

LOCATION MAP
NOT TO SCALE

LEGEND

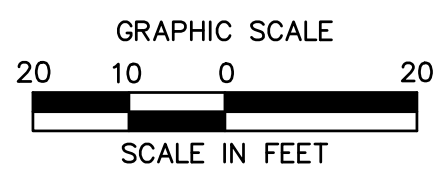
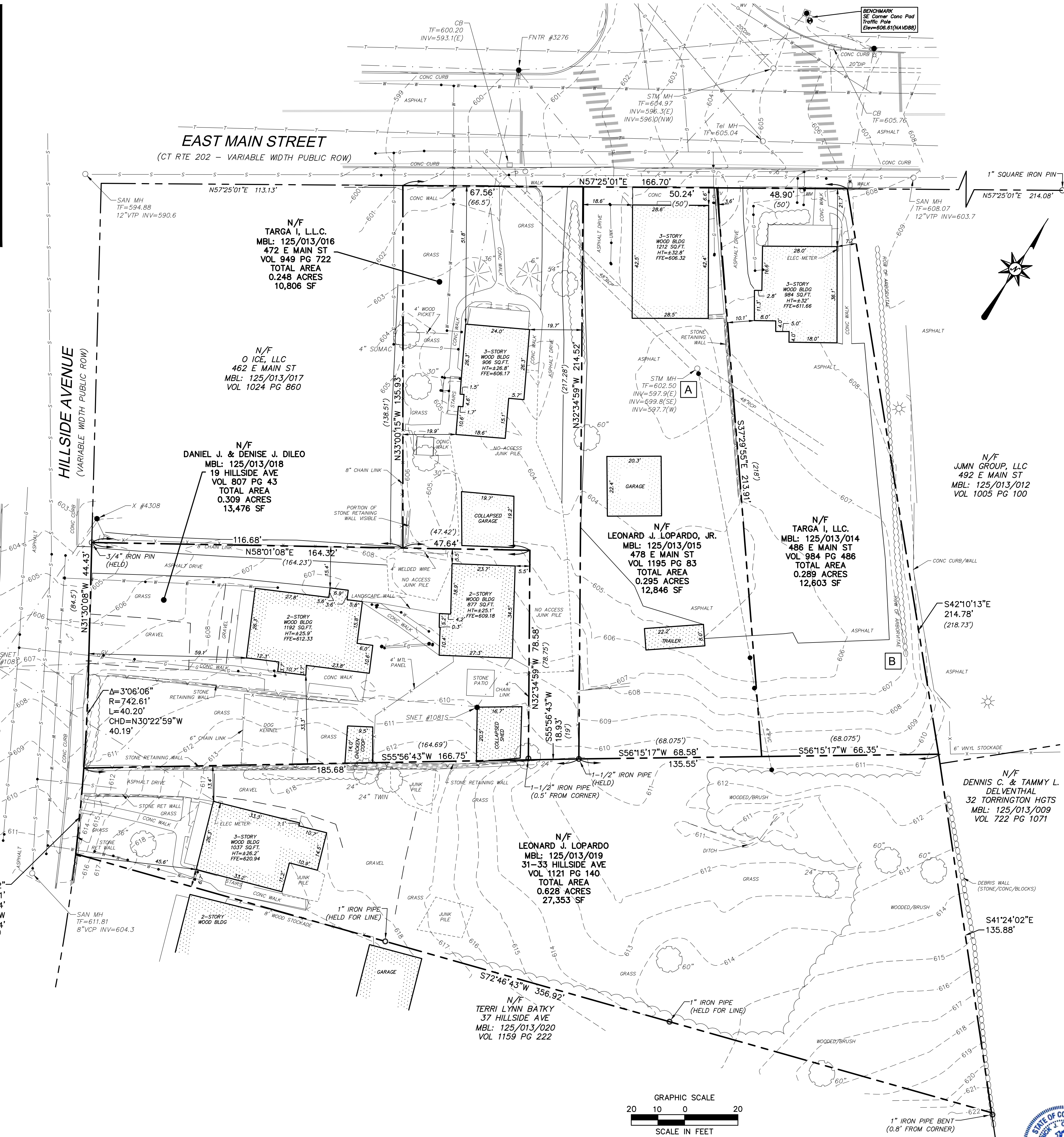
- PROPERTY LINE
CENTER LINE
ADJOINER PARCEL LINE
RIGHT-OF-WAY LINE
EASEMENT LINE
OVERHEAD WIRES
FENCE LINE
UNDERGROUND WATER LINE
UNDERGROUND SANITARY LINE
UNDERGROUND GAS LINE
UNDERGROUND TELE COMM LINE
UNDERGROUND STORM SEWER
RETAINING WALL (AS NOTED)
STONE WALL (AS NOTED)
CONTOUR LINE
EDGE OF ASPHALT
EDGE OF GRAVEL
GUIDERAIL
EDGE OF TRASH/DEBRIS
BRUSHLINE
SURVEY MONUMENT FOUND (AS NOTED)
5/8" X 30" BAR SET
OBSERVED BEARING AND DISTANCE
RECORD DISTANCE
CATCH BASIN (AS NOTED)
MANHOLE (AS NOTED)
SMALL DRAIN
WATER VALVE
WATER METER
CANTILEVER POLE
GAS VALVE
PEDESTRIAN SIGNAL
SIGNS
LIGHT POLE
UTILITY POLE
GUY WIRE
TREE (AS NOTED)

