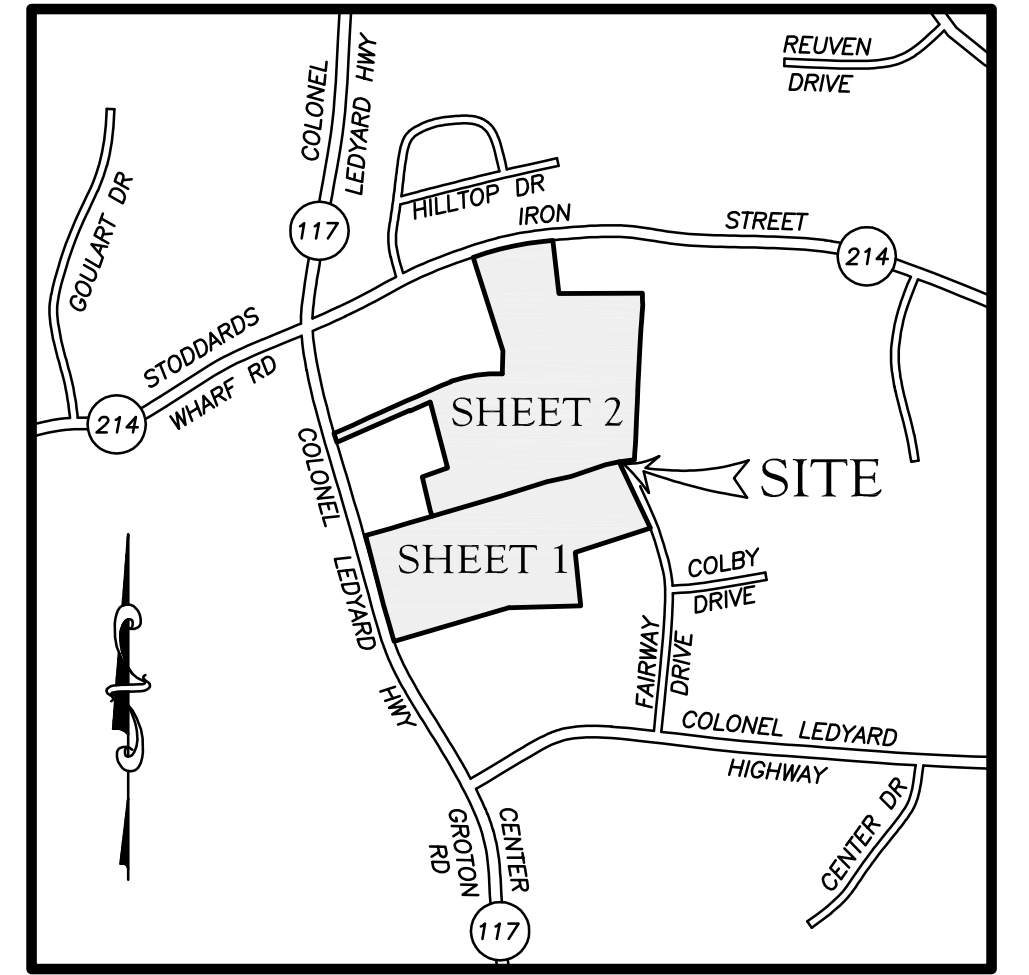
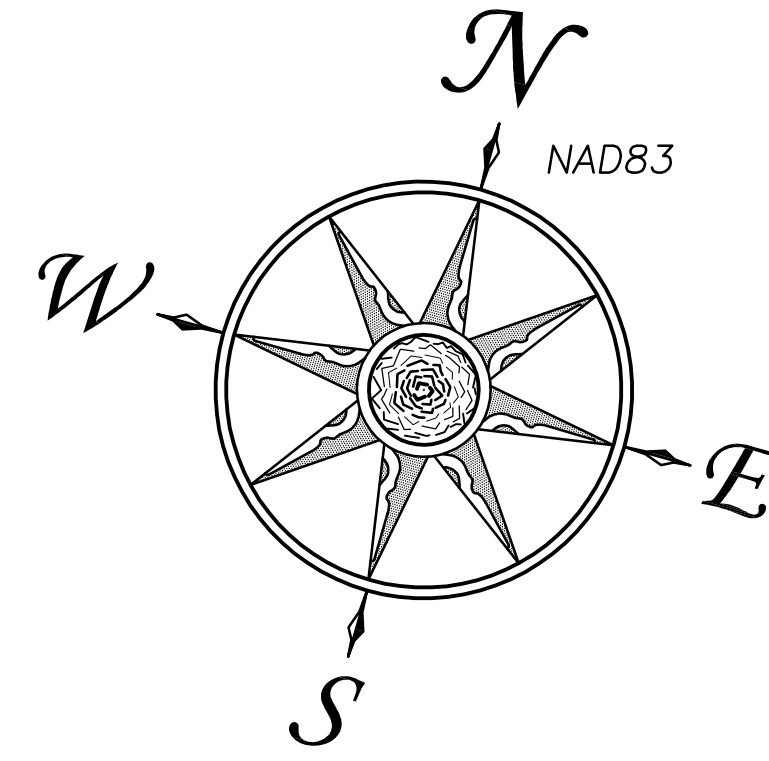


