

BOUNDARY CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	08°17'39"	570.88'	82.71'	82.68'	N85°34'45"W
C2	18°40'23"	790.68'	230.09'	229.28'	N81°24'22"W
C3	14°13'51"	570.88'	141.79'	141.42'	S76°20'00"E
C4	05°27'01"	11,434.44'	1087.68'	1087.27'	N12°22'55"E
C5	02°35'59"	11,434.44'	518.82'	518.78'	N10°57'24"E
C6	02°51'02"	11,434.44'	568.85'	568.80'	N13°40'54"E

BOUNDARY LINE TABLE

No.	Bearing	Distance
L1	S50°37'13"E	22.65'
L2	S88°16'43"E	18.07'
L3	S73°31'29"E	21.22'
L4	S11°52'24"W	3.18'
L5	S20°32'33"W	0.09'
L6	S45°09'30"E	18.51'
L7	S62°49'30"E	2.34'
L8	N20°40'19"E	6.54'
L9	N73°37'28"W	54.49'
L10	S73°31'29"E	48.70'

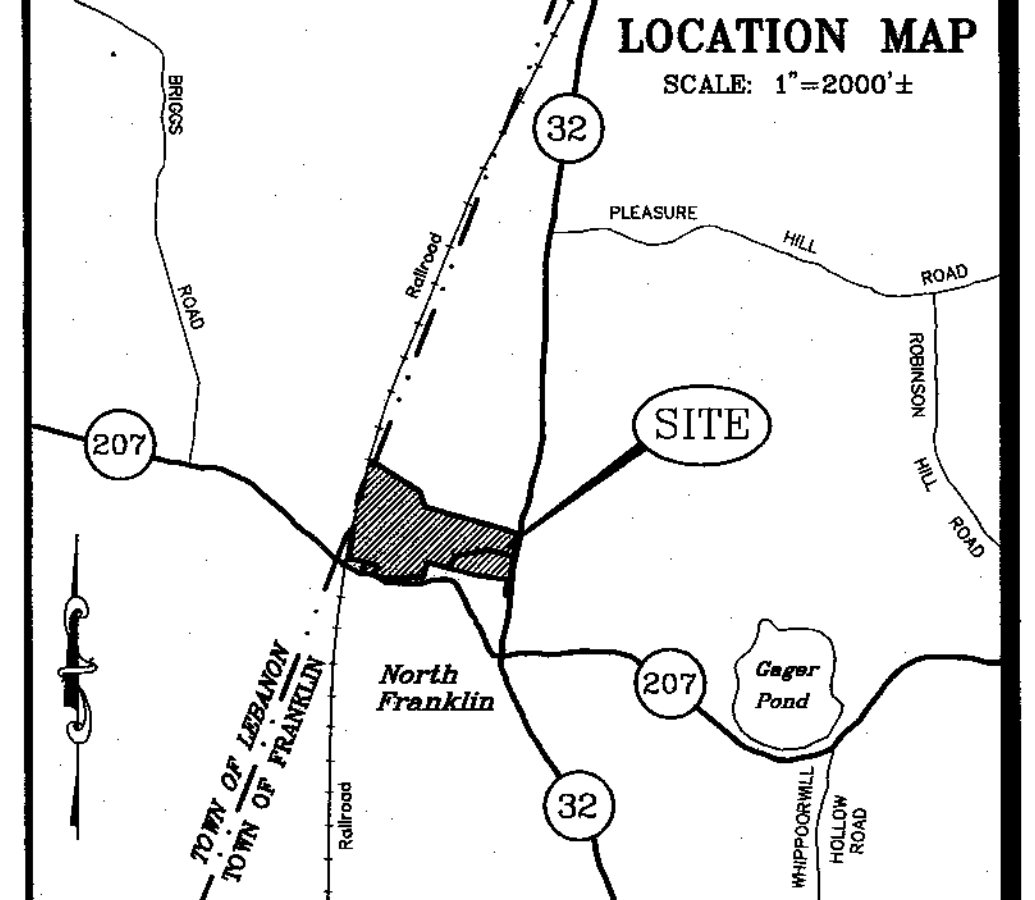
EASEMENT LINE TABLE

E1	E2	E3	E4	E5	E6	E7	E8	E9	E10
N64°27'31"W	N64°27'31"W	N64°27'31"W	S21°10'12"E	N21°10'12"E	S37°01'18"W	N37°01'21"E	S52°58'38"E	S52°58'44"E	N21°10'12"E
205.40'	72.92'	135.68'	103.15'	77.89'	12.35'	40.18'	14.22'	50.00'	100.18'

