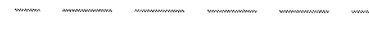
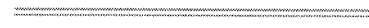
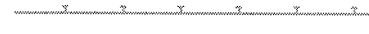
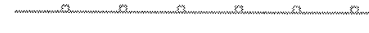
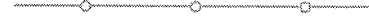
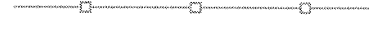
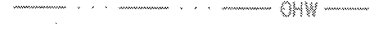


THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES DEPICTED ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE DEPICTED ON THIS PLAN.

	CATCH BASIN	CONCRETE MONUMENT FOUND	
	DRAIN MANHOLE		
	SEWER MANHOLE		
	WATER GATE		
	FIRE HYDRANT		
	GAS GATE		
	STREET SIGN		
	LIGHT POLE		
	UTILITY POLE		
	UTILITY POLE W/LIGHT		
	GUY WIRE		
	BOLLARD/POST		
	AIR CONDITIONING		
	WATER METER		
	PARKING BUMPER		
	HANDICAP SYMBOL		
CC	CONCRETE CURB		
EP	EDGE OF PAVEMENT		
BIT.	BITUMINOUS PAVEMENT		
CONC.	CONCRETE		
S/W	SIDEWALK		
UP	UTILITY POLE		
RCP	REINFORCED CONCRETE PIPE		
CMP	CORRUGATED METAL PIPE		
CLF	CHAIN LINK FENCE		
CB	CATCH BASIN		
DMH	DRAIN MANHOLE		
SMH	SEWER MANHOLE		
OHW	OVERHEAD LINE		
ELEV.	ELEVATION		
F.F.E.	FINISH FLOOR ELEVATION		
F.F.TH.	FINISH FLOOR AT THRESHOLD		
	EDGE OF PAVEMENT		
	BUILDING OVERHANG		
	CURB		
	STEEL GUARD RAIL		
	WOOD GUARD RAIL		
	CHAIN LINK FENCE		
	WOOD FENCE		
	UNDERGROUND DRAINAGE LINE		
	UNDERGROUND SEWER LINE		
	OVERHEAD WIRE		
	STONE WALL		
	APPROX. TREE LINE		
	PROPERTY LINE		
	EASEMENT LINE		
	LOCAL STREET LAYOUT LINE		
	PARCEL/LOT LINE		
	IRON PIN/REBAR FOUND		
	MONUMENT FOUND		
CHD	STATE HIGHWAY MONUMENT		

at certain place and at place of land located at the Southwesterly corner of the intersection of the County Road 220th and 42nd streets, and place of parcel of land being more particularly bounded and described as follows:

Beginning at the Southwesterly corner of the premier hereinabove described lot of land of Connecticut Highway Route 12, marked by a true steel pin located 225.31' from 207°42'42" East of a Connection Highway Route 1200 located 1100' South of the Junction of the east highway line of Route 12 and the South line of Pleasant Valley Road and from there running North 20°-42'-22" East 444.49' along the Southerly line of Route 12;

Then running North 20°-30'-42" East 77.90' along the Southerly line of Route 12;

Then running Northerly along a curve concave to the East, of a radius of 1100' and subtending an angle of 100° 00' 00" (100 degrees 14' 59" and the bearing of each chord being North 10°-53'-42" East 1100' to the intersection of the County Road 220th and 42nd streets;

Then running North 6°-41'-40" East 127.70' along the Southerly line of Congwags Road;

Then running North 30°-30'-40" East 22.30' along the Southerly line of Congwags Road;

Then running North 75°-45'-42" East 29.99' along the Southerly line of Congwags Road;

Then running North 66°-23'-30" East 17.70' along the Southerly line of Congwags Road;

Then running North 12°-15'-30" East 169.05' along the Southerly line of Congwags Road;

Then running North 79°-50'-30" East 1.00' along the Southerly line of Congwags Road;

Then running North 78°-50'-30" East 67.29' along the Southerly line of Congwags Road;

Then running North 78°-14'-10" East 425.02' along the Southerly line of Congwags Road;

Then running North 78°-14'-10" East 55.15' along the Southerly line of Congwags Road;

Then running North 79°-30'-30" East 28.00' along the Southerly line of Congwags Road;

Then running North 79°-50'-50" East 116.03' along the Southerly line of Congwags Road;

Then running North 79°-23'-30" East 100' along the Southerly line of Congwags Road;

Then running North 81°-51'-40" East 100.07' along the Southerly line of Congwags Road;

Then running North 80°-24'-20" East 200.94' along the Southerly line of Congwags Road;

Then running North 81°-10'-30" East 100.07' along the Southerly line of Congwags Road;

Then running North 81°-55'-40" East 59.02' along the Southerly line of Congwags Road;

Then running North 87°-27'-10" East 150.00' along the Southerly line of Congwags Road;

Then running North 79°-32'-30" East 53.12' along the Southerly line of Congwags Road;

Then running North 79°-47'-30" East 55.65' along the Southerly line of Congwags Road;

Then running North 67°-30'-30" East 152.74' along the Southerly line of Congwags Road;

Then running North 71°-27'-40" East 99.99' along the Southerly

5-11. NOT SURVEY RELATED.

