
NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.			

D 31-27

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