MAP REFERENCES:

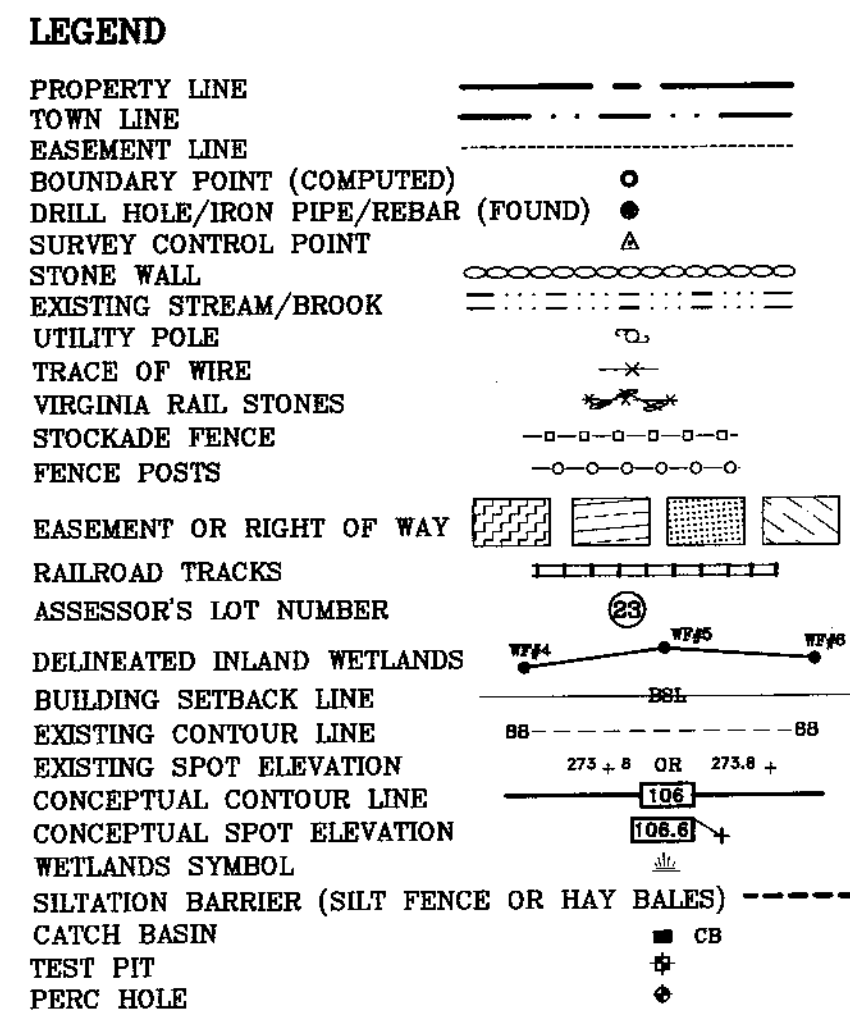
- BOUNDARY SURVEY PREPARED FOR DSD CEDAR HILL, LLC, ROUTE 32 & 207, FRANKLIN, CT. DATE: 9/4/2001, REVISED THROUGH: 11/27/2001, SCALE: 1"=40', CAD DWG: 98-177, PREPARED BY TOWNE ENGINEERING, INC.
- TOWN OF FRANKLIN, MAP SHOWING LAND ACQUIRED FROM CATHERINE Q. LAMB BY THE STATE OF CONNECTICUT, REALIGNMENT OF CONN. ROUTE 207, SCALE: 1 CM = 5 M. MARCH 1965, TOWN 52, PROJECT NO.: 52-85, SERIAL NO.: 1, FEDERAL AID PROJECT NO.: STPR-588(102), PREPARED BY PURCELL ASSOCIATES.
- TOWN OF FRANKLIN, MAP SHOWING EASEMENT ACQUIRED FROM EARTHGRO INC. BY THE STATE OF CONNECTICUT, REALIGNMENT OF CONN. ROUTE 207, SCALE: 1 CM = 5 M. MARCH 1965, TOWN 52, PROJECT NO.: 52-85, SERIAL NO.: 1, FEDERAL AID PROJECT NO.: STPR-588(103), PREPARED BY PURCELL ASSOCIATES.
- CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF FRANKLIN, LEBANON STATION ROAD FROM THE LEBANON TOWN LINE EASTERLY ABOUT 6,150 FEET, ROUTE 207, NUMBER 52-05.
- MAP SHOWING LAND OF BERKMAN GRAIN COMPANY IN THE TOWN OF FRANKLIN, CONNECTICUT, SCALE: 1 IN. = 40 FT., SURVEY: APRIL 1952, WITH ADDITIONS TO MARCH 10, 1953, PREPARED BY THOMAS H. DANIELSON, L.S.
- BOUNDARY SURVEY, LAND OF AGWAY, INC., POND ROAD (ROUTE 207), FRANKLIN, CT. DATE: 3/10/92, REVISED: APRIL 9, 1992, SCALE: 1"=40', JOB NO. 5, PROJECT NO.: 92-011, PREPARED BY CONKLIN & SOROKA, INC.
- TOWN OF FRANKLIN, MAP SHOWING EASEMENT ACQUIRED BY THE STATE OF CONNECTICUT FROM BARNEY BERKMAN, LEBANON STATION ROAD, SCALE: 1"=40', OCT. 1952, TOWN NO.: 52, PROJECT NO.: 52C, SERIAL NO.: 28B.

