NOTES

1. THIS SURVEY HAS BEEN PREPARED IN 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,

- 2. IT IS A PERIMETER / TOPOGRAPHIC SURVEY INTENDED TO BE USED FOR A WETLANDS APPLICATION.
- 3. THE BOUNDARY DETERMINATION CATEGORY IS THAT OF A RESURVEY.
- 4. THIS SURVEY CONFORMS TO CLASS A-2 HORIZONTAL ACCURACY AND CLASS T-3 TOPOGRAPHIC ACCURACY STANDARDS

5. THE SUBJECT PARCELS ARE CURRENTLY OWNED BY BLUE FOX RUN GOLF COURSE, LLC CHANGE OF NAME CERTIFICATE AVON LAND RECORDS BOOK 329 PAGE 110 ROOT DEED AVON BOOK 328 PAGE 528, NOD ROAD PROPERTIES, LLC CHANGE OF NAME CERTIFICATE AVON LAND RECORDS BOOK 373 PAGE 418 ROOT DEED AVON LAND RECORDS BOOK 328 PAGE 536 AND CORNOR PROPERTIES, LLC AVON LAND RECORDS BOOK 391 PAGE 792. PROPERTY LINES REFERENCED HEREON ARE BASED UPON MAP REFERENCE NUMBER 2, A SUBDIVISION PLAN APPROVED BY THE AVON PLANNING COMMISSION WITH CONDITIONS ON MARCH 23, 1997. NO RECORD TRANSFERS FOUND. RECORD DEEDS DO NOT CONFORM WITH SUBDIVISION LINES.

6. THE SUBJECT PARCELS ARE LOCATED IN THE AGRICULTURAL AND OFFICE PARK ZONES IN THE TOWN OF

7. BEARINGS, COORDINATES AND ELEVATIONS DEPICTED HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 AND THE NATIONAL VERTICAL DATUM OF 1988 BASED UPON OPUS RAPID STATIC OBSERVATIONS PERFORMED IN JULY AND AUGUST OF 2017 RESULTING IN THE FOLLOWING VALUES. CONTROL POINT #1, N=859371.57, E=982190.84, ELEV.=164.56 AND CONTROL POINT #13, N=854206.85, E=981570.16, ELEV.=180.12.

8. THE SUBJECT PARCELS ARE SUBJECT TO AND MAY BENEFIT FROM EASEMENTS WHICH MAY NOT BE DEPICTED ON THE SURVEY BUT ARE NOTED HEREON.

9. THE WETLAND FLAGS DEPICTED HEREON WERE SET IN THE FIELD BY ROBERT RUSSO, A CERTIFIED SOIL SCIENTIST, AND LOCATED UNDER THE DIRECT SUPERVISION OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

10. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED OR NOTED HEREON (IF ANY) HAVE BEEN COMPILED FROM RECORD MAPPING, VISIBLE EVIDENCE OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY\Y OTHER SUCH FEATURES EXIST ON THE SITE. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

MAP REFERENCES:

1. MAP SHOWING LAND OF BEL COMPO GOLF CLUB NOD ROAD AVON, CONNECTICUT SCALE 1"=200' MARCH, 1996 SHEET 1 OF 1 BY NASCIMBENI & JAHNE SURVEYORS P.C.

2. SUBDIVISION PLAN PROPERTY OF BLUE FOX GOLF & TRAINING CENTER, LLC CONNEMARA COURT, LLC NOD ROAD AVON, CONNECTICUT SCALE 1" = 200' SHEET 1 OF 1 DEC.1996 REVISED 2/4/97 & 11/24/97 BY NASCIMBENI & JAHNE SURVEYORS, P.C.

3. LAND OF LAND OWNED BY CHESTER R. WOODFORD & ESTATE OF C. FRED WOODFORD WESTERLY OF NOD ROAD AVON, CONNECTICUT SCALE 1" = 200' FEBRUARY 1980 REVISED TO NOVEMBER, 1996 HODGE SURVEYING ASSOCIATES, P.C.

4. TOWN OF AVON MAP SHOWING EASEMENTS AND LAND TO BE ACQUIRED FROM CONNEMARA COURT, LLC BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RELOCATION OF NOD ROAD AVON, CONNECTICUT SCALE METRIC 1: 500 MAY 1977 JAMES F. BURNES, JR. TRANSPORTATION CHIEF ENGINEER BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS. TOWN NO. 4 PROJECT NO. 04—117 SERIAL NO. 3 SHEETS 1 AND 2 OF

5. IMPROVEMENT LOCATION SURVEY EASEMENT MAP FOR SANITARY SEWER EASEMENT TO BE CONVEYED TO THE TOWN OF AVON ACROSS PROPERTY OF BLUE FOX RUN NOD ROAD AVON, CONNECTICUT SCALE 1" = 40' JULY 2000 REVISED JANUARY, 2005 SHEETS 1-9 OF 9 BY HODGE SURVEYING ASSOCIATES, P.C.

