REFERENCE MAPS USED ENTITLED:

A. EASTERLY & NORTHERLY LINES OF PROPERTY FOR DAVID CAREY
TOWN OF EAST HADDAM, CONNECTICUT
SCALE: 1"=50' DATE: MAR. 7, 1991
BY RICHARD J. ZIOBRON, L.S.

B. MAP SHOWING PROPERTY LINE AGREEMENT FOR J. SUE WINDMILLER, JOHN J. SEPEGA, AND CAREY, ET AL.,
TOWN OF EAST HADDAM, CT
MAR. 29, 1985 SCALE 1"=20'
BY RICHARD J. ZIOBRON, L.S.

C. PROPERTY SURVEY FOR
JAMES F. & MARY F. VENTRES
TOWN OF EAST HADDAM, CONNECTICUT
MAR.7, 1985 SCALE 1"=20'
BY RICHARD J. ZIOBRON, L.S.

D. MAP SHOWING PROPERTIES TO BE CONVEYED BY BROWNELL & COMPANY, INC
LEESVILLE ROAD, MOODUS
EAST HADDAM, CONNECTICUT
DATE: 01/29/85 SCALE: 1"=40'
BY CASCIO, BECHIR & ASSOCIATES, INC.

E. AREA & SITE MAP PROP. OF
ERNEST F. AND CORA L. BOURGEOIS
VOLS. 83 POS 212, 213
FOR BRIAN CULBERT
JAN. 2, 1981 1"=40'
BY RICHARD J. ZIOBRON, L.S.

F. CONNECTICUT DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAYS
RIGHT OF WAY MAP
TOWN OF EAST HADDAM FALLS ROAD
FROM MOODUS-LEESVILLE ROAD
EASTERLY TO PLAINS ROAD
SCALE 1"=40' DATE 5-3-77

G. CONNECTICUT DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAYS
RIGHT OF WAY MAP
TOWN OF EAST HADDAM FALLS ROAD
FROM PLAINS ROAD EASTERLY TO
400 FT. EAST OF SAWMILL ROAD
SCALE 1"=40' DATE 3/75
SHEETS 1&2 OF 2

H. MAP SHOWING A PORTION OF LAND OF BROWNELL & COMPANY, INC.
MOODUS, CONN.
1"=50' 9/23/71 SHEETS 1-3 OF 3
BY FREDERICK A. RADCLIFFE, P.C.

I. PROJECT CONN. R-100
EAST HADDAM REDEVELOPMENT AGENCY
PROJECT BOUNDARY & PROPOSED
STREET LINE MAP
1969 1"=80'
BY CAHN ENGINEERS

J. MAP OF SURVEY SHOWING PARCEL "A" TO BE CONVEYED FROM BROWNELL & CO., INC. TO SUE WINDMILLER AND JOHN J. SEPEGA PARCEL "B" BEING RETAINED. EAST HADDAM, CT.
DATE 22 OCT. 1967 SCALE 1 IN. = 20 FT.
BY PAUL KAYE, L.S.

K. LAND TO BE CONVEYED
BY SOPHIE DUFRAT
TO: BROWNELL & CO., INC.
DATE 19 MAR 1966 SCALE 1"=30'
BY PAUL KAYE, L.S.

L. PROPERTY TO BE CONVEYED
BY BROWNELL & CO., INC.
TO ERNEST F. & CORA BOURGEOIS
MOODUS, CONN.
SCALE 1"=20' NOV. 13, 1965
BY PAUL KAYE, L.S.

