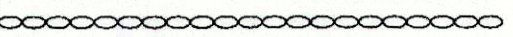

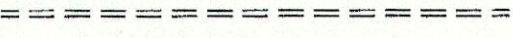
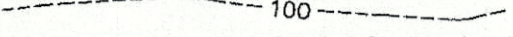

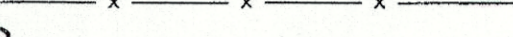






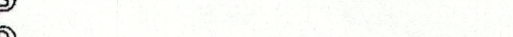

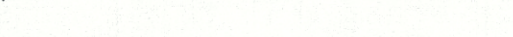

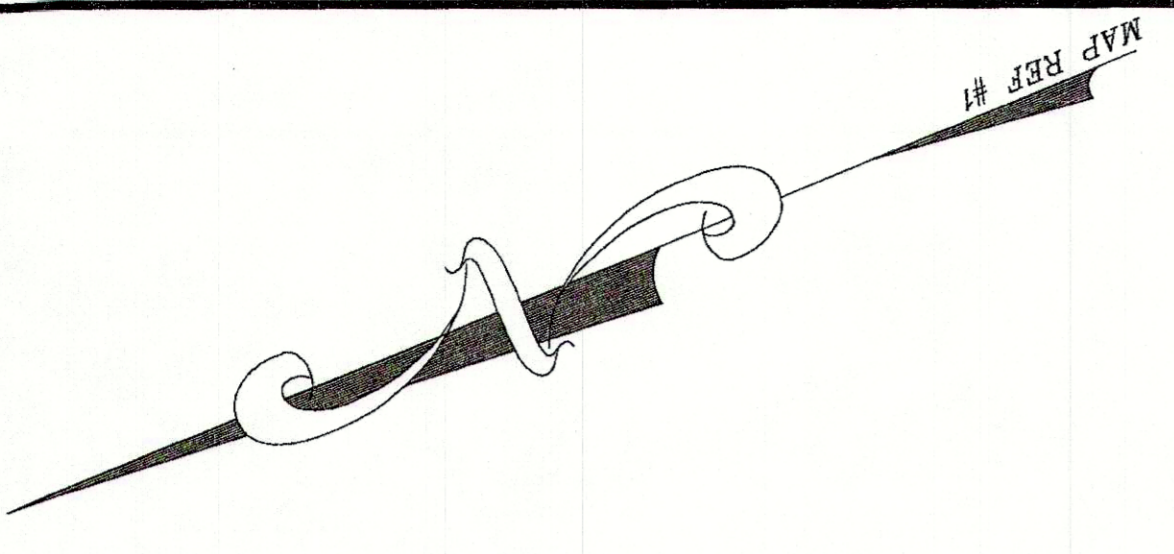


LEGEND

- STONE WALL 
- SANITARY SEWER 
- STORM SEWER 
- CONTOUR LINE 
- FOLIAGE LINE 
- WIRE FENCE 
- IRON PIN 
- SURVEY MONUMENT 
- DRILL HOLE 
- CURB CATCHBASIN 
- CURBLESS CATCHBASIN 
- UTILITY POLE 
- UTILITY POLE WITH GUY 
- SANITARY MANHOLE 
- DRAINAGE MANHOLE 
- LIGHT STAND 

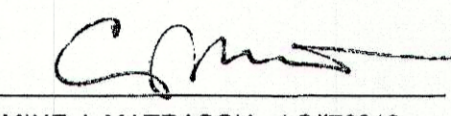


FIRST AMERICAN TITLE INSURANCE COMPANY - COMMITMENT FOR TITLE INSURANCE :
 COMMITMENT No. CT 5882136 - DATED MARCH 1, 2022
 CERTIFIED TO:
 FIRST AMERICAN TITLE INSURANCE COMPANY
 GARRETT HOMES

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES TABLE A ITEMS 2,3,4,5,7,8,11(a),13,16 and 17.

