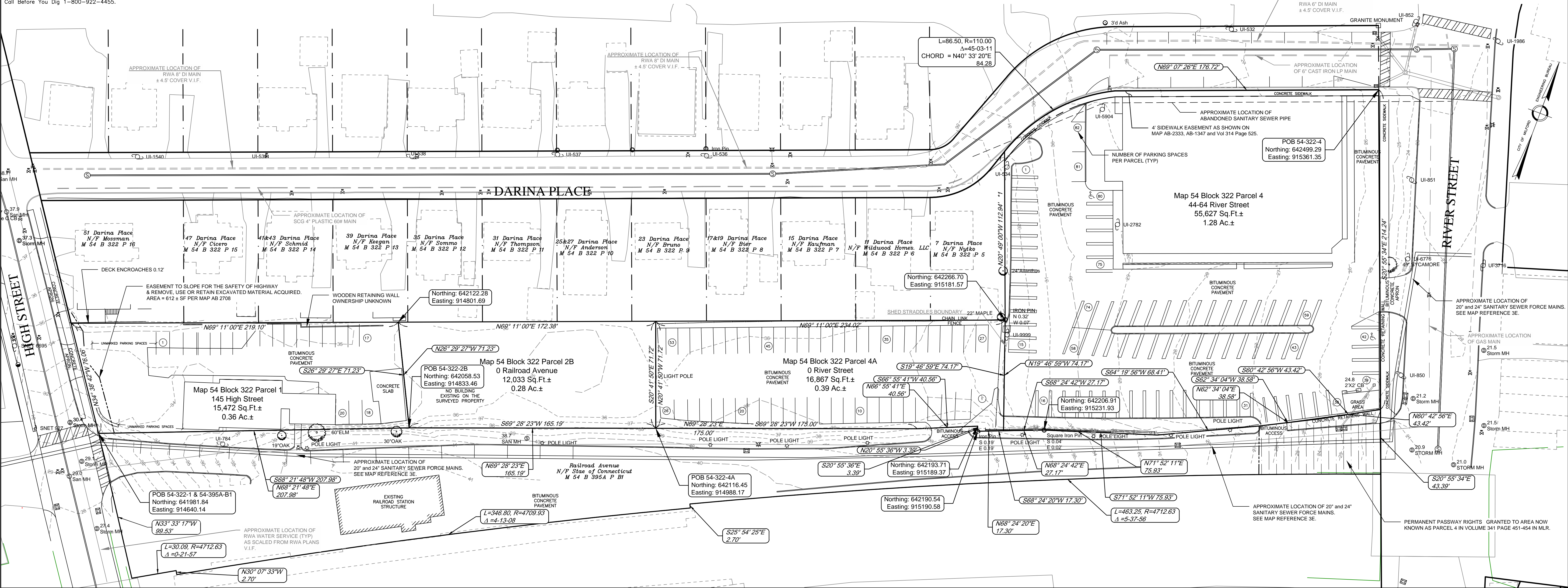


Call Before You Dig 1-800-922-4455.



