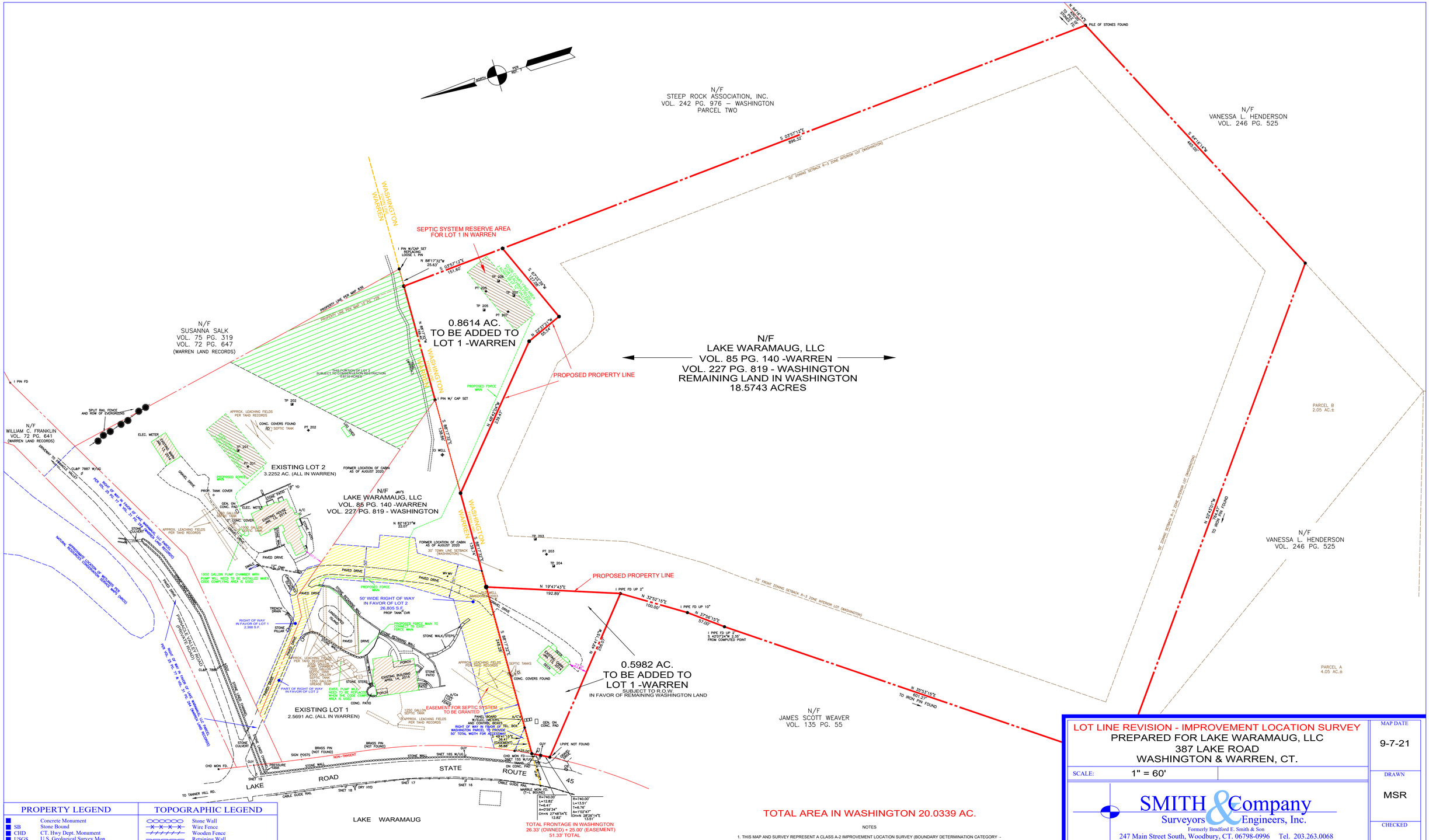

PROPERTY LEGEND

	Concrete Monument
SB	Stone Bound
CHD	CT. Hwy Dept. Monument
USGS	U.S. Geological Survey Mon.
I.PIPE	Iron Pipe
I.P.	Iron Pin
D.H.	Drill Hole
B.P.	Brass Pin
S&T	Stake and Tack
H.S.	Heap of Stones
F.P.	Fence Post
Ex.	Existing
Prop.	Proposed
FD.	Found
N/F	Now or Formerly
	Property Line
	Assumed Street or Highway Line
	Same Owner Each Side
WL 258	Wetland Flag (numbered)

TOPOGRAPHIC LEGEND

	Stone Wall
	Wire Fence
	Wooden Fence
	Retaining Wall
	Utility Pole or Light Pole
CL&P	CT. Light & Power Pole
SNET	So. New England Telephone
WT Co	Woodbury Telephone Co.
MH	Manhole
CB	Catch Basin
	Evergreen Tree
or	Deciduous Tree
	Fire Hydrant
	Sign
206	Existing Contours
206	Proposed Contours
RCP	Reinforced Concrete Pipe
CMP	Corrugated Metal Pipe
CPP	Corrugated Polyethylene Pipe

REFERENCES

1. FOR TITLE TO PROPERTY SEE WARRANTY DEED DATED NOVEMBER 21, 2013 WHEREIN BOULDERS 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 5 PG. 346 IN WARREN AND MAP 544 WASHINGTON).
4. MAP ENTITLED, "MAP SHOWING PROPERTY TO BE CONVEYED TO LEE SEIDLER BY JANE FRANKLIN LOWE AND JAMESON AND CAROLYN WOOLEN WASHINGTON, CONNECTICUT" DATED SEPT. 1982 AND CERTIFIED SUBSTANTIALLY CORRECT BY K.W. ROGERS, SURVEYOR (ON FILE AS MAP 703 IN WASHINGTON).
5. MAP ENTITLED, "MAP SHOWING PROPERTY TO BE CONVEYED TO WILLIAM C. FRANKLIN BY LUNSFORD 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 6 PG. 422 IN WARREN AND MAP 704 WASHINGTON)
6. MAP ENTITLED, "MAP PREPARED FOR CORNELIS & URSULA ADEMA ROUTE 45 WASHINGTON & WARREN, CONNECTICUT" DATED AUG. 6, 1992 AND CERTIFIED SUBSTANTIALLY CORRECT BY RICHARD W. DIBBLE, SURVEYOR (ON FILE AS MAP 10 PG. 726 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 4.414 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 20-300b-1 TO 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES EFFECTIVE JUNE 21, 1996.
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. 163 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'
MAP DATE	9-7-21
DRAWN	MSR
CHECKED	CBS

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

0 1 2 3 4 5
INCHES ON ORIGINAL

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

This Map Not Valid Unless Embossed Seal of Surveyor Affixed Hereon

CURTISS B. SMITH LIC. #12336

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