



BROWN AREA IS SLOPES OVER 25%
 SLOPES >25% 18.57 AC. 93%
 SLOPES 25% OR LESS 1.46 AC. 7%

TOTAL AREA IN WASHINGTON 20.0339 AC.

TOPOGRAPHIC ELEVATIONS & SLOPES

PROPERTY LEGEND	TOPOGRAPHIC LEGEND
■ Concrete Monument	— Stone Wall
■ Stone Bound	— Wire Fence
■ CHD CT. Hwy Dept. Monument	— Wooden Fence
■ USGS U.S. Geological Survey Mon.	— Remaining Wall
● LPIPE Iron Pipe	○ or ○ Utility Poles or Light Pole
● I.P. Iron Pin	○ CL&P CT. Light & Power Pole
● D.H. Drill Hole	○ SNET So. New England Telephone
● B.P. Brass Pin	○ WT Co. Woodbury Telephone Co.
● S&T Stake and Tack	○ MH Manhole
● H.S. Heap of Stones	○ CB Catch Basin
○ F.P. Fence Post	○ Evergreen Tree
○ Existing	○ Deciduous Tree
○ Prop. Proposed	○ Fire Hydrant
○ FD. Found	○ Sign
○ N/F Now or Formerly	○ Existing Contours
— Property Line	— Proposed Contours
— Assumed Street or Highway Line	— RCP Reinforced Concrete Pipe
— Same Owner Each Side	— CMP Corrugated Metal Pipe
△ Wetland Flag (numbered)	— CPP Corrugated Polyethylene Pipe

REFERENCES

1. FOR TITLE TO PROPERTY SEE WARRANTY DEED DATED NOVEMBER 21, 2013 WHEREIN BOLDERS INN, LLC CONVEYED TWO PARCELS OF LAND TO LAKE WARAMAUG, LLC WHICH DEED IS RECORDED AT VOL. 85 PG. 140 IN THE WARREN LAND RECORDS AND VOL. 227 PG. 819 IN THE WASHINGTON LAND RECORDS.
2. MAP ENTITLED "PROPERTY TO BE CONVEYED BY ANNA M. FRANKLIN TRACTS A AND C TO JANE FRANKLIN LOWE TRACT B TO PETER FRANKLIN TOWNS OF WARREN AND WASHINGTON, CONNECTICUT" DATED SEPT. 1962 AND CERTIFIED SUBSTANTIALLY CORRECT BY K.W. ROGERS, SURVEYOR (ON FILE AS MAP 2 PG. 49 IN WARREN).
3. MAP ENTITLED "MAP OF PROPERTY TO BE CONVEYED TO JAMESON & CAROLYN WOOLEN BY JANE F. LOWE WARREN & WASHINGTON, CONNECTICUT" DATED MARCH 1979 AND CERTIFIED SUBSTANTIALLY CORRECT BY K.W. ROGERS, SURVEYOR (ON FILE AS MAP 8 PGS. 348 IN WARREN AND MAP 84 WASHINGTON).
4. MAP ENTITLED "MAP SHOWING PROPERTY TO BE CONVEYED TO LEE SEIDLER BY JANE FRANKLIN LOWE AND JAMESON & CAROLYN WOOLEN WASHINGTON, CONNECTICUT" DATED SEPT. 1980 AND CERTIFIED SUBSTANTIALLY CORRECT BY K.W. ROGERS, SURVEYOR (ON FILE AS MAP 7 PG. 422 IN WARREN AND MAP 704 WASHINGTON).
5. MAP ENTITLED "MAP SHOWING PROPERTY TO BE CONVEYED TO WILLIAM C. FRANKLIN BY LINSFORD RICHARDSON, JR. ROUTE 45 WARREN & WASHINGTON, CONNECTICUT" DATED OCT. 1982 AND CERTIFIED AS A CLASS A-2 SURVEY BY K.W. ROGERS, SURVEYOR (ON FILE AS MAP PG. 422 IN WARREN AND MAP 704 WASHINGTON).
6. MAP ENTITLED "MAP PREPARED FOR CORNELIUS S. URSULA A. ADAMA ROUTE 45 WASHINGTON & WARREN, CONNECTICUT" DATED AUG. 6, 1992 AND CERTIFIED SUBSTANTIALLY CORRECT BY RICHARD W. DIBBLE, SURVEYOR (ON FILE AS MAP 10 PG. 728 IN WARREN).
7. MAP ENTITLED "PROPERTY / BOUNDARY SURVEY MAP SHOWING LAND OF WILLIAM C. FRANKLIN NOREEN A.F. FRANKLIN TO BE CONVEYED TO ERIC SALK SUSANNA SALK PINNACLE VALLEY ROAD PRIVATE ROAD AND CONNECTICUT ROUTE 45 WARREN, CONNECTICUT DATED NOVEMBER 2006 AND PREPARED AS A CLASS A-2 SURVEY BY SAMUEL P. BERTACCINI, JR., SURVEYOR (ON FILE AS MAP 836 IN WARREN).
8. 192,372 SQUARE FEET 4.44 ACRES MAP PREPARED FOR ELLA JEANETTE MEAD ROUTE 45 WASHINGTON, CONNECTICUT DATED JANUARY 1980 AND CERTIFIED AS A CLASS A-2 SURVEY BY GEORGE P. BURNHAM, SURVEYOR (ON FILE AS MAP 586 - WASHINGTON).
9. CONNECTICUT HIGHWAY DEPT. RIGHT OF WAY MAPS 6007 SHEET 1 OF 1 AND 6008 SHEET 1 OF 3.