- NOTES:**
1. See References:
- | | | |
|----|---|----------------------|
| A. | Map 54 Block 322 Lot 1 (145 High Street) | Volume 3199 Page 481 |
| B. | Map 54 Block 322 Lot 2B (O Railroad Avenue) | Volume 3199 Page 479 |
| C. | Map 54 Block 322 Lot 4 (44-64 River Street) | Volume 2401 Page 498 |
| D. | Map 54 Block 322 Lot 4A (O River Street) | Volume 2401 Page 498 |
2. Map References:
- A. "Property of J. Brown, Milford Conn." Dated Sept 1906, Dec 1911, Map on file in MLR Map No C-174.
- B. "Property of J. Brown, Milford Conn." Dated Sept 1906, Dec 1911, revised Sept 1914, Map on file in MLR Map No C-321.
- C. "Map of Property to be Conveyed by J. Brown to James T. Patterson, Milford, Conn. Dated Nov. 7th, 1925, Map on file in MLR Map No. E-425
- D. "Map of Property Owned by James T. Patterson, Milford Conn." Dated Sept. 29th, 1919, revised to August 23rd, 1926, Map on file in Milford Engineering Department.
- E. "Proposed Widening Darina Place", Dated June 1947, Map on file in Milford Engineering Department.
- F. "Map of Property John Gaetano subject to contract sale to Richard Steigler showing widening of a portion of Darina Place", Dated Sep. 15, 1947, Map on file in MLR Map No. 1959.
- G. "New York, New Haven & Hartford Railroad, Office of Engineer - Real Estate Surveys, Land in Milford, Conn. to be conveyed to Clemence Bros. MFG. Inc." Dated Dec. 1953, Map on file in MLR Vol 382 Pg 438.
- H. "New York, New Haven & Hartford Railroad, Office of Engineer - Real Estate Surveys, Land in Milford, Conn. to be conveyed to Richard Steigle." Dated Dec. 1963, Map on file in MLR Vol 531 Pg 201.
- I. "Map of Property to be conveyed to Danforth and DeForest Smith located at 44-64 River Street, Milford, Connecticut", dated March 1976, revised to Jan 79, Map on file in MLR Map No. AB 1347.
- J. "Map showing Land to be Leased to the City of Milford from the State of Connecticut Department of Transportation", dated Feb 29, 1960, revised to Feb 5, 1961, Map on file in MLR Map No. AB 1019.
- K. "Boundary Survey for Milford Crossing, 146 High Street, Milford, CT," Dated March 15, 1985, Map on file in MLR Map No. AB1306.
- L. "Boundary Survey of Parsons Complex, West Main Street, Milford, CT," Dated June 17, 1985.
- M. "Dependent Property Survey, 44-64 River Street, Prepared for Raymond J. Bastarache, Milford, Connecticut", dated 2/19/92, revised to 2/25/97, Map on file in MLR Map No. 1959.
- N. "DeLeo Brothers Property Group, 145 High Street and O Railroad Avenue, Milford, Connecticut, Map 54 Block 322 Parcels 1 and 2B", Dated 1/20/08, revised to 10/18/08, Map on file in Milford Planning and Zoning Office.
3. Sanitary Sewer Map References:
- A. S-98, Daniel Street and River Street, Profile and Plan As-Built, Milford, Conn., Central Sewers Section - "A", Dated October 31, 1935.
- B. S-99, West River Street, River Street, Profile and Plan As-Built, Milford, Conn., Central Sewers Section - "A", Dated October 31, 1935.
- C. S-108 and 108A, Board of Sewer Commissioners, Milford, Conn., Plan and Profile of Sewers in Darina Place, dated December 20, 1947, Updated to June 2004.
- D. S-108 and 108A, Board of Sewer Commissioners, Milford, Conn., Gulf Pond and Rogers Avenue Interceptor and Force Mains, dated 2/27/84, revised to May 1989.
- E. S-936, City of Milford Board of Sewer Commissioners, Gulf Pond and Rogers Avenue Interceptor and Force Mains, dated 2/27/84, revised to May 1989.
4. North Rotation and Coordinates are GPS Derived August 2014.
5. Table A, Item 3, Map 54 Block 322 Lots 1, 2B and 4A are in Flood Zone X as shown on the Flood Insurance Map, New Haven County, Connecticut, Plan 531 of 635. Map Number 09009C0531J, Map Revised July 8, 2013
6. Table A, Item 3, A portion of the South Eastern Corner of Map 54 Block 322 Lot 4 is in Flood Zone AE-22 as scaled from the Flood Insurance Map, New Haven County, Connecticut, Plan 531 of 635. Map Number 09009C0531J, Map Revised July 8, 2013.
7. Table A, Item 8. The striping and notes are shown herein.
8. Table A, Item 18. There is no observed evidence of the site used as a solid waste dump, slum or sanitary landfill.
9. Table A, Item 19. There are no wetlands on the site per soil maps and Milford Indian Wetland Lists.

The new property descriptions below were determined necessary to match field conditions and recorded maps and deeds containing the subject parcels and abutting parcels.

The Granite Monument at the northwest corner of the intersection of Darina Place and River Street was held as it is called for on Map References listed hereon.

Property description of Map 54 Block 322 Parcel 1

Beginning at a point whose Northing is 641981.84 and whose Easting is 914640.14;
thence bearing N 34-38-42 W a distance of 76.06 feet ;
thence bearing N 69-11-00 E a distance of 219.10 feet ;
thence bearing S 26-29-27 E a distance of 71.23 feet ;
thence bearing S 68-21-48 W a distance of 207.98 feet to the point of beginning.

Property description of Map 54 Block 322 Parcel 2B
Beginning at a point whose Northing is 642058.53 and whose Easting is 914833.46

thence bearing N 26-29-27 W a distance of 71.23 feet ;
thence bearing N 69-11-00 E a distance of 172.38 feet ;
thence bearing S 20-41-50 E a distance of 71.72 feet ;
thence bearing S 69-28-23 W a distance of 165.19 feet to the point of beginning.

