

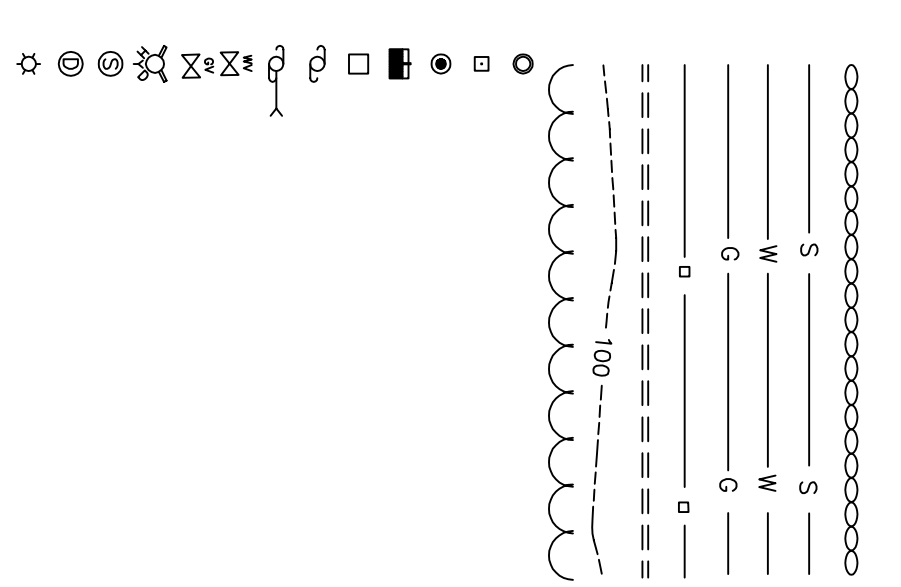
MAP REFERENCES :

1. "PROPERTY SURVEY - PREPARED FOR - BORGHESI BUILDING AND ENGINEERING COMPANY, INC. - EAST MAIN STREET - TORRINGTON, CONNECTICUT", scale 1" = 30', dated June, 2016 and prepared by G&Z Associates, Inc.
2. "IMPROVEMENT LOCATION SURVEY - PROPERTY OF - EDWARD DISKAVICH - DIBBLE STREET - TORRINGTON, CONNECTICUT", scale 1" = 20', dated April, 2005
3. "PROPERTY SURVEY - LOT LINE REVISION - PREPARED FOR - ETHEL W. MELIUS - 8 - DIBBLE STREET ASSOCIATES, LLC - DIBBLE STREET - TORRINGTON, CONNECTICUT", scale 1" = 20', dated September, 2012 and prepared by G&Z Associates, Inc.
4. "PROPERTY SURVEY PREPARED FOR - ETHEL W. MELIUS - DIBBLE AND EAST MAIN STREETS - TORRINGTON, CONNECTICUT", scale 1" = 40', dated 12-19-98 and prepared by Diana Land Surveying Services.
5. "PROPERTY SURVEY PREPARED FOR - ETHEL W. MELIUS - DIBBLE AND EAST MAIN STREETS - TORRINGTON, CONNECTICUT", scale 1" = 40', dated 9-18-99 and prepared by Diana Land Surveying Services.
6. "PROPERTY SURVEY PREPARED FOR - ETHEL W. MELIUS - THOMAS P. WHEELER ET AL - DIBBLE AND EAST MAIN STREETS - TORRINGTON, CONNECTICUT", scale 1" = 40', dated 04-30-2000 and prepared by Diana Land Surveying Services.
7. "PROPERTY SURVEY - DEPICTING PARCELS OWNED BY - ETHEL W. MELIUS - TO BE CONVEYED TO - DIBBLE STREET ASSOCIATES, LLC - DIBBLE STREET - TORRINGTON, CONNECTICUT", scale 1" = 30', dated June 4, 2002 and prepared by Neshamit & Idine Surveyors, P. C.
8. "PLEASANT VIEW - TORRINGTON, CONN. - DEVELOPED BY - EAGLE REALTY CO. - CENTRAL FALLS, R.I.", scale 1" = 80', dated July 26, 1921 and prepared by Wilcox Engineering Co.