NOTES

1. THIS MAP AND SURVEY REPRESENT A CLASS A-2 IMPROVEMENT LOCATION SURVEY (BOUNDARY DETERMINATION CATEGORY - "RESURVEY") AS DEFINED IN THE MINIMUM STANDARDS FOR SURVEYS AND MAPS FOUND IN SECTIONS 20-3006-1 TO 20-3008-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES EFFECTIVE JUNE 21, 1996. ONE FOOT CONTOURS WERE DERIVED FROM LEAS AND ARE URSUS QUALITY LEVEL WITH 2.2 POINTS PER SQUARE METER. BARE EARTH 1M PIXEL MASTER TILES. INTENSITY IMAGES CAPTURED IN MARCH AND APRIL 2016 (LEAF OFF). DATUM FOR CONTOURS AND ELEVATIONS IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2. THIS PROPERTY IS SUBJECT TO ANY AND ALL PROVISIONS OF ANY STATUTE, ORDINANCE, MUNICIPAL REGULATION, PLANNING, ZONING OR WETLAND REGULATION, BUILDING LINE, PRIVATE OR PUBLIC UTILITY EASEMENT, LOCAL, STATE, FEDERAL OR PRIVATE RESTRICTION OR LAW, OR CLAIMS OF ADVERSE POSSESSION WHICH MAY AFFECT THE PREMISES, UNLESS OTHERWISE NOTED. THIS SURVEY DOES NOT NECESSARILY REFLECT ANY SUBSURFACE UTILITY LINES, WETLAND OR FLOOD PLAIN SOILS, BURIED DEBRIS OR OTHER SUBSURFACE ENCROACHMENTS, NOR DOES IT NECESSARILY REFLECT THE EXISTENCE OF ANY WASTE DUMPS OR HAZARDOUS MATERIALS. RIGHTS TO OCCUPANCY OR POSSESSION BY ANY INDIAN NATION OR TRIBE OF INDIANS OR THE CLAIM OF ANY GOVERNMENTAL BODY HAVE NOT BEEN INVESTIGATED BY THIS OFFICE.
3. THIS PROPERTY IS LOCATED IN AN R-3 ZONE (LAKE WARAMAUG RESIDENTIAL DISTRICT) PER THE WASHINGTON ZONING MAP.
4. ACCORDING TO REFERENCE 1 THIS PROPERTY WAS ACQUIRED TOGETHER WITH:
 - a. THE RIGHT TO PASS AND REPASS AS SHOWN ON MAP REFERENCE 2 - SEE VOL. 25 PG. 77 AND VOL. 31 PG. 264 (WARREN LAND RECORDS)
 - b. PASSWAY RIGHTS IN VOL. 21 PG. 145
 AND SUBJECT TO:
 - a. EASEMENT TO AMERICAN TELEPHONE & TELEGRAPH CO. RECORDED AT VOL. 15 PG. 345 (MAY AFFECT).
 - b. VARIANCE AT VOL. 183 PG. 175
 - c. PASSWAY RIGHTS IN VOL. 21 PG. 145
5. SEE VARIANCE RECORDED AT VOL. 90 PG. 768 AND MOTION FOR JUDGEMENT IN ACCORDANCE WITH STIPULATION AT VOL. 90 PG. 865 WARREN LAND RECORDS.

LOT LINE REVISION - IMPROVEMENT LOCATION SURVEY
 PREPARED FOR LAKE WARAMAUG, LLC
 387 LAKE ROAD
 WASHINGTON & WARREN, CT.

SCALE: 1" = 60'

SMITH & Company
 Surveyors & Engineers, Inc.
 Formerly Bradford E. Smith & Son
 247 Main Street South, Woodbury, CT. 06798-0996 Tel. 203.263.0068

MAP DATE: 9-7-21
 DRAWN: MSR
 CHECKED: CBS

0 1 2 3 4 5
 INCHES ON ORIGINAL

EXTON-CRD EXTON-COMP-PLAN.DWG