MAP REFERENCES

REFERENCE MAY BE MADE TO THE FOLLOWING PLANS:

- A) "MUNICIPAL LOT SPLIT PLAN PROPERTY OF THE TOWN OF LEDYARD 740 COLONEL LEDYARD HIGHWAY A.K.A. CONNECTICUT ROUTE 117 LEDYARD, CONNECTICUT SCALE: 1"=40' APRIL 2019 SHEETS 1-2 OF 2", DIETER & GARDNER, (FILED VOL 2019 PG 2984)
- B) "RESUBDIVISION PLAN PROPERTY HISTORY MAP PREPARED FOR THAMES AQUATIC CLUB, LLC PROPERTY OF LEDYARD FAIRWAY LIMITED PARTNERSHIP 26 IRON STREET (CT. ROUTE #214) LEDYARD, CONNECTICUT SCALE: 1"=100' DATE: JUNE 2016 "A" REVISED PER PAZ APPROVAL CONDITIONS 12-8-16 JOB I.D. NO.: 16-0514 SHEET 4 OF 4", MATTERN & STEFON LAND SURVEYORS, LLC 148 ROUTE 2 PRESTON, CONNECTICUT 06365 (860) 889-1999, (FILED BOOK 2017, PAGE 2916)
- C) "BOUNDARY SURVEY - PREPARED FOR - FIRST LEAPS TOGETHER, LLC BOUNDARY LINE ADJUSTMENT 758R COLONEL HWY (RTE 117) AND 12 IRON STREET LEDYARD CONNECTICUT DATE: JULY 6, 2016 SCALE: 1"=40' SHEET NO.: 1 OF 1", ROB HELLSTROM LAND SURVEYING LLC, (FILED BOOK 2016 / PAGE 2894)
- D) "BOUNDARY & TOPOGRAHIC SURVEY LOT MERGER PROPERTY OF THE TOWN OF LEDYARD #11-13 FAIRWAY DRIVE TOWN OF LEDYARD, CONNECTICUT DATE: 5-27-03 SCALE: 1"=20' SHEET NO. 1", CLA ENGINEERS, INC. (FILED MAP 2211)
- E) "EXHIBIT A-3 CONDOMINIUM PLAN PREPARED FOR HLM DEVELOPMENTS, INC. LEDYARD, CONN. DATE: 12-04-03 SCALE: 1"=20' SHEET 1 OF 1", MEGSON & HEAGLE, (FILED MAP 2231)
- F) "EXHIBIT A-3 CONDOMINIUM PLAN COUNTRYSIDE CONDOMINIUMS PREPARED FOR HLM DEVELOPMENTS, INC. LEDYARD, CONN. DATE: 8-20-03 SCALE: 1"=20' SHEET 2 OF 2", MEGSON & HEAGLE, (FILED MAP 2159)
- G) "PROPOSED SUBDIVISION OF 26 IRON STREET A.K.A. ROUTE 214 LEDYARD, CONNECTICUT PREPARED FOR LEDYARD FAIRWAY LIMITED PARTNERSHIP SHEET NO. 2 OF 2 SCALE: 1"=30' DATE: 5-11-00 REV. A 6-13-00 REV. B 8-3-00 REV. C 8-8-00", J DEMPSEY ASSOCIATES, (FILED MAP 2052)
- H) "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF LEDYARD COLONEL LEDYARD HIGHWAY FROM THE ALLYN PROPERTY WESTERLY AND NORTHERLY ABOUT 6,500 FEET, SCALE: 1"=40' DATE: APR. 30, 1942 REVISED TO SHOW CONNECTION TO R.O.W. MAP 71-18 SHEET 14 OF 14 JUNE 13, 1990 NUMBER 71-11 SHEET NOS. 2,3 OF 3"
- I) "CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP TOWN OF LEDYARD CENTER GROTON ROAD FROM THE GROTON TOWN LINE NORTHERLY TO THE COLONEL LEDYARD HIGHWAY SCALE: 1"=40' (MARKED APPROVED 589) (NOT DATED) NUMBER 71-18 SHEET NO. 14 OF 14" (MARKED PRELIMINARY)

