



NOTES:

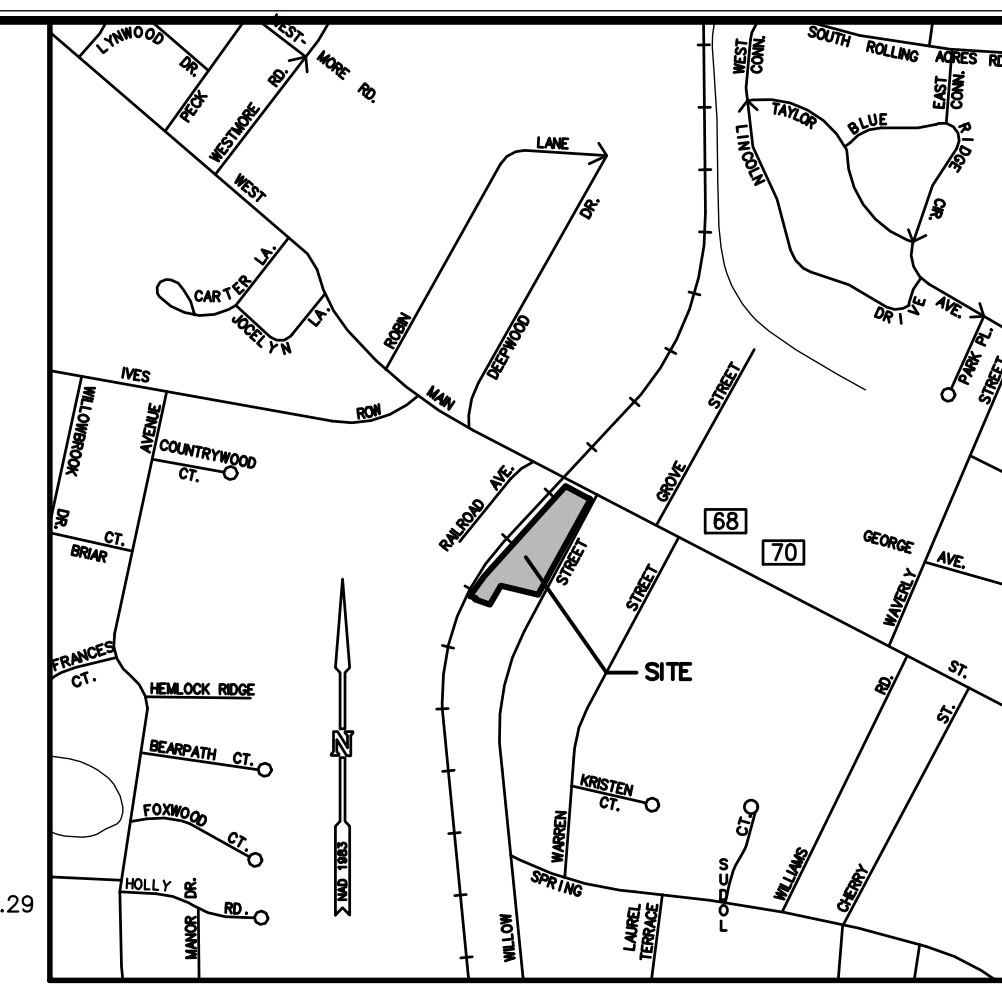
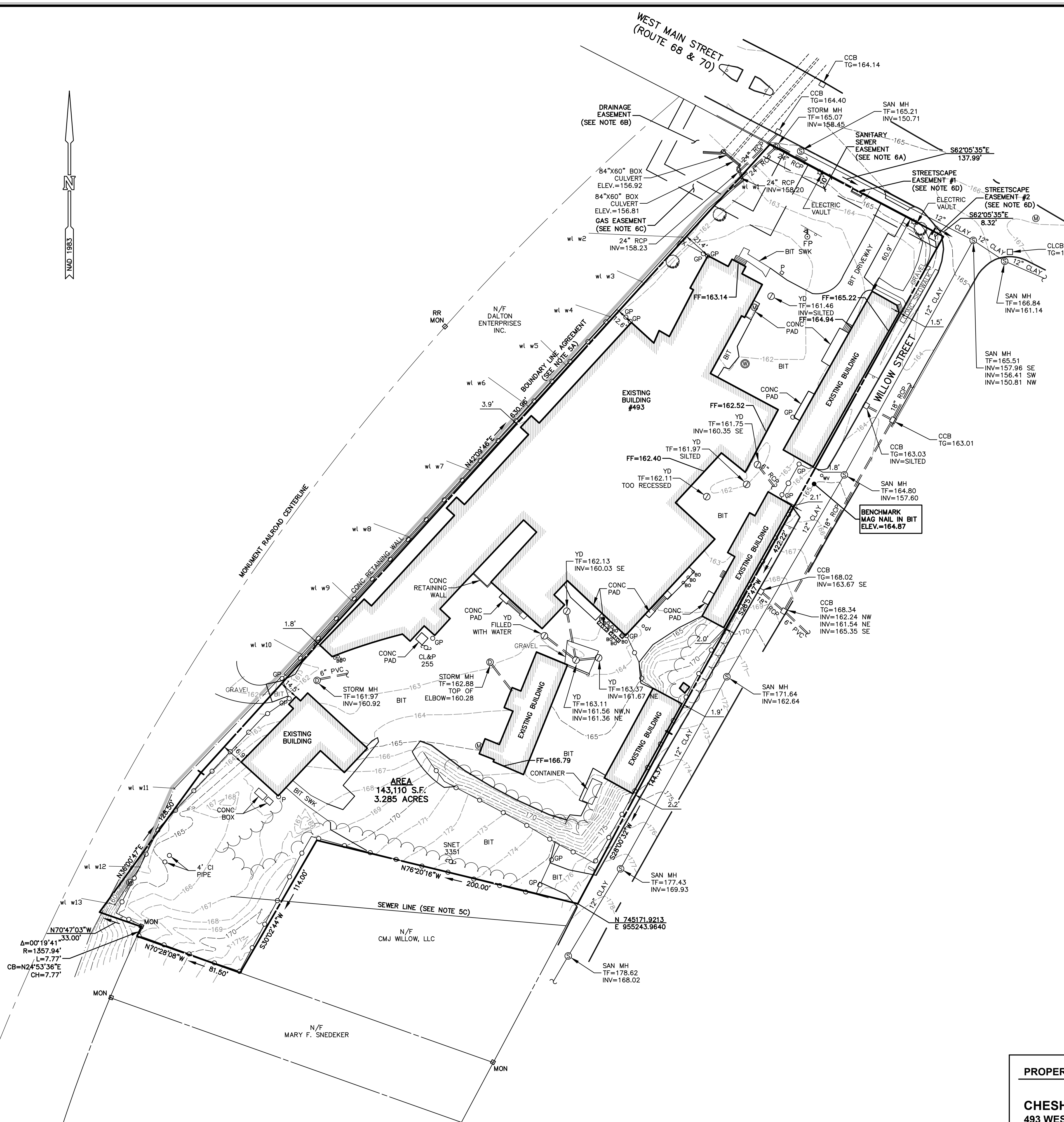
- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A TOPOGRAPHIC SURVEY CONFORMING TO TOPOGRAPHIC ACCURACY CLASS T-2, AND IS INTENDED TO DEPICT THE EXISTING CONDITIONS OF THE SITE.
- NORTH ARROW AND BEARINGS ARE BASED UPON THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (NAD 1983).
- ELEVATIONS, CONTOURS, AND BENCHMARK ARE BASED UPON NGVD 1929.
- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
 - "NEW YORK, NEW HAVEN AND HARTFORD RAILROAD, LAND IN CHESHIRE, CONN., BOUNDARY LINE ADJOINING THE BALL & SOCKET MANF. CO. LAND," SCALE: 1"=40', DATED: DEC. 1911. MAP #724A C.L.R.
 - "RIGHT OF WAY AND TRACK MAP, THE NEW YORK, NEW HAVEN AND HARTFORD R.R. CO. FROM NEW HAVEN TO SHELBURNE JCT., STATION 739+20 TO STATION 792+00, TOWN OF CHESHIRE, STATE OF CONN.," SCALE: 1"=100', DATED: JUNE 30, 1915. MAP #V5662/15 (CTDOT)
 - "NEW YORK, NEW HAVEN AND HARTFORD RAILROAD, PROPOSED PIPE EASEMENT AND CONVEYANCE OF LAND WITH THE BALL AND SOCKET MANUFACTURING CO.," SCALE: 1"=100', DATED: MAY 2, 1917. MAP #727 C.L.R.
 - "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF CHESHIRE, WEST MAIN STREET FROM RAILROAD TRACKS EASTERLY TO MAIN STREET, ROUTE NO. 323," SCALE: 1"=40', DATED: APRIL 30, 1929, REVISED: JULY 18, 1966. NUMBER 718 (CTDOT)
 - "NEW YORK, NEW HAVEN & HARTFORD RAILROAD, EASEMENT TO BE GRANTED TO THE BALL & SOCKET MANUFACTURING COMPANY," SCALE: 1"=30', DATED: JULY 1959. MAP #671 C.L.R.