6. EASEMENT MAP PREPARED FOR THE AVON WATER COMPANY ACROSS PROPERTY OF NOD ROAD PROPERTIES, LLC 27 NOD ROAD AVON, CONNECTICUT SCALE 1" = 40' 4/04/11 SHEETS 1 & 2 OF 2 REVISED TO 4/20/11 BY DENNO LAND SURVEYING & CONSULTING, LLC.

7. TOWN OF AVON MAP SHOWING LAND ACQUIRED FROM EST. ANTHONY ROTONDO ET AL BY THE STATE OF CONNECTICUT INTERSECTION IMPROVEMENTS — ROUTES 10 & 44 SCALE 1" = 40' JANUARY, 1990 REVISED 8-29-90 ROBERT W. GUBALA TRANSPORTATION CHIEF ENGINEER BUREAU OF HIGHWAYS.

8. MAP OF PROPERTY OWNED BY GEORGE T. MANION ET AL MOUNTAIN VIEW AVE. AVON, CT. JUNE 1937 SCALE
1" = 40' MERTON HODGE SURVEYOR REVISED AUG. 1939

9. MAP SHOWING PROPERTY OWNED BY THE WOOD FORD FARM CORPORATION EAST MAIN STREET & NOD ROAD AVON, CONN. SCALE 1" = 40' JULY 1974 BY F.N. WHITTEMORE JR. LAND SURVEYOR.

CONNECTICUT ATTORNEYS TITLE INSURANCE COMPANY — CATIC — TITLE INFORMATION REPORT (TIR) AUTHORIZATION NO. 1293465, DATE OF REQUEST 05-17-2017

ENCUMBRANCES 65 NOD ROAD, AVON, CONNECTICUT:

1. RIPARIAN RIGHTS OF OTHERS IN AND TO THE FARMINGTON RIVER, A POND, OR ANY OTHER TYPE OF WATERCOURSE LOCATED ON OR CROSSING THROUGH THE PREMISES.

2. ALL MATTERS INCLUDING, BUT NOT LIMITED TO, 100' METROPOLITAN DISTRICT EASEMENT, DRAINAGE DITCH, PROPOSED FIFTY FOOT RIGHT OF WAY OVER PARCEL A IN FAVOR OF PARCELS B AND C, PROPOSED UNRESTRICTED RIGHT TO DRAIN OVER PARCEL A IN FAVOR OF PARCELS B AND C AND ARNOLD C. GREENBERG, NOTES AND NOTATIONS ALL AS SHOWN ON CERTAIN MAPS OR PLANS ON FILE IN THE AVON TOWN CLERK'S OFFICE AS MAP NOS. 21—21 AND 97—04 TO WHICH REFERENCE MAY BE MADE.

3. RIGHT OF WAY FROM THE WOOD FARM CORPORATION TO THE METROPOLITAN DISTRICT DATED JANUARY 9, 1961 AND

RECORDED JANUARY 18, 1961 IN VOLUME 44 AT PAGE 24 OF THE AVON LAND RECORDS. (NOTE: AS SHOWN ON TOWN CLERK

4. TERMS AND CONDITIONS SET FORTH IN AN AGREEMENT BY AND BETWEEN THE WOOD FORD CORPORATION AND ANTHONY ROTONDO ET AL DATED AND RECORDED SEPTEMBER 16, 1974 IN VOLUME 87 AT PAGE 61 OF THE AVON LAND RECORDS.

5. EASEMENT AGREEMENT BY AND BETWEEN ANTHONY ROTONDO, ET AL, ("GROUP") AND ARNOLD C. GREENBERG, TRUSTEE ("GREENBERG") DATED AND RECORDED DECEMBER 11, 1980 IN VOLUME 121 AT PAGE 863 OF THE AVON LAND RECORDS.

6. STATE OF CONNECTICUT TRAFFIC INVESTIGATION REPORT DATED AUGUST 16, 2005 AND RECORDED AUGUST 23, 2005 IN

7. STATE OF CONNECTICUT TRAFFIC INVESTIGATION REPORT DATED NOVEMBER 15, 2005 AND RECORDED DECEMBER 13, 2005 IN VOLUME 534 AT PAGE 920 OF THE AVON LAND RECORDS.