Property description of parcel Map 54 Block 322 Parcel 4A

Beginning at a point whose Northing is 642116.45 and whose Easting is 914988.17 ;
thence bearing N 20-41-50 W a distance of 71.72 feet ;
thence bearing N 69-11-00 E a distance of 234.02 feet ;
thence bearing S 19-46-59 E a distance of 74.17 feet ;
thence bearing S 68-24-20 W a distance of 17.30 feet ;
thence bearing N 20-55-36 W a distance of 3.39 feet ;
thence bearing S 66-55-41 W a distance of 40.56 feet ;
thence bearing S 69-28-23 W a distance of 175.00 feet to the point of beginning.

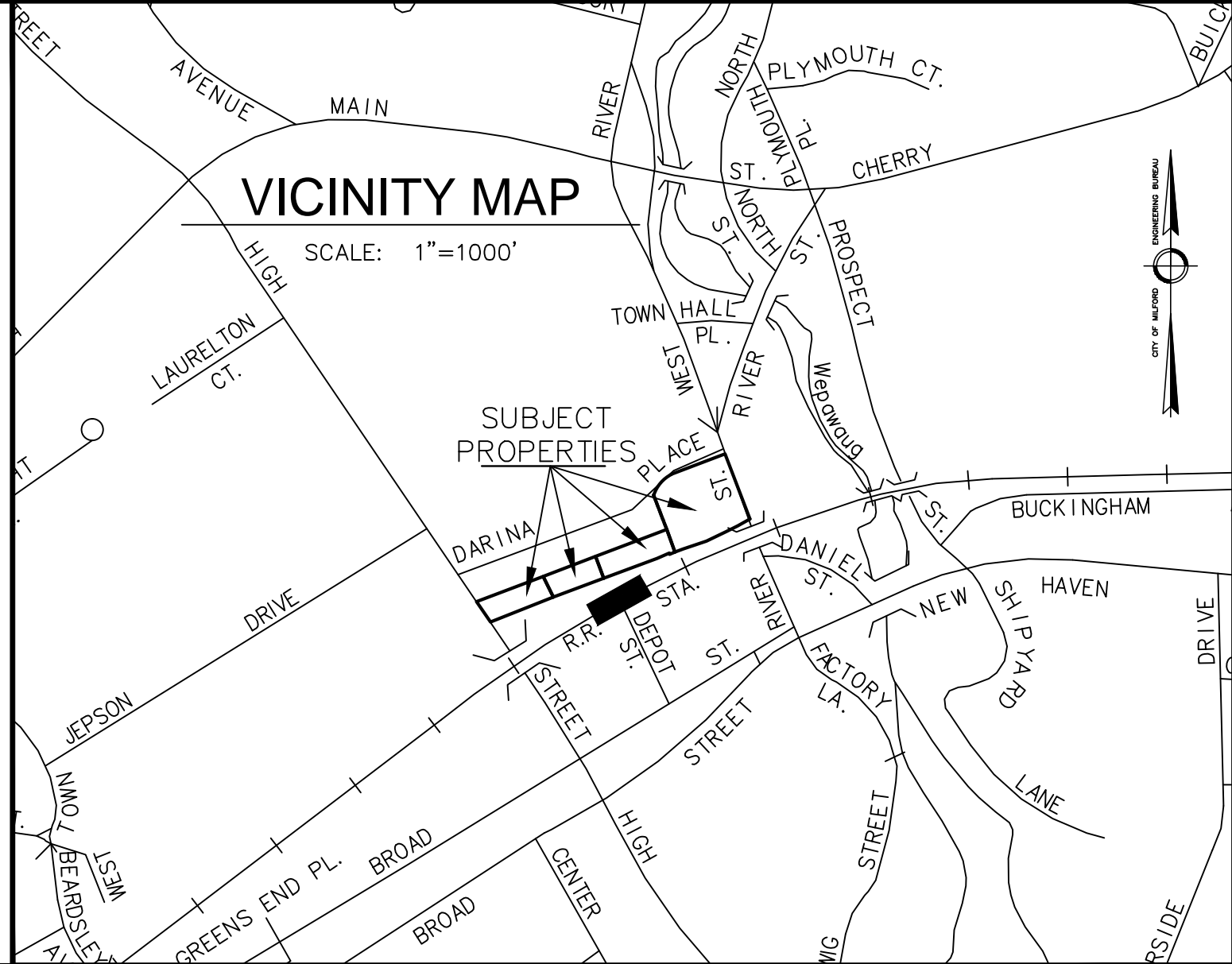
Property description of Map 54 Block 322 Parcel 4
Beginning at a point where Northing is 642490.20 and where Easting is 915261.25;