COMMENCING AT A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE
EAST SIDE OF BRIAR HILL ROAD WITH THE NORTH SIDE OF GUNGYWAMP ROAD;

THENCE S 82°-35'-59" E ACROSS GUNGYWAMP ROAD A DISTANCE OF 320.67' TO THE POINT OF BEGINNING;

THENCE N 79°-46'-46" E BOUNDED NORTHERLY BY A CERTAIN "PERPETUAL
EASEMENT IN GUNGYWAMP ROAD" DESCRIBED IN VOLUME 197 PAGE 292 A
DISTANCE OF 64.66' TO A POINT;

THENCE N 63°-18'-16" E BOUNDED NORTHERLY BY A CERTAIN "PERPETUAL EASEMENT IN GUNGYWAMP ROAD" DESCRIBED IN VOLUME 197 PAGE 292 A DISTANCE OF 152.74' TO A POINT;

THENCE N 71°-26'-56" E BOUNDED NORTHERLY BY A CERTAIN "PERPETUAL EASEMENT IN GUNGYWAMP ROAD" DESCRIBED IN VOLUME 197 PAGE 292 A DISTANCE OF 99.99' TO A POINT;

THENCE N 73°-37'-16" E BOUNDED NORTHERLY BY A CERTAIN "PERPETUAL
EASEMENT IN GUNGYWAMP ROAD" DESCRIBED IN VOLUME 197 PAGE 292 A
DISTANCE OF 150.10' TO A POINT;

THENCE N 76°-43'-46" E BOUNDED NORTHERLY BY A CERTAIN "PERPETUAL
EASEMENT IN GUNGYWAMP ROAD" DESCRIBED IN VOLUME 197 PAGE 292 A
DISTANCE OF 39.54' TO A POINT;

THENCE N 78°-55'-16" E BOUNDED NORTHERLY BY A CERTAIN "PERPETUAL
EASEMENT IN GUNGYWAMP ROAD" DESCRIBED IN VOLUME 197 PAGE 292 A
DISTANCE OF 46.36' TO A POINT;

THENCE N 80°-18'-26" E BOUNDED NORTHERLY BY A CERTAIN "PERPETUAL
EASEMENT IN GUNGYWAMP ROAD" DESCRIBED IN VOLUME 197 PAGE 292 A
DISTANCE OF 56.37' TO A POINT;

THENCE N 73°-42'-56" E BOUNDED NORTHERLY BY A CERTAIN "PERPETUAL
EASEMENT IN GUNGYWAMP ROAD" DESCRIBED IN VOLUME 197 PAGE 292 A
DISTANCE OF 54.46' TO A POINT;

THENCE N 85°-28'-16" E BOUNDED NORTHERLY BY A CERTAIN "PERPETUAL
EASEMENT IN GUNGYWAMP ROAD" DESCRIBED IN VOLUME 197 PAGE 292 A
DISTANCE OF 141.04' TO A POINT;

THENCE S 86°-45'-24" E BOUNDED NORTHERLY BY A CERTAIN "PERPETUAL
EASEMENT IN GUNGYWAMP ROAD" DESCRIBED IN VOLUME 197 PAGE 292 A
DISTANCE OF 138.73' TO A POINT;

THENCE N 83°-32'-36" E BOUNDED NORTHERLY BY A CERTAIN "PERPETUAL EASEMENT IN GUNGYWAMP ROAD" DESCRIBED IN VOLUME 197 PAGE 292 A DISTANCE OF 41.08' TO A POINT;

THENCE N 89°-01'-36" E BOUNDED NORTHERLY BY A CERTAIN "PERPETUAL
EASEMENT IN GUNGYWAMP ROAD" DESCRIBED IN VOLUME 197 PAGE 292 A
DISTANCE OF 49.41' TO A POINT;

THENCE N 77°-59'-46" E BOUNDED NORTHERLY BY A CERTAIN "PERPETUAL EASEMENT IN GUNGYWAMP ROAD" DESCRIBED IN VOLUME 197 PAGE 292 A DISTANCE OF 26.91' TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF OTHER LAND NOW OR FORMERLY OF UNITED STATES OF AMERICA;

