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 PGS 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

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

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	54.90'
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	18.75'
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	3.88'
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	6.50'
L23	S17°36'57"E	44.10'
L24	S88°15'22"E	9.77'
L25	S08°55'43"W	45.22'
L26	S16°36'01"E	50.54'
L27	S63°16'04"E	50.00'

AREA = 15.3 ACRES

MAG. 1996

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

CB SET
S39°14'37"E 185.48'
IR SET
S37°37'25"E 143.62'
IR SET
S39°16'39"E 220.04'
CB FD
S79°25'12"E 392.42'
CB FD
L22
L23
S05°31'30"W 81.68'
L24
L25
L26
L27

RESURVEY SEE REF. MAP 'M'

N/F
David Carey

IR FD
N44°12'13"E 250.00'
IR FD
N44°12'13"E 325.00'
SEE REF. MAP 'A'
IR FD
N44°12'13"E 210.00'
IR FD
N44°12'13"E 281.10'

N/F
Bruce & Bernadette Lynn

N/F
East Haddam Land Trust

EDGE OF RIVER IS PROPERTY LINE

N/F
James F. & Mary F. Ventres

IR FD
N60°49'23"E 65.84'
L1
L2
L3
SEE REF. MAP 'C'
N63°46'43"E 161.16'
RIVER
MOODUS
N70°19'50"E 71.69'
SLUICEWAY
S63°28'04"W 165.66'
CENTER LINE OF RIVER IS PROPERTY LINE
N62°10'05"E 132.00'
DRAINAGE RIGHT OF WAY IN FAVOR OF STATE OF CONNECTICUT SEE REFERENCE MAP 'G'
SOUTH EDGE OF SLUICEWAY IS PROPERTY LINE
S57°39'32"W 141.12'
S75°47'11"W 73.55'
S87°08'32"W 117.50'
SEE REF. MAP 'I'

PAVED AREA
FACTORY BUILDING
BLDG
POND
DAM
MOODUS RIVER
FLAGGED WETLANDS LINE
WF1 WF2 WF3 WF4 WF5 WF6 WF7 WF8 WF9 WF10 WF11 WF12 WF13 WF14 WF15 WF16 WF17 WF18 WF19 WF20 WF21 WF22 WF23 WF24 WF25 WF26 WF27 WF28 WF29 WF30 WF31 WF32 WF33

CB SET
IR FD
N49°22'57"E 57.07'
L21
CB SET
IR FD
N43°17'50"W 88.29'
SEE REF. MAP 'J'
N/F
Maureen A. & Benjamin B. Mason, Jr.
CB SET
L20
L19 L18 L17 L16 L15 L14 L13
100.26'
S37°56'39"W
135.38'
N55°53'37"W
IR SET
SEE REF. MAP 'E'
N/F
Bourgeois Investments, Inc.
N30°10'09"E 119.64'
76.19'
N56°46'39"E
L12
L11
74.66'
WF32
BLDG.
42.60'
S89°14'24"W
16.78'
S42°27'07"W
CL&P 852
WF30
BUILDING
451.36'
N88°30'42"W
SNET 308
CT ROUTE 151
CT ROUTE 149
ACCESS EASEMENT OVER EXISTING DRIVEWAY IN FAVOR OF BROWNELL & CO. VOL. 85 P 342
ASSUMED STREETLINE USED IN THIS AREA

N/F
DUTCH LOWER MILL PROPERTIES, LLC

IR FD
N86°20'30"W 75.00'
IR FD
SEWER EASEMENT V.196 PP 262-266
6" SAN. SEWER PIPE
PAVED AREA
BARN
BUILDING
CLP 65 K 62
UP
S50°02'21"W 88.22'
N03°39'30"E 60.00'
L5
IR FD
IR FD
N86°20'30"W 95.00'
L6
IR FD
IR FD
IR SET
IR SET
SLUICEWAY
L4
24" MAPLE W/WIRE
S71°15'45"W 125.85'
117.50'
OHW WIRE(TYP)
S57°51'41"W 108.65'
PARKING & ACCESS EASEMENT OVER PAVED PORTION OF N/F GARRETT IN FAVOR OF BROWNELL & CO. VOL.196 PP 262-268
CL&P 621
UP
IR SET
SEE REF. MAP 'D'
S05°39'30"W 75.00'
N03°39'30"E 114.28'
L7
IR SET
SEE REF. MAP 'M'
N/F
Eugene L. & Starleane H. Anikienko
N/F
Town of East Haddam
60 30 0 30 60 120

SIGN EASEMENT V.196 PP 262-266
N/F
BROWNELL PROPERTIES, LLC
S09°12'31"W 104.84'
IR FD
CHD 56.64'
N86°26'52"W
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

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

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