 - "MAP SHOWING PROPERTY OF THE BALL AND SOCKET MANUFACTURING COMPANY OF DELAWARE, INC., WILLOW STREET & WEST MAIN STREET, CHESHIRE, CONN.," SCALE: 1"=40', DATED: SEPT. 4, 1984, PREPARED BY: MATSON ASSOCIATES.
 - "EASEMENT MAP, MAP SHOWING EASEMENT TO BE ACQUIRED FROM DALTON ENTERPRISES, INC. BY THE TOWN OF CHESHIRE FOR THE FARMINGTON CANAL TRAIL EXTENSION, CORNWALL AVENUE TO WEST MAIN STREET (ROUTE 70), CHESHIRE, CONNECTICUT," SCALE: 1"=40', DATED: MAY 2003, PREPARED BY: MILONE & MACBROOM, INC.
 - "RIGHT OF WAY SURVEY, TOWN OF CHESHIRE, MAP SHOWING EASEMENT ACQUIRED FROM DALTON ENTERPRISES, INC. BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, CULVERT REPLACEMENT ON ROUTES 68 & 70 OVER THE FARMINGTON CANAL," SCALE: 1"=40', DATED: MARCH 2009. MAP #4238 C.L.R.
 - "YANKEE GAS SERVICES COMPANY, COMPILATION PLAN, PROPOSED EASEMENT ACROSS DALTON ENTERPRISES, INC., WEST MAIN STREET, CHESHIRE, CONNECTICUT," SCALE: 1"=20', DATED: 4/6/2011. MAP #4311 C.L.R.
 - "RIGHT OF WAY SURVEY, MAP DEPICTING EASEMENTS TO BE ACQUIRED, WEST MAIN STREET (ROUTE 68 & 70), STREETScape IMPROVEMENTS PHASE II, RAILROAD AVENUE TO WARREN STREET, CHESHIRE, CONNECTICUT," SCALE: 1"=20', DATED: FEBRUARY 24, 2011, PREPARED BY: MILONE & MACBROOM, INC. MAPS #4318 & #4319 C.L.R.
- PARCEL IS TOGETHER WITH THE FOLLOWING:
 - BOUNDARY LINE AGREEMENT SET FORTH IN DEED FROM NEW YORK, NEW HAVEN & HARTFORD RAILROAD COMPANY TO BALL & SOCKET MANUFACTURING COMPANY, DATED: JANUARY 21, 1912 AND RECORDED IN VOLUME 39 AT PAGE 304 C.L.R.
 - SEWER EASEMENT GRANTED BY NEW YORK, NEW HAVEN & HARTFORD RAILROAD COMPANY TO BALL & SOCKET MANUFACTURING COMPANY DATED: AUGUST 28, 1917 AND RECORDED IN VOLUME 44 AT PAGE 73 C.L.R.
 - SEWER LINE EASEMENT RESERVED BY BALL & SOCKET MANUFACTURING COMPANY IN DEED TO ELMER P. OLCOTT, DATED: SEPTEMBER 8, 1939 AND RECORDED IN VOLUME 60 AT PAGE 67 C.L.R.
 - SEWER LINE EASEMENT GRANTED BY NEW YORK, NEW HAVEN & HARTFORD RAILROAD COMPANY TO BALL & SOCKET MANUFACTURING COMPANY, DATED: JUNE 6, 1960 AND RECORDED IN VOLUME 121 AT PAGE 475 C.L.R.
- PARCEL IS SUBJECT TO THE FOLLOWING:
 - SANITARY SEWER EASEMENT GRANTED BY BALL & SOCKET MANUFACTURING COMPANY TO TOWN OF CHESHIRE, DATED: MARCH 3, 1972 AND RECORDED IN VOLUME 198 AT PAGE 150 C.L.R.
 - DRAINAGE EASEMENT GRANTED BY DALTON ENTERPRISES, INC. TO THE STATE OF CONNECTICUT, DATED: APRIL 14, 2010 AND RECORDED IN VOLUME 2345 AT PAGE 51 C.L.R.
 - GAS EASEMENT GRANTED BY DALTON ENTERPRISES, INC. TO YANKEE GAS SERVICES COMPANY, DATED: APRIL 18, 2011 AND RECORDED IN VOLUME 2425 AT PAGE 40 C.L.R.
 - EASEMENTS FOR STREETScape IMPROVEMENTS GRANTED BY DALTON ENTERPRISES, INC. TO THE TOWN OF CHESHIRE, DATED: SEPTEMBER 6, 2011 AND RECORDED IN VOLUME 2444 AT PAGE 55 C.L.R.
- WETLANDS FLAGS WERE SET AND FILED LOCATED BY MILONE & MACBROOM, INC. (OCTOBER 2013)

