SUGGESTED DESCRIPTION OF
AREA A
BEING A PORTION OF THE LANDS OF
CITY OF WATERBURY

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF WATERTOWN, COUNTY OF LITCHFIELD, STATE OF CONNECTICUT ON THE WESTERLY SIDE OF THE NAUGATUCK RIVER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT FOUND ON THE NORTHEASTERLY SIDE OF CONNECTICUT STATE ROUTE 8. THENCE; NORTH 32°27'51" WEST FROM SAID RIGHT OF WAY MONUMENT, ALONG THE NORTHEASTERLY SIDE OF SAID CONNECTICUT STATE ROUTE 8, A DISTANCE OF 325.11 FEET TO A RIGHT OF WAY MONUMENT FOUND AT A WESTERLY CORNER OF LANDS NOW OR FORMERLY OF CITY OF WATERBURY. THENCE; NORTH 50°48'33" EAST, THROUGH SAID LANDS OF CITY OF WATERBURY, A DISTANCE OF 739.63' FEET TO A CAPPED IRON ROD SET AT THE POINT OR PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL. SAID POINT OR PLACE OF BEGINNING BEING FURTHER DESCRIBED AS THE SOUTHWESTERLY CORNER OF "AREA B". THENCE; FROM SAID POINT OF BEGINNING AND CONTINUING THROUGH SAID LANDS OF CITY OF WATERBURY THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES:

1. NORTH 83°38'54" EAST, ALONG THE SOUTHERLY LINE OF "AREA B" A DISTANCE OF 203.68 FEET TO A CAPPED IRON ROD SET. SAID POINT BEING FURTHER DESCRIBED AS BEING SOUTHEASTERLY CORNER OF "AREA B".
2. SOUTH 14°36'23" WEST, A DISTANCE OF 112.47 FEET TO A CAPPED IRON ROD SET,
3. SOUTH 54°44'47" EAST, PASSING THROUGH A CAPPED IRON ROD SET AT 98.24 FEET, A TOTAL DISTANCE OF 108.23 FEET TO A POINT,
4. SOUTH 12°47'17" WEST, A DISTANCE OF 167.61 FEET TO A POINT,
5. SOUTH 03°07'34" WEST, A DISTANCE OF 503.27 FEET TO A POINT,
6. SOUTH 10°38'05" EAST, A DISTANCE OF 259.29 FEET TO A POINT,
7. SOUTH 85°50'21" WEST, PASSING THROUGH A CAPPED IRON ROD SET AT 9.93 FEET, A TOTAL DISTANCE OF 92.76 FEET TO A CAPPED IRON ROD SET,
8. NORTH 41°23'42" WEST, A DISTANCE OF 219.68 FEET TO A CAPPED IRON ROD SET,
9. NORTH 62°18'27" WEST, A DISTANCE OF 126.17 FEET TO A CAPPED IRON ROD SET,
10. NORTH 03°18'06" EAST, A DISTANCE OF 25.23 FEET TO A CAPPED IRON ROD SET,
11. NORTH 70°13'41" EAST, A DISTANCE OF 80.96 FEET TO A CAPPED IRON ROD SET,
12. NORTH 03°40'48" EAST, A DISTANCE OF 203.56 FEET TO A CAPPED IRON ROD SET,
13. NORTH 00°26'03" WEST, A DISTANCE OF 234.20 FEET TO A CAPPED IRON ROD SET,
14. NORTH 24°10'39" EAST, A DISTANCE OF 282.00 FEET TO A CAPPED IRON ROD SET,
15. NORTH 03°22'13" WEST, A DISTANCE OF 85.50 FEET TO A CAPPED IRON ROD SET,
16. NORTH 77°59'15" WEST A DISTANCE OF 97.79 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 4.97 ACRES OR 216,644 SQUARE FEET OF LAND, MORE OR LESS.

SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
SUBJECT TO ALL RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE USE OF THE NAUGATUCK RIVER.
SUBJECT TO CERTAIN CHANNEL ENCHROACHMENT LINES FOR THE NAUGATUCK RIVER.