NOTES:

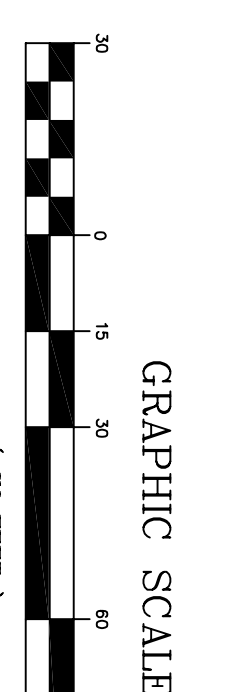
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300a-20 AND THE STANDARDS FOR CONVEYANCE OF LAND SURVEYS INCORPORATED BY REFERENCE TO CONNECCTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED ON SEPTEMBER 26, 1996.
2. TYPE OF SURVEY = LIMITED PROPERTY SURVEY
3. BOUNDARY DETERMINATION CATEGORY = DEVELOPED RE-SURVEY
4. OWNERS OF RECORD - ANNETTE & ANTONY MCGRATH (VA.0584 - Pg.70 & VA.928 - Pg.73) and DIBBLE STREET ASSOCIATES (VA.1144 - Pg.282)
5. TOTAL AREA - 286,825 S.F. or 6.125 Ac.
6. ZONE - LB & R10S
7. ELEVATIONS TAKEN FROM MAP REFERENCE #1
8. UNDERGROUND UTILITIES, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED IN PART FROM RECORD MAPS SUPPLIED BY THE RECORDING OFFICE OF TORRINGTON, CONNECTICUT AND IN PART FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS ARE APPROXIMATE AND OTHER SUCH FEATURES MAY EXIST UNKNOWN TO DUFOUR SURVEYING ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG: 1-800-922-4455
9. INLAND-WETLAND BOUNDARIES SHOWN ARE FIELD LOCATION OF FLAGGING DELINEATED BY A SOIL SCIENTIST IN 2005, 2016 & 2021

LEGEND



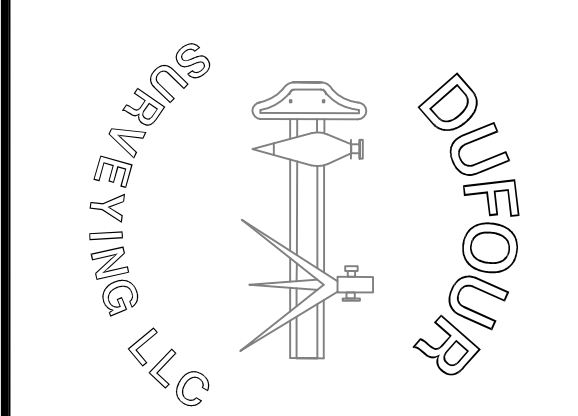
CURVE TABLE

CURVE	BEARING	LENGTH	CHORD	ANGLE	CHORD BEARING	CHORD
C1	127.00°	38.46	15.1070	162.7428°W	38.36	
C2	62.00°	42.30	37.1770°	125.2824°W	41.96	
C3	292.20°	375.73	719.13°	127.2828°W	375.49	



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A, 2 & 3 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF AGENCY OF SURVEYS AND MAPS, ADOPTED SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

CARMINE J. MARRASCA, L.S. #70219
 WITH FIELD WITHOUT ENCLOSURE SEAL.



IMPROVEMENT LOCATION SURVEY

PREPARED FOR: BORGHESI BUILDING & ENGINEERING COMPANY, INC

DIBBLE STREET & EAST MAIN STREET, TORRINGTON, CONNECTICUT

SCALE: 1" = 30'

DATE: 09-07-2021

APPROVER: CARMINE J. MARRASCA, L.S. #70219

FILE NO.: 21-148

DUFOUR SURVEYING LLC
 575 NORTH MAIN STREET
 869-314-9302 869-739-0222