- J) "SOILS & BOUNDARY MAP SECTION II COMMERCIAL RESUBDIVISION PREPARED FOR J. AND L. ENTERPRISES LEDYARD CONN. DATE: 9-20-86 REV: 1-6-87 - CORRECT DIMENSIONS REV: 6-17-87 - FUTURE WATER SERVICE SCALE: 1"=100' SHEET 2 OF 12", MEGSON & HEAGLE, (FILED MAP 1324)
- K) "BOUNDARY MAP LEDYARD FAIRWAY PREPARED FOR FAIRWAY LIMITED PARTNERSHIP LEDYARD, CONN. DATE: 9-10-86 REV: 9-26-86 REV: 3-15-87 LOT LINE PARCEL 20 SCALE: 1"=100", MEGSON & HEAGLE
- L) "SUBDIVISION PLAN SECTION II COMMERCIAL RESUBDIVISION PREPARED FOR J. AND L. ENTERPRISES LEDYARD CONN. DATE: 9-20-86 REV: 1-7-86 - CORRECT DIMENSIONS REV: 6-17-87 - DRAINAGE EASEMENT / WATER R.O.W. SCALE: 1"=40' SHEET 4 OF 12", MEGSON & HEAGLE, (FILED MAP #1326)
- M) "SUBDIVISION PLAN SECTION II COMMERCIAL RESUBDIVISION PREPARED FOR J. AND L. ENTERPRISES LEDYARD CONN. DATE: 9-20-86 REV: 1-7-87 - CORRECT DIMENSIONS SCALE: 1"=40' SHEET 5 OF 12", MEGSON & HEAGLE, (FILED MAP #1327)
- N) "SUBDIVISION PLAN COMMERCIAL SUBDIVISION PREPARED FOR J. AND L. ENTERPRISES LEDYARD CONN. DATE: 6-16-85 REV: 5-20-85 REV: 6-10-85 LOT NO. 3 REVISED SCALE: 1"=40' SHEET 2 OF 5", MEGSON & HEAGLE, (FILED MAP #1167)
- O) "PREPARED FOR FAIRWAY LIMITED PARTNERSHIP LEDYARD, CONN. DATE: 12-12-85 SCALE: 1"=40", MEGSON & HEAGLE, (FILED MAP 1249)
- P) "TOPOGRAPHIC MAP COMMERCIAL SUBDIVISION PREPARED FOR J. AND L. ENTERPRISES LEDYARD CONN. DATE: 5-16-85 REV 6-10-85 LOT NO. 3 REV: 5-20-85 SCALE: 1"=40' SHEET 3 OF 5", MEGSON & HEAGLE, (FILED MAP 1168)
- Q) "MAP SHOWING LAND TO BE TRANSFERRED TO BILL LIBRARY ASSOCIATION CENTER GROTON RD. LEDYARD, CT. SCALE: 1"=20' FEBRUARY 24, 1982", WAYNE M. CHIPPARIN(SP), (FILED MAP 913)
- R) "PLAN SHOWING PROPERTY OF THE TOWN OF LEDYARD LEDYARD CONNECTICUT SCALE: 1"=100' FEBRUARY 1976", GEORGE H. DIETER, (FILED MAP 651)
- S) "PLAN SHOWING LAND & BUILDING TO BE CONVEYED BY TOWN OF LEDYARD TO LEDYARD CONGREGATIONAL ECCLESIASTICAL SOCIETY SCALE: 1"=20' APRIL 1959", GILBERT F. PERRY C.E. (FILED MAP 274)
- T) "IMPROVEMENT LOCATION SURVEY PREPARED FOR THE IRIS HOLDING COMPANY, LLC 14 IRON STREET (CT. ROUTE #214) LEDYARD, CONNECTICUT SCALE: 1"=40' DATE: AUGUST 2019 JOB I.D. NO.: 18-0696 SHEET 1 OF 1", PREPARED BY MATTERN & STEFON LAND SURVEYORS, LLC 148 ROUTE 2 PRESTON, CONNECTICUT 06365 (860) 889-1999.