- RIGHT OF WAY MAP AND TRACK MAP, NEW LONDON NORTHERN R.R. CO., OPERATED BY THE CENTRAL VERMONT RY. CO., STATION 1214+40 TO STATION 1214+40, SCALE: 1 IN. = 100 FT., JUNE 30, 1917, SHEET V-1, 23.
- RIGHT OF WAY MAP AND TRACK MAP, NEW LONDON NORTHERN R.R. CO., OPERATED BY THE CENTRAL VERMONT RY. CO., STATION 1214+40 TO STATION 1214+40, SCALE: 1 IN. = 100 FT., JUNE 30, 1917, SHEET V-1, 24.
- HORIZONTAL CONTROL SURVEY FRANKLIN/LEBANON TOWN LINE, GARDNER LAKES TO WINDHAM ROAD (ROUTE 32) & HOWE ROAD/KAHN ROAD TO LEBANON ROAD (ROUTE 87), DATE: 5/26/1999, REVISED: 10/06/1999, CAD DWG: 98-23A, JOB NO.: 98-23, PREPARED BY TOWNE ENGINEERING, INC.
- LOT LINE REALIGNMENT, BOUNDARY SURVEY, PREPARED FOR DSD CEDAR HILL, LLC, #766 ROUTE 32 & #577 RTE. 207 (POND RD.), FRANKLIN & LEBANON, CT. DATE: 5/19/2004, SCALE: 1"=100', BOOK NO. 342/411, DISC NO. 92(15), CAD DWG: 04-52, SHEET NO. 1 OF 1, JOB NO. 04-52, PREPARED BY TOWNE ENGINEERING, INC., SOUTH WINDHAM, CT.
- BOUNDARY SURVEY PREPARED FOR KAHN TRACTOR, RTE. 32 & RTE. 207, FRANKLIN, CONNECTICUT, DATE: 1/14/2002, SCALE: 1"=40', BOOK NO. 387, DISC NO. 92(15), CAD DWG: 01-267, SHEET NO. 1 OF 1, JOB NO. 01-267, PREPARED BY TOWNE ENGINEERING, INC., SOUTH WINDHAM, CT.
- BOUNDARY SURVEY PREPARED FOR JAMES S. BECKWITH, ET. AL., ROUTE 32 & 207, FRANKLIN, CT. DATE: 7/28/98, REVISED 9/22/98, SCALE: 1"=40', BOOK NO. 342, DISC NO. 92(15), CAD DWG: 98-137B, SHEET NO. 1 OF 1, JOB NO. 98-137, PREPARED BY TOWNE ENGINEERING, INC., SOUTH WINDHAM, CT.



NOTES:

- THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 TO 20-300B-20 OF THE CONNECTICUT STATE REGULATIONS AS WERE FILED WITH THE SECRETARY OF STATE ON JUNE 21, 1996. THIS SURVEY IS A BOUNDARY SURVEY MEETING THE SPECIFICATIONS FOR A-2 HORIZONTAL ACCURACY AND IS FIRST SURVEY OF THE PROPERTY KNOWN AS #766 ROUTE 32 AND REFERENCED AS LOT #23 ON ASSESSOR'S MAP #5 AND AN ORIGINAL SURVEY OF THE PROPOSED LOT DIVISION LINE.
- THE DEED REFERENCE FOR THIS PARCEL IS FOUND IN VOLUME 57 PAGE 513 OF THE FRANKLIN LAND RECORDS. THE CURRENT OWNER OF RECORD IS DSD CEDAR HILL, LLC.
- THE BEARING ORIENTATION AND COORDINATE BASE FOR THIS PROJECT IS NAD 83/92. THIS ORIENTATION IS BASED ON INFORMATION TAKEN FROM MAP REFERENCE #10.
- THE PURPOSE OF THIS SURVEY IS TO PERFORM A 2-LOT SUBDIVISION. NO NEW NONCONFORMITIES ARE BEING CREATED.
- LOT #1 IS SUBJECT TO A SLOPE EASEMENT AS CONVEYED IN VOLUME 50 PAGE 943 OF THE FRANKLIN LAND RECORDS WHICH IS DETAIL ON MAP REFERENCE #2. THIS EASEMENT IS NOT BOUNDED AND IS NOT SHOWN ON THIS PLAN. FOR A MORE PARTICULAR DESCRIPTION OF THIS EASEMENT, REFER TO SAID DEED AND MAP.
- LOT #2 IS CONVEYED SUBJECT TO AN EASEMENT IN FAVOR OF LOT #1 AND IS SHOWN ON THIS PLAN AS HAVING AN AREA OF 0.08± ACRES.
- LOTS #1 & #2 ARE BENEFITED BY AN EASEMENT OVER PROPERTY NOW OR FORMERLY OF BST, LLC. SAID EASEMENT IS SHOWN ON THIS PLAN AS HAVING AN AREA OF 0.13± ACRES. THIS EASEMENT WAS RESERVED IN A CONVEYANCE FROM DSD CEDAR HILL, LLC TO BST, LLC IN VOLUME 63 PAGE 560 OF THE FRANKLIN LAND RECORDS. FOR A MORE PARTICULAR DESCRIPTION OF SAID RIGHTS SEE SAID DEED.
- LOT #2 IS SUBJECT TO A RIGHT OF WAY IN FAVOR OF LAND NOW OR FORMERLY OF BST, LLC. WHICH WAS CONVEYED IN VOLUME 63 PAGE 560 OF THE FRANKLIN LAND RECORDS. FOR A MORE PARTICULAR DESCRIPTION OF THESE RIGHTS PLEASE REFER TO SAID DEED.
- THE BOUNDARY LINE ABUTTING LAND NOW OR FORMERLY OF THE CENTRAL VERMONT RAILWAY, INC. WAS COMPUTED ON THIS PLAN BY HOLDING THE DIMENSION OF 24.75' OFF THE CENTERLINE OF THE EXISTING RAILROAD TRACKS AS FIELD LOCATED AND AS IS ALSO SHOWN ON MAP REFERENCES #8 & #9. THIS DIMENSION WAS AVERAGED TO HOLD ONE CONSISTENT RADIUS.
- LOT #1 IS TO BE CONVEYED SUBJECT TO AN EASEMENT FOR THE USE AND MAINTENANCE OF OVERHEAD UTILITY SERVICES IN FAVOR OF LOT #2 AS SHOWN ON THIS PLAN.
- THE PROPERTY NOW OR FORMERLY OF NICHOLAS M. LULICK WAS NEVER FOUND TO HAVE BEEN DESCRIBED WITH ANY ACCURATE DIMENSIONS. IT WAS ORIGINALLY CREATED ON MAY 6, 1884 BY A DEED FROM GEORGE C. KENYON TO THOMAS WARD AS RECORDED IN VOLUME 9 PAGE 475 OF THE FRANKLIN LAND RECORDS. SAID ORIGINAL DEED CALLS THE AREA TO BE ABOUT ONE FOURTH OF AN ACRE. THIS CURRENT SURVEY HELD THE NORTHERLY LINE AS THE LINE OF OCCUPATION EVIDENCED BY AN ANCIENT WIRE FENCE AND THE EASTERLY LINE AS SHOWN ON OTHER SURVEYS DATING BACK TO 1932. THE AREA OF SAID LULICK PARCEL AS HELD ON THIS PLAN FINDS THE AREA TO BE 0.37 ACRES MORE OR LESS WHICH IS GREATER THAN THE ONE FORTH OF AN ACRE DEED CALL. IT IS RECOMMENDED THAT A BOUNDARY LINE AGREEMENT BE EXECUTED WITH THIS PROPERTY OWNER TO FIX THE LOCATION OF THIS COMMON LINE.
- LOT #1 IS SUBJECT TO A WELL RIGHT CONVEYED IN VOLUME 10 PAGE 658 OF THE FRANKLIN LAND RECORDS TO AZEL RACE. MAP REFERENCE #5 SHOWS A WELL LINE CROSSING THIS PROPERTY THROUGH OTHER LAND OF DSD CEDAR HILL, LLC (BEING LOT #22) TO PROPERTY NOW OR FORMERLY OF NICHOLAS M. LULICK. THIS SURVEY DID NOT DETERMINE IF THIS WELL LINE IS STILL IN USE.