THENCE S 13°-22'-46" E BOUNDED EASTERLY BY SAID OTHER LAND NOW C
FORMERLY OF UNITED STATES OF AMERICA A DISTANCE OF 329.64' TO A P

FORMERLY OF UNITED STATES OF AMERICA A DISTANCE OF 220.40' TO A P
THENCE S 10°-39'-37" E BOUNDED EASTERLY BY OTHER LAND NOW OR

THENCE S 73°-49'-47" W BOUNDED SOUTHERLY BY OTHER LAND NOW OR
FORMERLY OF UNITED STATES OF AMERICA A DISTANCE OF 242.12' TO A PO

THENCE N 42°-48'-34" W THROUGH LAND NOW OR FORMERLY OF UNITED STATES OF AMERICA A DISTANCE OF 84.95' TO A POINT;

THENCE N 66°-51'-23" W THROUGH LAND NOW OR FORMERLY OF UNITED S
OF AMERICA A DISTANCE OF 436.67' TO A POINT;

THENCE S 72°-37'-13" W THROUGH LAND NOW OR FORMERLY OF UNITED STATES OF AMERICA A DISTANCE OF 439.51' TO A POINT;

THENCE N 11°-48'-12" W THROUGH LAND NOW OR FORMERLY OF UNITED STATES OF AMERICA A DISTANCE OF 426.26' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS APPROXIMATELY 584,303± SQUARE FEET (13.41376 ACRES).

1. "LAND PURCHASE MAP, 250 UNITS, CAPEHART PROJECT,
UNITED STATES NAVY, GROTON, CONN., JOB NO. 9515"
PREPARED AT A SCALE OF 1"=200' BY CHARLES A. CAHN,
NEW HAVEN, CT, DATED JULY 1962.

2. "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR
RAYMOND JAMES & ASSOCIATES, INC. & GMH MILITARY
HOUSING, LLC, NAUTILUS PARK, GROTON, CT, JOB NO.
24060", PREPARED AT A SCALE OF 1"=200' BY FLYNN &
CYR LAND SURVEYING LLC, BERLIN, CT., DATED JUNE 30,
2004 AND REVISED THROUGH OCTOBER 20, 2004.

3. "BOUNDARY STAKE-OUT SURVEY, MAP PREPARED FOR SEAN KENT, SHOWING LAND TO BE LEASED, GUNGYWAMP ROAD, GROTON SUB BASE, GROTON, CONNECTICUT", PREPARED AT A SCALE OF 1" = 20' BY ELMAN & O'DONOGHUE, INC., 1987.

SURVEYING LLC, BERLIN, CT., DATED SEPTEMBER 29, 2006.

4. "EXHIBIT B" TO LEASE AGREEMENT WITH NAVY FEDERAL CREDIT UNION, CONTRACT NO. N40085-15-RP-00146, SHOWING GROUND LEASE AREA PROVIDED BY THE U.S. DEPARTMENT OF THE NAVY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-5, 7(a), 7(b)(1), 8-9, 11(b), 13, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 23, 2015.

DATE OF MAP: JANUARY 5, 2017.

THIS SURVEY AND MAP 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.

THIS IS A PROPERTY SURVEY CONFORMING TO A HORIZONTAL CLASS A-2
ACCURACY. THE BOUNDARY DETERMINATION IS A RESURVEY.

THIS IS ALSO A TOPOGRAPHIC SURVEY CONFORMING TO A TOPOGRAPHICAL
ACCURACY STANDARD T-2.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED
HEREON. THIS PLAN IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED
SEAL.

 1/5/17
CHRISTOPHER C. DANFORTH, L.S. #70118 DATE

EASEMENT		
Segment	Length	Direction
L1	290.34	S78° 08' 03" W
L2	87.03	S71° 40' 59" W
L3	46.83	N11° 50' 13" W
L4	21.72	N78° 55' 16" E
L5	8.29	N80° 18' 26" E
L6	15.45	S11° 50' 13" E
L7	56.62	N76° 40' 59" E
L8	173.00	N78° 08' 03" E
L9	12.74	N85° 28' 16" E
L10	108.85	S86° 45' 24" E

**Gungywamp Road
Groton, Connecticut**

No.	Revision	Date	Approved

Designed by	TD	Checked by	CCD
Issued for	Date		

ALTA/ACSM
Land Title Survey

Drawing Title

Property Survey &
Topographic Survey
PID #168907690562 001E

L-1

Sheet 1 of 1

Project Number
13171.02