SUGGESTED DESCRIPTION OF
AREA B
BEING A PORTION OF THE LANDS OF
CITY OF WATERBURY

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF WATERTOWN, COUNTY OF LITCHFIELD, STATE OF CONNECTICUT ON THE WESTERLY SIDE OF THE NAUGATUCK RIVER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT FOUND ON THE NORTHEASTERLY SIDE OF CONNECTICUT STATE ROUTE 8. THENCE; NORTH 32°27'51" WEST FROM SAID RIGHT OF WAY MONUMENT, ALONG THE NORTHEASTERLY SIDE OF SAID CONNECTICUT STATE ROUTE 8, A DISTANCE OF 325.11 FEET TO A RIGHT OF WAY MONUMENT FOUND AT A WESTERLY CORNER OF LANDS NOW OR FORMERLY OF CITY OF WATERBURY. THENCE; NORTH 50°48'33" EAST, THROUGH SAID LANDS OF CITY OF WATERBURY, A DISTANCE OF 739.63' FEET TO A CAPPED IRON ROD SET AT THE POINT OR PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL. SAID POINT OR PLACE OF BEGINNING BEING FURTHER DESCRIBED AS THE NORTHWESTERLY CORNER OF "AREA A". THENCE; FROM SAID POINT OF BEGINNING AND CONTINUING THROUGH SAID LANDS OF CITY OF WATERBURY THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTH 06°14'51" WEST, A DISTANCE OF 140.81 FEET TO A CAPPED IRON ROD SET,
2. NORTH 83°38'05" EAST, A DISTANCE OF 203.68 FEET TO A CAPPED IRON ROD SET,
3. SOUTH 06°14'53" EAST, A DISTANCE OF 140.86 FEET TO A CAPPED IRON ROD SET. SAID POINT BEING FURTHER DESCRIBED AS THE NORTHEASTERLY CORNER OF "AREA A".
4. SOUTH 83°38'54" WEST, ALONG THE NORTHERLY LINE OF "AREA A" A DISTANCE OF 203.68 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 0.66 ACRE OR 28,686 SQUARE FEET OF LAND, MORE OR LESS.

SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
SUBJECT TO ALL RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE USE OF THE NAUGATUCK RIVER.
SUBJECT TO CERTAIN CHANNEL ENCHROACHMENT LINES FOR THE NAUGATUCK RIVER.

SUGGESTED DESCRIPTION OF
CENTERLINE OF ACCESS
OVER "AREA A" AND "AREA B"
BEING A PORTION OF THE LANDS OF
CITY OF WATERBURY

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF WATERTOWN, COUNTY OF LITCHFIELD, STATE OF CONNECTICUT ON THE WESTERLY SIDE OF THE NAUGATUCK RIVER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT FOUND ON THE NORTHEASTERLY SIDE OF CONNECTICUT STATE ROUTE 8. THENCE; NORTH 32°27'51" WEST FROM SAID RIGHT OF WAY MONUMENT, ALONG THE NORTHEASTERLY SIDE OF SAID CONNECTICUT STATE ROUTE 8, A DISTANCE OF 325.11 FEET TO A RIGHT OF WAY MONUMENT FOUND AT A WESTERLY CORNER OF LANDS NOW OR FORMERLY OF CITY OF WATERBURY. THENCE; NORTH 50°48'33" EAST, THROUGH SAID LANDS OF CITY OF WATERBURY, A DISTANCE OF 739.63' FEET TO A CAPPED IRON ROD SET AT THE NORTHWESTERLY CORNER OF "AREA A". SAID POINT BEING FURTHER DESCRIBED AS THE SOUTHWESTERLY CORNER OF "AREA B". THENCE; NORTH 06°14'51" WEST, ALONG THE WESTERLY LINE OF "AREA B", A DISTANCE OF 140.81 FEET TO A CAPPED IRON ROD SET. SAID POINT BEING FURTHER DESCRIBED AS THE NORTHWESTERLY CORNER OF "AREA B". THENCE; NORTH 83°38'05" EAST, ALONG THE NORTHERLY LINE OF AREA B, A DISTANCE OF 104.31 FEET TO THE POINT OR PLACE OF BEGINNING. THENCE; THROUGH "AREA B" AND "AREA A" THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