thence bearing S 20-55-34 E a distance of 214.24 feet;
thence bearing S 60-42-56 W a distance of 43.42 feet;
thence bearing S 62-34-04 W a distance of 38.98 feet;
thence bearing S 64-19-18 W a distance of 68.64 feet;
thence bearing S 71-52-11 W a distance of 75.93 feet;
thence bearing S 68-24-42 W a distance of 27.17 feet;
thence bearing N 19-45-50 W a distance of 74.17 feet;
thence bearing N 20-49-00 W a distance of 112.94 feet;
thence along a curve to the RIGHT, having a radius of 11.00 feet, a delta angle of 45° 03' 11", and whose long chord bears N 40-33-20 E a distance of 94.28 feet;
thence bearing N 69-07-32 E a distance of 176.72 feet to the point of beginning.

*1: This line does not match the record map. The subdivision map for Darina Place (Map Reference 2A) shows 90° angles for the property lines of Lot 3 and 5. This map has senior rights and the 90° angles were held and match an existing iron pin.

Property description of parcel Map 54 Block 395A Parcel B1
Beginning at a point whose Northing is 641081.84 and whose Easting is 914640.14

thence bearing N 68-21-48 E a distance of 207.98 feet ;
thence bearing N 68-26-23 E a distance of 165.19 feet ;
thence bearing N 68-26-36 E a distance of 175.00 feet ;
thence bearing N 68-50-41 E a distance of 40.52 feet ;
thence bearing S 20-55-26 E a distance of 3.39 feet ;
thence bearing N 68-24-20 E a distance of 17.30 feet ;
thence bearing N 68-24-42 E a distance of 27.17 feet ;
thence bearing N 71-52-11 E a distance of 75.50 feet ;
thence bearing N 64-19-56 E a distance of 68.41 feet ;
thence bearing N 62-34-04 E a distance of 35.86 feet ;
thence bearing N 60-42-56 E a distance of 43.42 feet ;
thence bearing S 20-50-54 E a distance of 3.39 feet ;
thence along a curve to the LEFT, having a radius of 4712.63 feet, a delta angle of 05° 37' 38",
and whose long chord bears S 64-54-31 W a distance of 483.06 feet ;
thence bearing S 25-54-25.105 E a distance of 2.70 feet ;
thence along a curve to the RIGHT, having a radius of 109.633 feet, a delta angle of 04° 13' 08",
and whose long chord bears N 61-50-51 W a distance of 346.73 feet ;
thence bearing N 30-7-32.833 W a distance of 2.70 feet ;
thence along a curve to the RIGHT, having a radius of 112.63 feet, a delta angle of 00° 21' 57",
and whose long chord bears S 59-41-29 W a distance of 30.09 feet ;
thence bearing N 33-33-17 W a distance of 99.53 feet ; to the point of beginning.



To: Agro River Street, LLC, DeLeo Brothers Property Group, LLC, The State of Connecticut, Connecticut Attorneys Title Insurance Company and the City of Milford:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 3, 9, 18 and 19 of Table A thereof. The field work was completed on June 22, 2015.
Date of Plat or Map: July 8, 2015

To my knowledge and belief, this and is substantially correct as noted hereon.



Gary W. Wassmer, P.E., L.S. #18594

This survey is not valid unless it bears a live signature and live seal.

This survey and map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Survey and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.

It is a Property Survey based upon a Dependent Resurvey and is intended to depict the locations of all boundary monumentation found or set, relationship of improvements and features to the boundary, record easements, means of ingress and egress, lines of occupation, deed restrictions, conflicts, and encroachments.

This survey conforms to Horizontal Accuracy Class A-2.

	Removed 20' Right to Pass per CATIC	GWW	08/26/2015
	Revised typo in Map Description "H"	GWW	08/26/2015
	Added Property Description of 54-395A-B1 per CATIC	GWW	08/26/2015

ALTA/ ACSM Land Title Survey
Tax Map 54 Block 322
Parcels 1, 2B, 4, 4A

High Street, River Street and
Railroad Avenue
MILFORD, CONNECTICUT

CITY OF MILFORD
ENGINEERING BUREAU
MILFORD, CONNECTICUT

SCALE
1" = 30'

DATE
July 8, 2015

SHEET
1 OF 1