PARKING TABLE (3500 S.F.)

PARKING SPACES REQUIRED:

RETAIL/COMMERCIAL (USED-MOST RESTRICTIVE)

1 SP./200 S.F. GROSS FLOOR AREA

= 18 SPACES (MIN.) REQUIRED

OFFICE:

1 SP./300 S.F. GROSS FLOOR AREA

= 12 SPACES (MIN.) REQUIRED

PARKING SPACES PROVIDED:

19 (18 STANDARD & 1 HANDICAP)

SUBDIVISION PLAN APPROVED BY THE FRANKLIN PLANNING AND ZONING COMMISSION ON _____ DATE _____

BY _____

CHAIRMAN OR SECRETARY OF THE COMMISSION

DATE OF COMPLETION OF ALL WORK: _____ DATE _____

INITIALS OF CHAIRMAN OR SECRETARY OF THE COMMISSION

EROSION AND SEDIMENTATION CONTROL PLAN CERTIFIED BY VOTE OF THE FRANKLIN PLANNING AND ZONING COMMISSION ON _____ DATE _____

BY _____

CHAIRMAN OR SECRETARY OF THE COMMISSION OR ITS DESIGNEE

ZONING TABLE C-2 ZONE

MIXED COMMERCIAL AND LIGHT INDUSTRIAL DISTRICT

MIN LOT SIZE = 100,000 SF WITHOUT PUBLIC SEWERS

MINIMUM FRONTAGE = 250 FT FOR 100,000 SF LOT

MINIMUM FRONT YARD IS 100 FT AS MEASURED FROM THE CENTERLINE OF THE STREET OR 75 FT FROM THE STREET RIGHT-OF-WAY LINE, WHICHEVER IS GREATER.

MINIMUM SIDE AND REAR YARD = 25 FT.

MAXIMUM LOT COVERAGE BY BUILDINGS, LOADING AND STORAGE AREAS AND ALL PAVED AREAS: 65% OF THE AREA OF THE LOT, EXCLUSIVE OF WETLANDS AND SLOPES IN EXCESS OF 1 FOOT RISE IN 2 FEET OF RUN.

MINIMUM LOT WIDTH = 250 FT FOR A 100,000 SF LOT

NO REAR LOTS ARE PERMITTED IN THIS ZONE.

THROUGH LOTS MUST HAVE REQUIRED FRONTAGE ON BOTH STREETS.

SURVEY DATA

Survey Type: BOUNDARY SURVEY

Horizontal Accuracy: A-2

Vertical Accuracy: N/A

Topographic Accuracy: N/A

Boundary Determination: FIRST SURVEY/ORIGINAL SURVEY

This map has been prepared in accordance with the Regulations of the State of Connecticut Sections 20-300B-1 TO 20-300B-20 as filed June 21, 1996.

To my knowledge and belief, this map is substantially correct as noted herein.

Land Surveyor: _____ License #: _____ Date: _____

ANY ORIGINAL OR DUPLICATION OF THIS MAP IS NOT VALID UNLESS IT BEARS THE IMPRESSION TYPE SEAL OF THE LAND SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR ABOVE.

2-LOT SUBDIVISION

TOWNE ENGINEERING, INC.

CIVIL ENGINEERS AND LAND SURVEYORS

ROUTE 32 AND RICHMOND LANE, SOUTH WINDHAM CT

TEL (860)423-6371/889-2100 FAX 423-5470

SUBDIVISION PLAN

PREPARED FOR

DSD CEDAR HILL, LLC

#766 CT RTE. 32 & CT RTE. 207 (POND ROAD) FRANKLIN, CT

DATE: 1/18/05

SCALE: 1"=100'

REVISIONS:

3/16/05 PER DSD CEDAR HILL, LLC

3/16/05 STAFF COR

3/16/05 STAFF COR

BOOK NO. 342/411/418

DISC NO. 92(15)

CAD DWG 05-008

DRAWN BY: JHB

DESIGNED BY: JHB

CHECKED BY: JHB

SHEET NO. 1 OF 2

JOB NO. 05-008