M. PLAT OF PROPERTY OF
EST. OF CHARLES E. BROWNELL, DEC'D.
IN MOODUS, EAST HADDAM, CONN.
SCALE, 50 FEET TO AN INCH MARCH 13, 1906
BY E.P.AUGUR, CIVIL ENGINEER AND SURVEYOR

No.	Bearing	Distance
L1	S23°15'02"W	53.48'
L2	S23°37'20"W	24.63'
L3	S43°12'55"W	23.99'
L4	S73°50'59"W	34.90'
L5	S05°17'49"W	11.04'
L6	S85°03'07"W	46.67'
L7	N86°26'52"W	9.00'
L8	N03°39'30"E	28.00'
L9	N86°20'30"W	40.00'
L10	S33°33'07"W	45.00'
L11	N40°31'49"E	29.18'
L12	N64°58'57"W	2.75'
L13	S37°48'11"W	16.75'
L14	S34°48'19"W	10.32'
L15	S34°48'19"W	6.00'
L16	S32°05'11"W	6.00'
L17	S37°38'09"W	39.04'
L18	S50°51'39"W	3.86'
L19	S42°11'18"W	35.82'
L20	S20°14'19"W	5.43'
L21	N49°22'57"E	15.07'
L22	S79°25'12"E	8.50'
L23	S17°36'57"E	44.10'
L24	S88°15'22"E	9.77'
L25	S08°55'43"W	45.22'
L26	S16°38'01"E	50.54'
L27	S63°16'04"E	50.00'

REVISIONS	CK.
12/17/97 TEST HOLES & WETLANDS ADDED	

NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". IT IS A PROPERTY SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND INTENDED TO BE USED TO ESTABLISH THE PROPERTY BOUNDARY. THE BOUNDARY DETERMINATION CATEGORIES VARY, AND ARE NOTED ON EACH BOUNDARY.

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

RICHARD W. GATES, CONN. L.S. LIC. NO. 8162

N/F
My Father's House of Cromwell, Inc.

N/F
David Carey

N/F
Bruce & Bernadette Lynn

N/F
East Haddam Land Trust

N/F
James F. & Mary F. Ventres

N/F
Town of East Haddam

N/F
Bourgeois Investments, Inc.

N/F
Maureen A. & Benjamin B. Mason, Jr.

N/F
DUTCH LOWER MILL PROPERTIES, LLC

N/F
BROWNELL PROPERTIES, LLC

N/F
BROWNELL PROPERTIES, LLC

N/F
Eugene L. & Starleane H. Anikienko

AREA = 15.3 ACRES

CT ROUTE 151

CT ROUTE 149

MOODUS RIVER

SNET 308

ACCESS EASEMENT OVER EXISTING DRIVEWAY IN FAVOR OF BROWNELL & CO. VOL. 85 P 342

ASSUMED STREETLINE USED IN THIS AREA

SEE REF. MAPS 'D' & 'F'.

RESERVED USE AREA VOL.196 PP 262-268

ACCESS & UTILITY EASEMENT IN FAVOR OF BROWNELL & CO. AND HALE & ROULEAU VOL.196 PP 262-268

SEE REF. MAP 'A'

SEE REF. MAP 'E'

SEE REF. MAP 'J'

SEE REF. MAP 'D'

SEE REF. MAP 'M'

SEE REF. MAP 'C'

SEE REF. MAP 'I'

RESURVEY SEE REF. MAP 'M'

PARKING & ACCESS EASEMENT OVER PAVED PORTION OF N/F GARRETT IN FAVOR OF BROWNELL & CO. VOL.196 PP 262-268

SIGN EASEMENT V.196 PP 262-268

DRAINAGE RIGHT OF WAY IN FAVOR OF STATE OF CONNECTICUT SEE REFERENCE MAP 'G'

EDGE OF RIVER IS PROPERTY LINE

CENTER LINE OF RIVER IS PROPERTY LINE

FLAGGED WETLANDS LINE

C.B. = Concrete Bound
C.H.D. = Connecticut Highway Dept. Monument
D.H. = Drill Hole
Fd. = Found
F.P. = Fence Post
I.P. = Iron Pipe
I.R. = Iron Rod

60 0 30 60 120

SEAL

RICHARD W. GATES
LAND SURVEYOR
81 MAIN STREET CENTERBROOK, CT

PROPERTY SURVEY OF LAND OF
BROWNELL & COMPANY, INC.
CONN. ROUTES 149 AND 151
MOODUS, CONNECTICUT

SCALE	DATE	IDENT. NO.
1"=60'	DEC. 5, 1997	EH 304