8. DECLARATION OF DRIVEWAY EASEMENT BY BLUE FOX RUN GOLF COURSE, LLC AND CONNEMARA COURT II, LLC DATED SEPTEMBER 8, 2008 AND RECORDED OCTOBER 6, 2008 IN VOLUME 580 AT PAGE 1298 OF THE AVON LAND RECORDS. OPEN—END MORTGAGE FROM BLUE FOX RUN GOLF COURSE, LLC TO WEBSTER BANK, NATIONAL ASSOCIATION IN THE AMOUNT OF \$300,000.00 DATED AND RECORDED DECEMBER 16, 2011 IN VOLUME 633 AT PAGE 974 OF THE AVON LAND RECORDS.

9. ASSIGNMENT OF LEASES AND RENTS FROM BLUE FOX RUN GOLF COURSE, LLC TO WEBSTER BANK, NATIONAL ASSOCIATION DATED AND RECORDED DECEMBER 16, 2011 IN VOLUME 633 AT PAGE 996 OF THE AVON LAND RECORDS. NOTE: SPECIAL EXCEPTIONS GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF AVON RECORDED IN VOLUME 91 AT PAGE 474, VOLUME 339 AT PAGE 1044, VOLUME 344 AT PAGE 608, VOLUME 344 AT PAGE 610, VOLUME 344 AT PAGE 611, VOLUME 344 AT PAGE 612, VOLUME 383 AT PAGE 287, VOLUME 383 AT PAGE 288, VOLUME 457 AT PAGE 312, VOLUME 490 AT PAGE 975, VOLUME 514 AT PAGE 464, VOLUME 514 AT PAGE 465, VOLUME 514 AT PAGE 466, VOLUME 514 AT PAGE 467, VOLUME 514 AT PAGE 468, VOLUME 514 AT PAGE 469 AND VOLUME 543 AT PAGE 315 ALL OF THE AVON LAND RECORDS.

ENCUMBRANCES 117 NOD ROAD, AVON, CONNECTICUT:

VOLUME 527 AT PAGE 1283 OF THE AVON LAND RECORDS.

1. RIPARIAN RIGHTS OF OTHERS IN AND TO A POND OR ANY TYPE OF WATERCOURSE LOCATED ON OR CROSSING THROUGH THE PREMISES.

2. ALL MATTERS INCLUDING, BUT NOT LIMITED TO, 100' METROPOLITAN DISTRICT EASEMENT, UNRESTRICTED RIGHT TO DRAIN, NOTES
AND NOTATIONS ALL AS SHOWN ON AVON TOWN CLERK MAP NO. 97-04 TO WHICH REFERENCE MAY BE MADE.
PAGE 3 OF 7

3. RIGHT OF WAY FROM THE WOOD FORD FARM CORPORATION TO THE METROPOLITAN DISTRICT DATED JANUARY 9, 1961 AND RECORDED JANUARY 18, 1961 IN VOLUME 44 AT PAGE 24 OF THE AVON LAND RECORDS. (NOTE: AS SHOWN ON TOWN CLERK MAP NOS. 7-39 AND 97-04 ATTACHED HERETO.)

4. TERMS AND CONDITIONS SET FORTH IN AN AGREEMENT BY AND BETWEEN THE WOOD FORD CORPORATION AND ANTHONY ROTONDO ET AL DATED AND RECORDED SEPTEMBER 16, 1974 IN VOLUME 87 AT PAGE 61 OF THE AVON LAND RECORDS

5. EASEMENT AGREEMENT BY AND BETWEEN ANTHONY ROTONDO, ET AL, ("GROUP") AND ARNOLD C. GREENBERG, TRUSTEE ("GREENBERG") DATED AND RECORDED DECEMBER 11, 1980 IN VOLUME 121 AT PAGE 863 OF THE AVON LAND RECORDS.

6. RIGHTS INCLUDING, BUT NOT LIMITED TO, DRAINAGE RIGHTS OF WAY EASEMENTS AND RIGHT TO ENTER SET FORTH IN A NOTICE OF CONDEMNATION BY THE STATE OF CONNECTICUT AGAINST JOSEPH BRUNOLI ET AL DATED JUNE 17, 1998 AND RECORDED JUNE
19, 1998 IN VOLUME 351 AT PAGE 171 OF THE AVON LAND RECORDS. (NOTE: AS SHOWN ON TOWN CLERK MAP NOS. 98—58 AND 98—59 ATTACHED HERETO.)