TO: BALL & SOCKET ARTS, INC.
COMMONWEALTH LAND TITLE INSURANCE COMPANY
THE STATE OF CONNECTICUT ACTING BY AND THROUGH ITS DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

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

MICHAEL F. MANSFIELD L.S. #70120

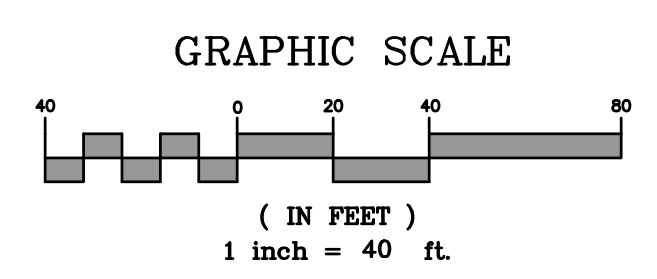
MAP IS NOT VALID WITH OUT A LIVE SIGNATURE AND EMBOSSED SEAL.



LOCATION MAP
SCALE: 1"=1000'

LEGEND

	STREET LINE
	PROPERTY LINE
	EASEMENT
	STONEWALL
	WATERCOURSE
	WETLAND
	TREELINE
	CHAIN LINK FENCE
	DRAINAGE MANHOLE
	SANITARY MANHOLE
	MANHOLE
	CATCH BASIN
	YARD DRAIN
	WATER VALVE
	GAS VALVE
	GATE POST
	BOLLARD
	POST
	UTILITY POLE
	HYDRANT
	LIGHT POST
	SIGN
	MONITOR WELL
	CONCRETE MONUMENT FOUND



PROPERTY/TOPOGRAPHIC SURVEY

CHESHIRE BALL & SOCKET ARTS
493 WEST MAIN STREET (ROUTE 68 & 70)
CHESHIRE, CONNECTICUT

DESIGNED	RYE	MFM		5233-01 PROJECT NO.
DRAWN	CHECKED			
SCALE	1"=40'			1 OF 1 SHEET NO.
DATE	OCTOBER 18, 2013			

REVISED: 7/29/14

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