UTILITY QUALITY LEVELS

- MH(R) - Quality Level D
MH - Quality Level C
MH - Quality Level B
MH - Quality Level A

POSSIBLE ENCROACHMENT

- A 48" RCP STORM SEWER WITHOUT BENEFIT OF EASEMENT TO PL <= 70.5'
B LANDSCAPING TREES TO PL <= 6.7'



GENERAL NOTES

- 1. THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES...
2. NORTH ARROW AND BEARINGS REFER TO NAD 83...
3. ELEVATIONS REFER TO NAVD 88...
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY...
5. THE PROPERTIES SURVEYED AND SHOWN HEREON...
6. THIS SURVEY WAS PERFORMED WITH SIGNIFICANT SNOW COVER...
7. THERE WERE NO ZONING REPORT OR LETTER PROVIDED...
8. THERE WERE NO CLEARLY MARKED OR IDENTIFIABLE PARKING SPACES...
9. THERE WERE NO DIVISION OR PARTY WALLS OBSERVED...
10. THERE WAS NO EVIDENCE OF RECENT EARTH WORK...
11. THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES...
12. THERE WERE NO CEMETERIES OBSERVED...
13. EXCEPT AS SHOWN HEREON, THERE ARE NO APPARENT ENCROACHMENTS...

UTILITY NOTES

- 1. EXISTING SUBSURFACE UTILITY FEATURES HAVE BEEN DEPICTED...
2. THE SURVEYOR MAKES NO GUARANTEE OR WARRANTY...
3. THE CONTRACTOR SHALL UTILIZE "CALL BEFORE YOU DIG"...
4. INDIVIDUAL COMPONENTS OF UTILITIES AND RELATED STRUCTURES...
5. DETERMINATION OF ABANDONMENT OF A UTILITY...

SURVEY CERTIFICATION

TO: HUTTON BUILD; MOWASH; FIRST AMERICAN TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS...