1. SOUTH 05°38'27" EAST, A DISTANCE OF 105.39 FEET TO A POINT,
2. SOUTH 12°52'15" EAST, PASSING THROUGH THE SOUTHERLY LINE OF "AREA B" AT A DISTANCE OF 35.69 FEET, A TOTAL DISTANCE OF 143.40 FEET TO A POINT,
3. SOUTH 17°41'21" WEST, A DISTANCE OF 158.75 FEET TO A POINT,
4. SOUTH 07°47'40" WEST, A DISTANCE OF 132.11 FEET TO A POINT,
5. SOUTH 01°36'39" EAST, A DISTANCE OF 31.68 FEET TO A POINT,
6. SOUTH 06°58'04" EAST, A DISTANCE OF 27.88 FEET TO A POINT,
7. SOUTH 13°01'57" EAST, A DISTANCE OF 104.58 FEET TO A POINT,
8. SOUTH 16°33'37" EAST, A DISTANCE OF 68.18 FEET TO A POINT,
9. SOUTH 28°29'32" EAST, A DISTANCE OF 29.28 FEET TO A POINT,
10. SOUTH 47°51'52" EAST, A DISTANCE OF 15.73 FEET TO A POINT,
11. SOUTH 87°26'48" EAST, A DISTANCE OF 11.74 FEET TO A POINT,
12. NORTH 82°48'35" EAST, A DISTANCE OF 59.24 FEET TO THE POINT OF TERMINANCE.

SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
SUBJECT TO ALL RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE USE OF THE NAUGATUCK RIVER.
SUBJECT TO CERTAIN CHANNEL ENCHROACHMENT LINES FOR THE NAUGATUCK RIVER.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