LOCATION MAP

SCALE: 1"=1000'

REFERENCE NOTES

1. THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", ADOPTED EFFECTIVE JUNE 21, 1996, REVISED OCTOBER 26, 2018. IT IS A PROPERTY SURVEY CONFORMING TO HORIZONTAL ACCURACY "CLASS A-2" STANDARDS. THE BOUNDARY DETERMINATION CATEGORY IS A "FIRST SURVEY". REFERENCE MAY BE MADE TO NORTH AMERICAN DATUM OF 1983 (NAD 83/87).
2. REFERENCE MAY BE MADE TO THE FOLLOWING DEEDS RECORDED IN THE TOWN OF LEDYARD LAND RECORDS:
- A) 740 COLONEL LEDYARD HIGHWAY
VOLUME: 580 PAGES: 608-611 TYPE: WARRANTY DEED
GRANTOR: THE TOWN OF LEDYARD
GRANTEE: LEDYARD CENTER, LLC
DATE RECORDED: 10-09-2019
- B) 26 IRON STREET
VOLUME: 616 PAGES: 909-911 TYPE: WARRANTY DEED
GRANTOR: LEDYARD FAIRWAY LIMITED PARTNERSHIP
GRANTEE: LEDYARD CENTER, LLC
DATE EXECUTED: 1-06-2022 DATE RECORDED: 1-12-2022
3. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING, PAROL TESTIMONY AND OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO DGT ASSOCIATES, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY FUTURE CONSTRUCTION ACTIVITY. CALL BEFORE YOU DIG AT 811.
4. 740 COLONEL LEDYARD HIGHWAY IS SUBJECT TO AN EASEMENT IN FAVOR OF THE SOUTHEASTERN CONNECTICUT WATER AUTHORITY. MORE PARTICULARLY DESCRIBED IN VOLUME 580, PAGES 511-513, DATED 10-02-2019 AND RECORDED ON 10-03-2019.
5. 740 COLONEL LEDYARD HIGHWAY IS SUBJECT TO A RIGHT OF WAY AND DRIVEWAY AGREEMENT IN FAVOR OF THE TOWN OF LEDYARD MORE PARTICULARLY DESCRIBED IN VOLUME 580, PAGES 612-614, DATED 10-04-2019 AND RECORDED ON 10-09-2019.
6. 740 COLONEL LEDYARD HIGHWAY IS SUBJECT TO EASEMENTS IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY MORE PARTICULARLY DESCRIBED IN THE FOLLOWING DEEDS:
- A) VOLUME 327, PAGES 157-158, DATED 3-08-2002 AND RECORDED ON 3-12-2002.
- B) VOLUME 180, PAGES 264-266, DATED 5-11-1988 AND RECORDED ON 5-18-1988.
7. 740 COLONEL LEDYARD HIGHWAY MAY BE SUBJECT TO A WATER LINE EASEMENT AS OF RECORD APPEARS.
8. 26 IRON STREET IS SUBJECT TO A RIGHT OF WAY FIFTEEN (15) FEET WIDE MORE PARTICULARLY DESCRIBED IN VOLUME 15, PAGE 341, FROM FREDERIC E. FENGAR TO FRANK CRUZ AND PRISCILLA A. CRUZ DATED 11-01-1951 AND RECORDED ON 11-03-1951.