DATED: 4/16/2023 SIGNED: PATRICK L. CORLESS, JR. PROFESSIONAL LAND SURVEYOR #70015



3755 Boettler Oaks Drive, Suite G
Green, Ohio 46855
(234) 294-6340

LANDS OF TARGA I, L.L.C.,
LEONARD J. LOPARDO, JR., TARGA I, LLC,
DANIEL J. & DENISE J. DILEO & LEONARD J. LOPARDO
472/478/486 E MAIN ST & 19/31 HILLSIDE AVE
TOWN OF TORRINGTON, LITCHFIELD COUNTY, CONNECTICUT

Table with columns: No., Date, Revisions, Surveyed, Drawn, Reviewed, Scale, Project No., Date, CAD File, Title, Sheet No.

AL-1
No. 1 of 2

RECORD LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF , STATE OF CONNECTICUT, AND DESCRIBED AS FOLLOWS:

PARCEL ONE (472 EAST MAIN STREET):

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THE CITY OF TORRINGTON, COUNTY OF LITCHFIELD, AND STATE OF CONNECTICUT, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 113.2 FEET EASTERLY FROM THE INTERSECTION OF THE SOUTHERLY LINE OF EAST MAIN STREET WITH THE EASTERLY LINE OF HILLSIDE AVENUE; THENCE RUNNING SOUTHERLY ALONG LAND NOW OR FORMERLY OF JOHN AND OLGA PULICA, 138.51 FEET TO A POINT 116.81 FEET EASTERLY FROM THE EASTERLY LINE OF HILLSIDE AVENUE; THENCE RUNNING EASTERLY ALONG LAND NOW OR FORMERLY OF MARY S. KULES, 47.42 FEET TO A POINT; THENCE RUNNING SOUTHERLY ALONG LAND NOW OR FORMERLY OF SAID MARY S. KULES, 78.75 FEET TO A POINT IN THE NORTHERLY LINE OF LAND NOW OR FORMERLY OF DOMENICO AND ANGELA SALINETTI; THENCE RUNNING EASTERLY ALONG SAID SALINETTI LINE 19 FEET TO A POINT; THENCE RUNNING NORTHERLY ALONG LAND NOW OR FORMERLY OF JOHN AND LAURETTA C. CARTA, AND AT RIGHT ANGLES TO EAST MAIN STREET, 217.28 FEET TO THE SOUTH LINE OF EAST MAIN STREET; THENCE WESTERLY ALONG THE SOUTH LINE OF EAST MAIN STREET 66.5 FEET TO THE POINT AND PLACE OF BEGINNING.

BOUNDED:

NORTHERLY: BY EAST MAIN STREET;

EASTERLY: BY LAND NOW OR FORMERLY OF JOHN AND LAURETTA C. CARTA;

SOUTHERLY: BY LAND NOW OR FORMERLY OF DOMENICO AND ANGELA SALINETTI AND BY LAND NOW OR FORMERLY OF MARY S. KULES, IN PART BY EACH;

WESTERLY: BY LAND NOW OR FORMERLY OF JOHN AND OLGA PULICA AND LAND NOW OR FORMERLY OF SAID MARY S. KULES, IN PART BY EACH.

PARCEL TWO (478 EAST MAIN STREET):

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED ON THE SOUTHERLY SIDE OF EAST MAIN STREET IN THE CITY OF TORRINGTON, COUNTY OF LITCHFIELD, AND STATE OF CONNECTICUT, BOUNDED AND DESCRIBED AS FOLLOWS:

NORTHERLY: BY PUBLIC HIGHWAY KNOWN AS EAST MAIN STREET, 50 FEET;

EASTERLY: BY LAND NOW OR FORMERLY OF VINCENZO AND ELIZA D. GIAMPAOLO, 218 FEET;

SOUTHERLY: BY LAND NOW OR FORMERLY OF DOMENICO AND ANGELA SALINETTI, 68.075 FEET;

WESTERLY: BY LAND NOW OR FORMERLY OF ARISTIDE FAVALLI, 217.28 FEET.