SCHEDULE B, PART II, EXCEPTIONS:
 1. - 2. NON-SURVEY ISSUE
 3. PLOTTED
 4. - 8. NON SURVEY ISSUES
 9. PLOTTED
 10. PLOTTED
 11-12. NON SURVEY ISSUE

FIELD WORK WAS COMPLETED ON MARCH 14, 2022

DATE 6/11/2022 
 CARMINE J. MATRASCIA - LS#70219

LEGAL DESCRIPTION:

COMMENCING AT A POINT ON THE EASTERLY SIDE OF KILLINGWORTH ROAD, SAID POINT MARKING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND THE NORTHWESTERLY CORNER OF LOT 3; THENCE ALONG LOT 3 THE FOLLOWING COURSES AND DISTANCES S88°04'16"E, 219.00'; S59°25'42"E, 111.86' TO A POINT; THENCE ALONG LOT 2 N41°38'48"E, 102.96' TO A POINT; THENCE ALONG LOT 1 N30°58'34"E, 236.07' TO A POINT; THENCE ALONG LAND NOW OR FORMERLY OF PAUL J. & JUDITH L. PETRULIS AND GARRETT W. & LARISSA B. JOHNSON, PARTLY BY EACH, N67°06'16"W, 179.58' TO A POINT, THENCE CONTINUING ALONG THE LAND OF SAID JOHNSON N67°06'16"W, 219.00' TO A POINT ON THE EASTERLY SIDE OF SAID KILLINGWORTH ROAD, THENCE ALONG SAID KILLINGWORTH ROAD S22°25'44"W, 320.00' TO THE POINT AND PLACE OF BEGINNING.

690 BEAVER MEADOW ROAD
 60-026-16
 N/F
 PAUL J. & JUDITH L. PETRULIS
 VOL.157 - PG.596

948 KILLINGWORTH ROAD
 60-026-1-5
 N/F
 GARRETT W. & LARISSA B. JOHNSON
 VOL.354 - PG.52

LOT 1
 698 BEAVER MEADOW ROAD
 60-026-10
 N/F
 DONNA E. TURNAGE
 VOL.145 - PG.241

LOT 2
 704 BEAVER MEADOW ROAD
 60-026-2
 N/F
 JOE ESTRADA-RIVERA & JULIE ESTRADA
 VOL.372 - PG.988

POND
 ELEV=543.4
 EXCEPTION #9

LOT 3
 968 KILLINGWORTH ROAD
 60-026-3
 N/F
 TRADING POST DEVELOPMENT LLC
 VOL.407 - PG.995 & 998

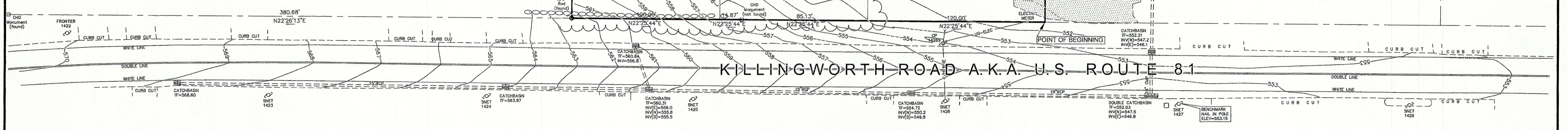
LOT 9
 ID# 60-026-9
 21,704 S.F. or 0.498 Ac.

LOT 8
 ID# 60-026-8
 21,899 S.F. or 0.503 Ac.

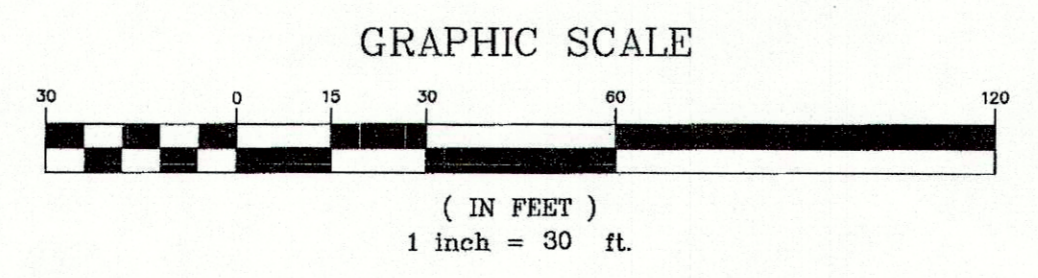
LOT 7
 ID# 60-026-7
 75,583 S.F. or 1.735 Ac.