9. 26 IRON STREET IS SUBJECT TO A RIGHT OF WAY FOR ALL PURPOSES FROM A PORTION OF 758R COLONEL LEDYARD HIGHWAY TO THE HIGHWAY ROUTE #27 (NOW COLONEL LEDYARD HIGHWAY/ROUTE NO. 117). REFERENCE MAY BE MADE TO VOLUME 40, PAGE 170, DATED 7-18-1961 AND RECORDED ON 10-09-1961.
10. A PORTION OF 26 IRON STREET AS DESCRIBED IN VOLUME 157, PAGES 848-849, FROM FRANK CRUZ AND PRISCILLA CRUZ TO LEDYARD FAIRWAY LIMITED PARTNERSHIP, DATED 9-16-1986 AND RECORDED ON 9-17-1986 IS SUBJECT TO MAINTENANCE COSTS WITH REGARD TO SAID PARCEL IN CONNECTION WITH ITS USE AS A ROADWAY AND RIGHT OF WAY FOR VEHICULAR TRAFFIC. SHOULD IMPROVEMENTS BE MADE WHICH ADVERSELY AFFECT ANY PORTION OF A SEPTIC SYSTEM LOCATED WITHIN THE PARCEL DESCRIBED THEREIN, ALL COSTS NECESSARY TO RELOCATE PORTIONS OF SAID SEPTIC SYSTEM ARE TO BE PAID BY THE GRANTEE. SAID PREMISES ARE SUBJECT TO AN EASEMENT FOR THAT PORTION OF THE GRANTOR'S SEPTIC SYSTEM CURRENTLY LOCATED WITHIN THE DESCRIBED PARCEL. SAID EASEMENT SHALL TERMINATE AT SUCH TIME AS THE SEPTIC SYSTEM IS RELOCATED. SAID PREMISES ARE SUBJECT TO A RIGHT OF WAY RESERVED FOR THE BENEFIT OF THE GRANATORS, THEIR HEIRS, SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF INGRESS AND EGRESS TO REMAINING LAND OF THE GRANTOR WHICH ABUTS SAID PARCEL.
11. 26 IRON STREET IS SUBJECT TO A NON-EXCLUSIVE EASEMENT MORE PARTICULARLY DESCRIBED IN VOLUME 558, PAGES 239-244, FROM LEDYARD FAIRWAY LIMITED PARTNERSHIP TO IRIS HOLDING COMPANY, LLC, DATED 8-09-2017 AND RECORDED ON 8-10-2017.
12. 26 IRON STREET IS SUBJECT TO AN EASEMENT FOR DRAINAGE PURPOSES MORE PARTICULARLY DESCRIBED IN VOLUME 579, PAGES 230-232, DATED 8-27-2019 AND RECORDED ON 8-28-2019.
13. 26 IRON STREET IS SUBJECT TO A PRIVATE PROPERTY EASEMENT IN FAVOR OF THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY MORE PARTICULARLY DESCRIBED IN VOLUME 94, PAGE 704, DATED 8-29-1974.
14. 26 IRON STREET - NOTICE OF GRANT OF VARIANCE FROM THE TOWN OF LEDYARD DATED APRIL 10, 1979 AND RECORDED IN VOLUME 113, PAGE 761 OF THE LEDYARD LAND RECORDS.
15. SAID PREMISES ARE SUBJECT TO AND TOGETHER WITH SUCH RIGHTS AS MAY APPEAR OF RECORD.