7. OPEN-END CONSTRUCTION MORTGAGE AND SECURITY AGREEMENT FROM CONNEMARA COURT, LLC TO CITIZENS BANK OF CONNECTICUT (N/K/A CITIZENS BANK, N. A.) IN THE AMOUNT OF UP TO \$4,255,000.00 DATED AND RECORDED SEPTEMBER 24, 1998 IN VOLUME 356 AT PAGE 783 OF THE AVON LAND RECORDS, AS SUBORDINATED BY SUBORDINATION AGREEMENTS RECORDED IN VOLUME 358 AT PAGE 707 AND IN VOLUME 383 AT PAGE 1031 OF THE AVON LAND RECORDS AND AS MODIFIED BY MODIFICATION AND REAFFIRMATION AGREEMENT DATED JULY 18, 2002 AND RECORDED AUGUST 5, 2002 IN VOLUME 434 AT PAGE 410 OF THE AVON LAND RECORDS.

8. COLLATERAL ASSIGNMENT OF LEASES, RENTALS AND PROPERTY INCOME FROM CONNEMARA COURT, LLC TO CITIZENS BANK OF CONNECTICUT (N/K/A CITIZENS BANK, N. A.) DATED AND RECORDED SEPTEMBER 24, 1998 IN VOLUME 356 AT PAGE 844 OF THE AVON LAND RECORDS, AS SUBORDINATED BY SUBORDINATION AGREEMENTS RECORDED IN VOLUME 358 AT PAGE 707 AND VOLUME 383 AT PAGE 1031 OF THE AVON LAND RECORDS AND AS MODIFIED BY MODIFICATION AND REAFFIRMATION AGREEMENT DATED JULY 18, 2002 AND RECORDED AUGUST 5, 2002 IN VOLUME 434 AT PAGE 410 OF THE AVON LAND RECORDS.

9. UCC-1 FINANCING STATEMENT FROM CONNEMARA COURT, LLC TO CITIZENS BANK OF CONNECTICUT (N/K/A CITIZENS BANK, N. A.) DATED AND RECORDED SEPTEMBER 24, 1998 IN VOLUME 356 AT PAGE 859 OF THE AVON LAND RECORDS, AS SUBORDINATED BY SUBORDINATION AGREEMENTS RECORDED IN VOLUME 358 AT PAGE 707 AND VOLUME 383 AT PAGE 1031 OF THE AVON LAND RECORDS AND AS MODIFIED BY MODIFICATION AND REAFFIRMATION AGREEMENT DATED JULY 18, 2002 AND RECORDED AUGUST 5, 2002 IN VOLUME 434 AT PAGE 410 OF THE AVON LAND RECORDS, AS CONTINUED IN VOLUME 460 AT PAGE 832 AND IN VOLUME 574 AT PAGE 284 OF THE AVON LAND RECORDS.

NOTE: GRANT OF SPECIAL EXCEPTIONS RECORDED IN VOLUME 514 AT PAGE 463, VOLUME 514 AT PAGE 464, VOLUME 514 AT PAGE 465, VOLUME 514 AT PAGE 466, VOLUME 514 AT PAGE 470 ALL OF THE AVON LAND RECORDS.

ENCUMBRANCES 231 NOD ROAD:

1. RIPARIAN RIGHTS OF OTHERS IN AND TO ANY TYPE OF WATERCOURSE LOCATED ON OR CROSSING THROUGH THE PREMISES.

2. ALL MATTERS INCLUDING, BUT NOT LIMITED TO, EASEMENTS AND NOTES AS SHOWN ON CERTAIN MAPS OR PLANS ON FILE IN THE AVON TOWN CLERK'S OFFICE AS MAP NOS. 7—9 AND 97—99 ATTACHED HERETO.

3. PRIVATE PROPERTY PERMIT FROM CHESTER R. WOODFORD TO THE CONNECTICUT POWER COMPANY RECORDED SEPTEMBER 26, 1941 IN VOLUME 25 AT PAGE 289 OF THE AVON LAND RECORDS. (NOTE: THE PERMIT IS NOT ASCERTAINABLE OR FIXED.)
4. PRIVATE PROPERTY PERMIT FROM C. FRED WOODFORD & SON TO THE CONNECTICUT POWER COMPANY RECORDED MAY 24,

4. PRIVATE PROPERTY PERMIT FROM C. FRED WOODFORD & SON TO THE CONNECTICUT POWER COMPANY RECORDED MAY 2 1950 IN VOLUME 31 AT PAGE 613 OF THE AVON LAND RECORDS. (NOTE: THE PERMIT IS NOT ASCERTAINABLE OR FIXED.) PRIVATE PROPERTY EASEMENT FROM C. FREDERIC WOODFORD AND CHESTER R. WOODFORD TO THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY RECORDED JULY 13, 1954 IN VOLUME 35 AT PAGE 417 OF THE AVON LAND RECORDS. (NOTE: THE EASEMENT IS NOT ASCERTAINABLE OR FIXED.)