PARCEL THREE (486 EAST MAIN STREET):

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THE CITY OF TORRINGTON, COUNTY OF LITCHFIELD, AND STATE OF CONNECTICUT, KNOWN AS 486 EAST MAIN STREET, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

NORTHERLY: BY PUBLIC HIGHWAY KNOWN AS EAST MAIN STREET, 50 FEET;

EASTERLY: BY LAND NOW OR FORMERLY OF ROBERT J. AND DORA G. WEIMANN, 218.73 FEET;

SOUTHERLY: BY LAND NOW OR FORMERLY OF JULIA HOFFMAN, 68.075 FEET;

WESTERLY: BY LAND NOW OR FORMERLY OF LORETTA CARTA, ABOUT 218 FEET.

PARCEL FOUR (31 HILLSIDE AVENUE):

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THE CITY OF TORRINGTON, COUNTY OF LITCHFIELD, AND STATE OF CONNECTICUT, BOUNDED:

NORTHERLY: BY LAND NOW OR FORMERLY OF ONE DUCATELLI, IN PART BY LAND NOW OR FORMERLY OF ONE BURNS, AND IN PART BY LAND NOW OR FORMERLY OF ONE FAVALLI;

EASTERLY: BY LAND NOW OR FORMERLY OF C.S. BRADSHAW;

SOUTHERLY: BY LAND NOW OR FORMERLY OF EUGENE BARLUZZI; AND

WESTERLY: BY PUBLIC HIGHWAY KNOWN AS HILLSIDE STREET, 35 FEET.

PARCEL FIVE (19 HILLSIDE AVENUE)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF , STATE OF CONNECTICUT, AND DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THE TOWN OF TORRINGTON, COUNTY OF LITCHFIELD, AND STATE OF CONNECTICUT, BOUNDED AS FOLLOWS:

NORTHERLY: BY LAND NOW OR FORMERLY OF JOHN PULICA ET UX, IN PART, AND IN PART BY LAND NOW OR FORMERLY OF ARISTIDE FAVALLI, IN ALL, 164.23 FEET;

EASTERLY: BY LAND NOW OR FORMERLY OF SAID FAVALLI, 78.75 FEET;

SOUTHERLY: BY LAND NOW OR FORMERLY OF JULIA HOFFMAN, 164.69 FEET;

WESTERLY: BY PUBLIC HIGHWAY KNOWN AS HILLSIDE STREET, 84.5 FEET.

TITLE COMMITMENT INFORMATION

Table with 4 columns: TITLE COMMITMENT REFERENCE NUMBER, RECORDING REFERENCE, DESCRIPTION, STATUS ON PLAT. Contains items 12 through 28.

TITLE COMMITMENT INFORMATION (CONTINUED)

Table with 4 columns: TITLE COMMITMENT REFERENCE NUMBER, RECORDING REFERENCE, DESCRIPTION, STATUS ON PLAT. Contains items 29 through 37.

REFERENCE: FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. CT6319203, COMMITMENT DATE: JANUARY 23, 2023.

TITLE COMMITMENT INFORMATION

Table with 4 columns: TITLE COMMITMENT REFERENCE NUMBER, RECORDING REFERENCE, DESCRIPTION, STATUS ON PLAT. Contains item 9.

REFERENCE: FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. CT-6337497, COMMITMENT DATE: FEBRUARY 06, 2023.

Plot 05, 2023, 8:10am, j5@bmg.com, 0:\CS\53030203\0501\0501\DWG\AL-1\23001901.dwg, User: AL-1, 2023



3755 Boettler Oaks Drive, Suite G Green, Ohio 4685 (234) 294-6340

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Table with 2 columns: REVISIONS, Date. Includes fields for No. and Date.

Table with 2 columns: Surveyed, Drawn, Reviewed, Scale, Project No., Date. Includes fields for JW, WY/JW, PJC, 1" = 20', 2300190, 03/30/2023.

CAD File: AL23001901 Title: ALTA/NSPS LAND TITLE SURVEY

Sheet No.

AL-1 No. 2 of 2

Scale: 1" = 20'