LEGEND

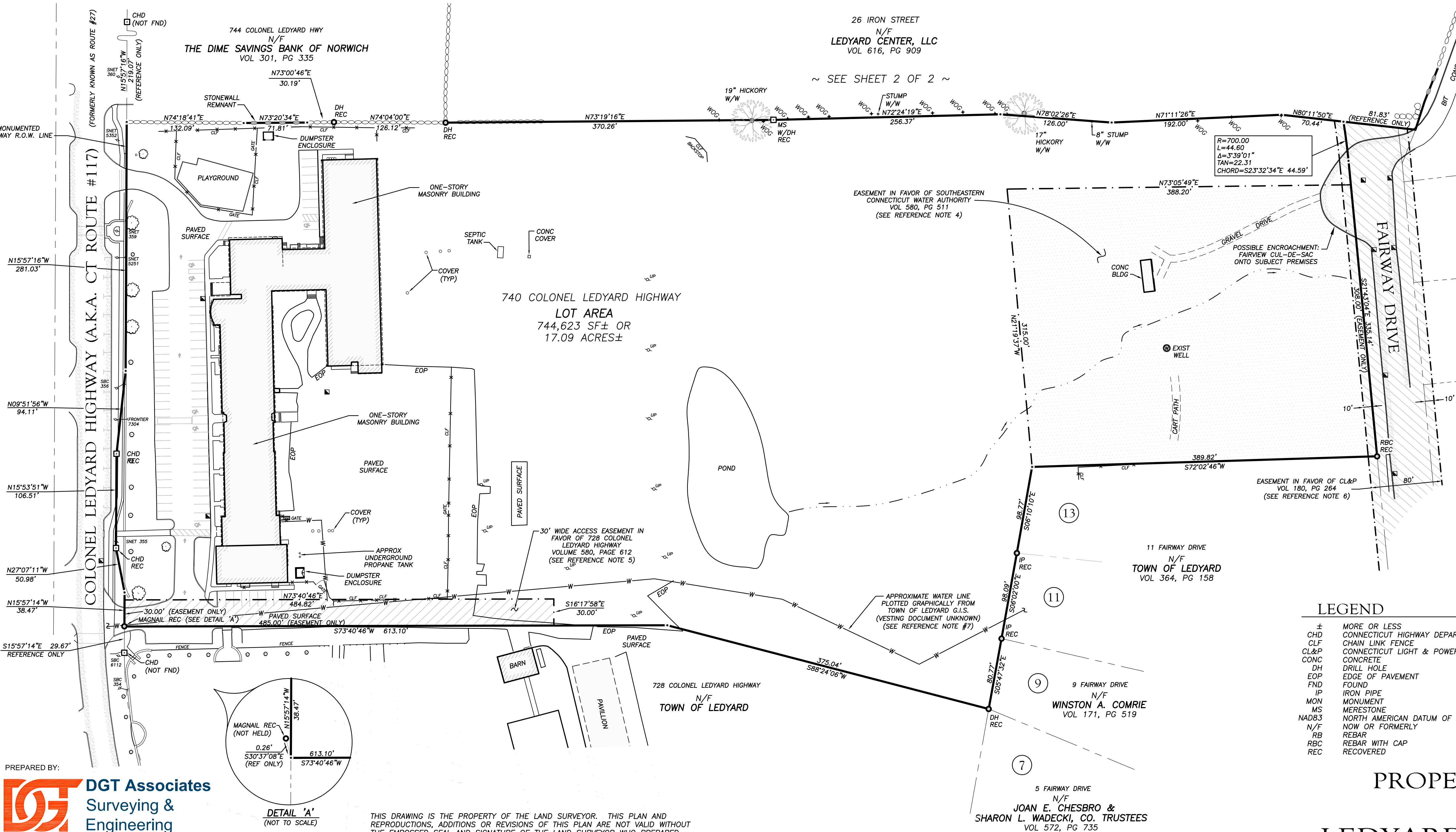
±	MORE OR LESS	REF	REFERENCE
CHD	CONNECTICUT HIGHWAY DEPARTMENT	REF	RIGHT OF WAY
CLF	CHAIN LINK FENCE	R.O.W.	SOUTHERN NEW ENGLAND TELEPHONE
CL&P	CONNECTICUT LIGHT & POWER	SF	SQUARE FEET
CONC	CONCRETE	TYP	TYPICAL
DH	DRILL HOLE	WOG	WIRE ON GROUND
EOP	EDGE OF PAVEMENT	W/W	WITH WIRE
FND	FOUND	W/C	WIRE CATCH BASIN
IP	IRON PIPE	W/P	WIRE PIN OR DRILL HOLE
MON	MONUMENT	W/P	WIRE PIN OR DRILL HOLE
MS	MERESTONE	W/P	WIRE PIN OR DRILL HOLE
NAD83	NORTH AMERICAN DATUM OF 1983	W/P	WIRE PIN OR DRILL HOLE
N/F	NOW OR FORMERLY	W/P	WIRE PIN OR DRILL HOLE
RB	REBAR	W/P	WIRE PIN OR DRILL HOLE
RBC	REBAR WITH CAP	W/P	WIRE PIN OR DRILL HOLE
REC	RECOVERED	W/P	WIRE PIN OR DRILL HOLE

PROPERTY SURVEY

PROPERTY OF

LEDYARD CENTER, LLC
740 COLONEL LEDYARD HIGHWAY
LEDYARD, CONNECTICUT

SCALE: 1"=60' DATE: SEPTEMBER 2022 JOB NO: C1040 SHEET NO: 1 OF 2



PREPARED BY:
DGT Associates
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"TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."