5. TERMS, CONDITIONS, RIGHTS AND RESERVATIONS SET FORTH IN A BOND FOR DEED BY AND BETWEEN SIMSBURY BANK AND TRUST COMPANY, TRUSTEE U/W/O/ C. FREDERICK WOODFORD AND CHESTER R. WOODFORD ("SELLER") AND JACK A. BROITMAN
AND SUSAN L. JANSEN ("PURCHASER") DATED JULY 9, 1985 AND RECORDED JULY 12, 1985 IN VOLUME 159 AT PAGE 233 OF THE AVON LAND RECORDS.

6. DRAINAGE EASEMENT — IMPROVEMENTS WITH RIGHT TO SURFACE DISCHARGE FROM CHESTER R. WOODFORD, BARBARA W. LITTLE, JANET CARVILLE AND DONNA CARVILLE TO THE TOWN OF AVON RECORDED JUNE 23, 1994 IN VOLUME 296 AT PAGE 836
OF THE AVON LAND RECORDS. (NOTE: AS SHOWN ON AVON TOWN CLERK MAP NO. 94—20 ATTACHED HERETO.)

7. OPEN—END MORTGAGE FROM CORNOR PROPERTIES, LLC TO PRISCILLA WHEELER, BEVERLY W. WALLACE, BARBARA W. LITTLE AND MARJORIE W. WILLS C/O SUSAN L. JANSEN, TRUSTEE, IN THE AMOUNT OF \$300,000.00 DATED AND RECORDED SEPTEMBER 29, 2000 IN VOLUME 391 AT PAGE 797 OF THE AVON LAND RECORDS.

NOTE: NOTICE THAT C. F. WOODFORD AND SON, INC., HAS FILED AN APPLICATION FOR CONSIDERATION FOR THE PRESERVATION OF AGRICULTURAL LAND RECORDED NOVEMBER 17, 1987 IN VOLUME 200 AT PAGE 371 OF THE AVON LAND RECORDS. (NOTE: AS

LISTED ON THE WARRANTY DEED RECORDED IN VOLUME 391 AT PAGE 787 OF THE AVON LAND RECORDS.)

NOTE: EASEMENT FROM C. FREDERIC WOODFORD AND CHESTER R. WOODFORD TO THE METROPOLITAN DISTRICT DATED MAY 9,
1961 AND RECORDED MAY 15, 1961 IN VOLUME 44 AT PAGE 210 OF THE AVON LAND RECORDS. (NOTE: AS SHOWN ON

AVON TOWN CLERK MAP 7-9 ATTACHED HERETO. THE EASEMENT AFFECTS THE SOUTWEST PORTION OF THE SEARCHED PARCEL.

THE EASEMENT DOES NOT AFFECT THE 24.5 +/- ACRE PARCEL THAT IS THE PROPOSED EASTERLY PORTION ON THE SEARCHED

IF THE PROPOSED 24.5 +/- ACRE PARCEL CHANGES AN UPDATE OF THIS TITLE SEARCH WILL BE NEEDED.)

NOTE: GRANT OF SPECIAL EXCEPTIONS RECORDED IN VOLUME 91 AT PAGE 109, VOLUME 121 AT PAGE 830, VOLUME 305 AT PAGE 296, VOLUME 514 AT PAGE 463,VOLUME 514 AT PAGE 464, VOLUME 514 AT PAGE 465, VOLUME 514 AT PAGE 466, VOLUME 514 AT PAGE 467 AND VOLUME 514 AT PAGE 471 OF THE AVON LAND RECORDS.

	DREDAREN FOR	שטים.		
		1. 04-09-2020	04-09-2020 WETLANDS SUBMISSION	
	DEUE FUX KUN GULF CUUKSE	2. 08-07-2020	08-07-2020 WETLANDS SUBMISSION	
	NOD ROAD & EAST MAIN STREET			
j	HI CIECUINING CONTRACTOR			
	AVON, CONNECTION			

at

ഗ

' **Þ** Ò

ळ

eth

S