POSSIBLE ENCROACHMENT GRAVEL PARKING
 EXCEPTION #3

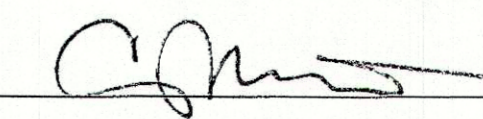
- NOTES:**
- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED ON SEPTEMBER 26, 1996.
 - TYPE OF SURVEY = PROPERTY SURVEY
 - BOUNDARY DETERMINATION CATEGORY = DEPENDENT RE-SURVEY
 - OWNERS OF RECORD - TRADING POST DEVELOPMENT LLC (Vol.407 - Pg.995 & Vol.407 - Pg.998)
 - TOTAL AREA - 119,186 S.F. or 4.389 Ac.
 - ZONE - C-1
 - ELEVATIONS BASED ON NAVD 88 DATUM (Refer to Map Reference #1)
 - NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OF BUILDING ADDITIONS OBSERVED.
 - NO INFORMATION OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAS BEEN MADE AVAILABLE TO SURVEYOR. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED.
 - THERE IS NO BUILDING ON THE PROPERTY
 - PROPERTY LIES WITHIN FLOOD ZONE X - AS SHOWN ON FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 245 OF 450, MAP NUMBER 09007C0245G, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY WITH AN EFFECTIVE DATE OF AUGUST 28,2008.
 - UNDERGROUND UTILITIES, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, 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

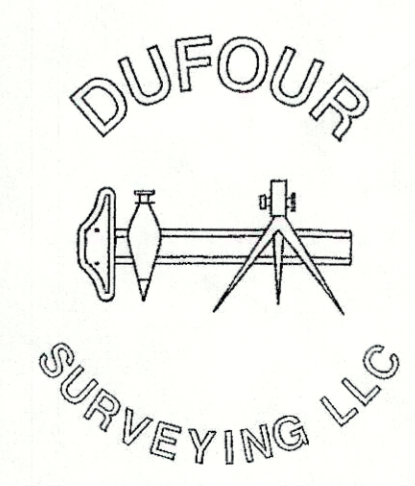


- MAP REFERENCES :**
- "TOPOGRAPHIC SURVEY - OF - 968 KILLINGWORTH ROAD (aka ROUTE 81) - PARCEL ID# 60-026-07, 60-026-08 & 60-026-09 - KILLINGWORTH ROAD (aka ROUTE 81) - HADDAM, CONNECTICUT - PREPARED FOR - DATTILO COMMERCIAL REAL ESTATE", scale 1" = 30', dated October 26, 2020 and prepared by Gesick & Associates, P.C., Surveyors, Mappers, Planners
 - "PROPERTY OF - JOHN HELENAK & JOHN MUZIK - SHOWING REMAINING LOTS #3, #7, #8 & #9", scale 1" = 40', dated July, 1971 and prepared by Vincent Yronne, L.S., (H.L.R. Map #822)
 - "PROPERTY OF - JOHN HELENAK & JOHN MUZIK - HADDAM, CONN.", scale 1" = 40', dated July, 1968 and prepared by Vincent Yronne, L.S., (H.L.R. Map #563)



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 A-T-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.


 CARMINE J. MATRASCIA - L.S. #70219



ALTA/NSPS LAND TITLE SURVEY		
PREPARED FOR: GARRETT HOMES		
LOT 7, LOT 8 & LOT 9 KILLINGWORTH ROAD, HADDAM, CONNECTICUT		
SCALE: 1" = 30'	APPROVED: CARMINE J. MATRASCIA - L.S. #70219	
DATE: 03-17-2022	JOB NO.: 22-10	FILE NO.: 122-10
DUFOR SURVEYING LLC 575 NORTH MAIN STREET BRISTOL, CONNECTICUT 860-314-0502 860-738-0222		