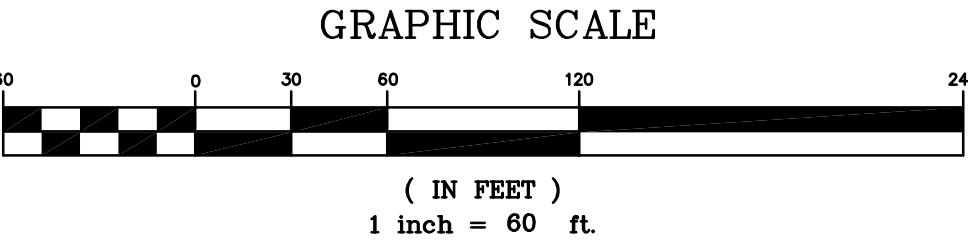
15157
SUSAN F. MATTERN, PLS
LICENSE NO. DATE

PROPERTY SURVEY

PROPERTY OF

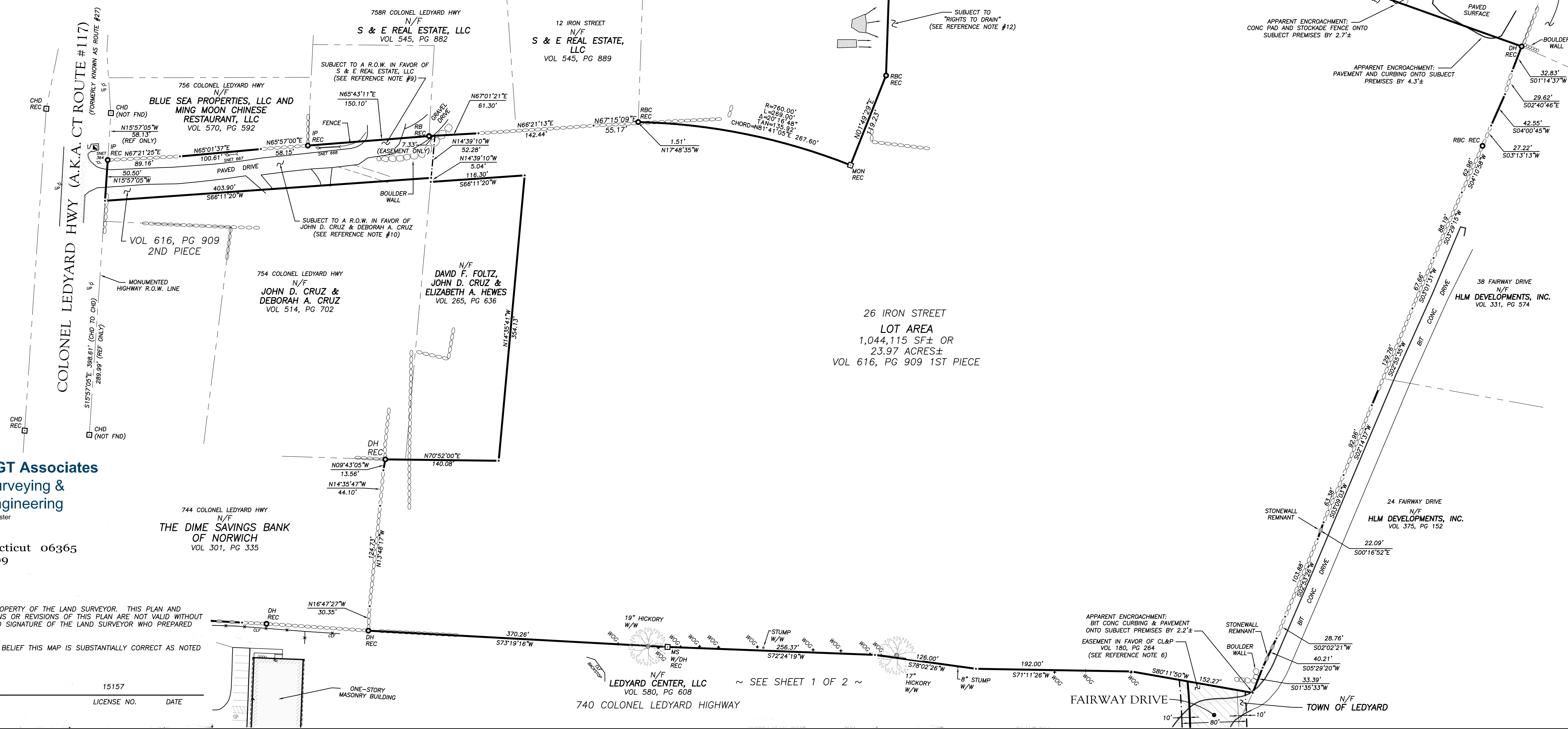
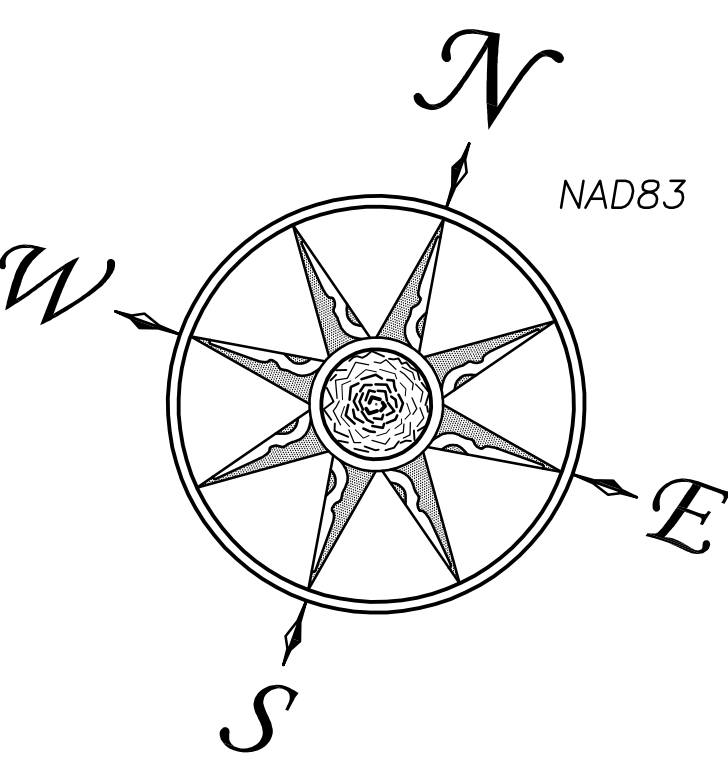
LEDYARD CENTER, LLC
26 IRON STREET
LEDYARD, CONNECTICUT

SCALE: 1"=60' DATE: SEPTEMBER 2022 JOB NO: C1040 SHEET NO: 2 OF 2



LEGEND

±	MORE OR LESS	REF	REFERENCE
CHD	CONNECTICUT HIGHWAY DEPARTMENT	R.O.W.	RIGHT OF WAY
CLF	CHAIN LINK FENCE	SNET	SOUTHERN NEW ENGLAND TELEPHONE
CL&P	CONNECTICUT LIGHT & POWER	SF	SQUARE FEET
CONC	CONCRETE	TYP	TYPICAL
DH	DRILL HOLE	WOG	WIRE ON GROUND
FND	FOUND	W/W	WITH WIRE
IP	IRON PIPE		CATCH BASIN
MON	MONUMENT		IRON PIN OR DRILL HOLE
MS	MERESTONE		MONUMENT
NAD83	NORTH AMERICAN DATUM OF 1983		PROPERTY POINT
N/F	NOW OR FORMERLY		STONEWALL
RB	REBAR		UTILITY POLE
RBC	REBAR WITH CAP		CHAINLINK FENCE
REC	RECOVERED		HANDICAP PARKING



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

SUSAN F. MATTERN, PLS
15157
LICENSE NO. DATE

740 COLONEL LEDYARD HIGHWAY

~ SEE SHEET 1 OF 2 ~

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