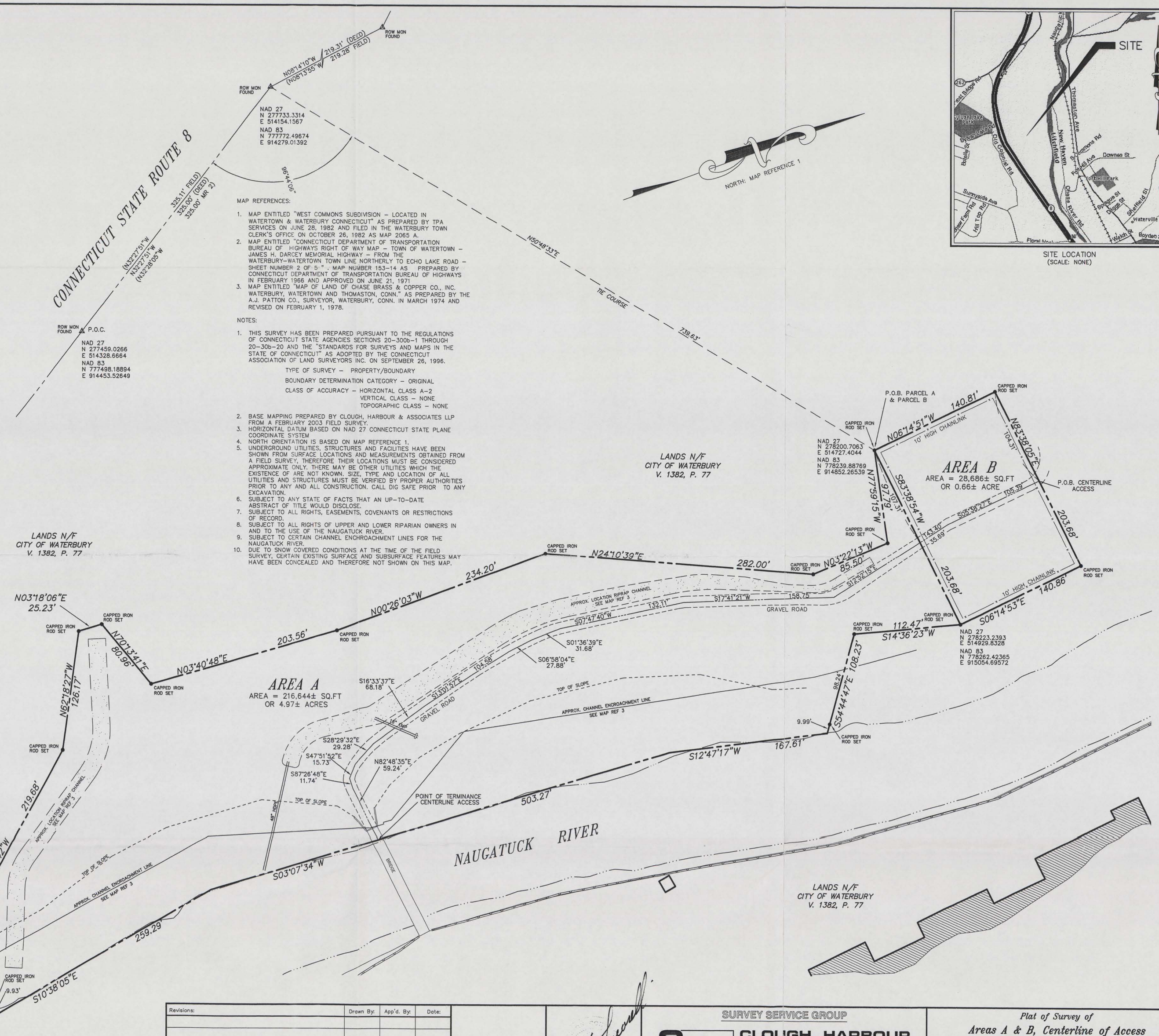
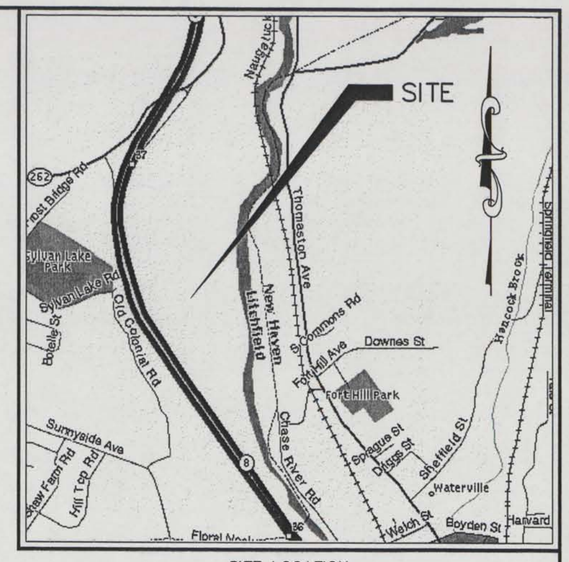


TABLE:	LATITUDE	LONGITUDE
AREA A	40-12-35.6 N	74-29-12.5 W
AREA B	40-12-41.2 N	74-29-12.6 W



SITE LOCATION
(SCALE: NONE)

Revisions:	Drawn By:	App'd. By:	Date:
REVISIONS PER CLIENT COMMENTS	GRG	WSL	4/9/03
MAP ISSUED	GRG	MAH/WSL	4/7/03
Dwg: G:\12248/01/acad/122481001b.dwg Xref:		Dview: 70	

William S. Lucarelli CTLS 16529

SURVEY SERVICE GROUP

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SUITE 212 860-257-4557
CHA Project Number: 12248-1001-1501

Plat of Survey of
Areas A & B, Centerline of Access
being a portion of Lands of City of Waterbury
as described in V. 1382, P. 77
Town of Watertown *County of Litchfield*
State of Connecticut

Scale: 1" = 50' | Date: April 7, 2003 | Sheet 1 OF 1