139-159 TROUT HATCHERY RD

Location	139-159 TROUT HATCHERY RD	**Mblu**	006/ 0080/ 007A/ /
Acct#	00036500	**Owner**	CONNECTICUT STATE OF
Assessment	$2,802,200	**Appraisal**	$4,003,120
PID	395	**Building Count**	5

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$3,010,150	$992,970	$4,003,120
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$2,107,120	$695,080	$2,802,200

Owner of Record

Owner	CONNECTICUT STATE OF
Co-Owner	TROUT HATCHERY
Address	73 ELM ST HARTFORD, CT 06106

Sale Price	$0
Certificate	
Book & Page	0097/0580
Sale Date	05/29/1969
Instrument	25

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
CONNECTICUT STATE OF	$0		0097/0580	25	05/29/1969

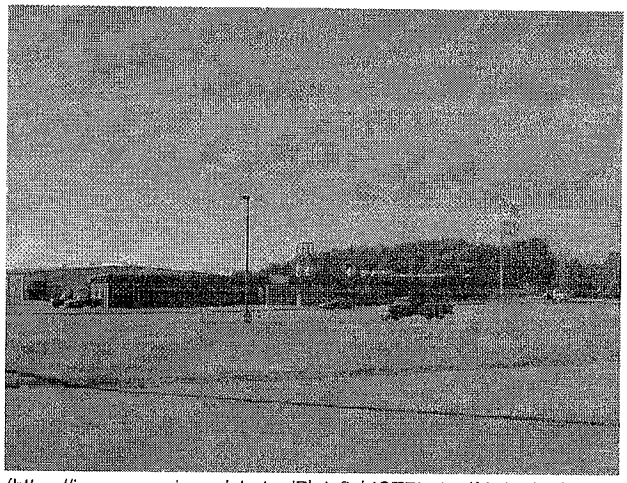
Building Information

Building 1 : Section 1

Year Built:	1970
Living Area:	12,275
Replacement Cost:	$870,056
Building Percent Good:	71
Replacement Cost Less Depreciation:	$617,740

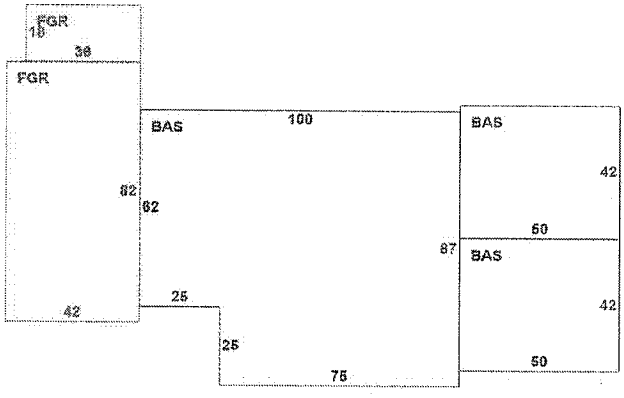
Building Attributes	
Field	**Description**
Style:	Office/Warehs
Model	Comm/Ind
Grade	C
Stories:	1
Occupancy	
Exterior Wall 1	Brick Veneer
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Concr Abv Grad
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
Struct Class	
Bldg Use	STATE MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	
Heat/AC	HEAT ONLY
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Comn Wall	

Building Photo



(https://images.vgsi.com/photos/PlainfieldCTPhotos/\00\00\03\08.JPG)

Building Layout



(ParcelSketch.ashx?pid=395&bid=395)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	12,275	12,275
FGR	Garage	4,092	0
		16,367	12,275

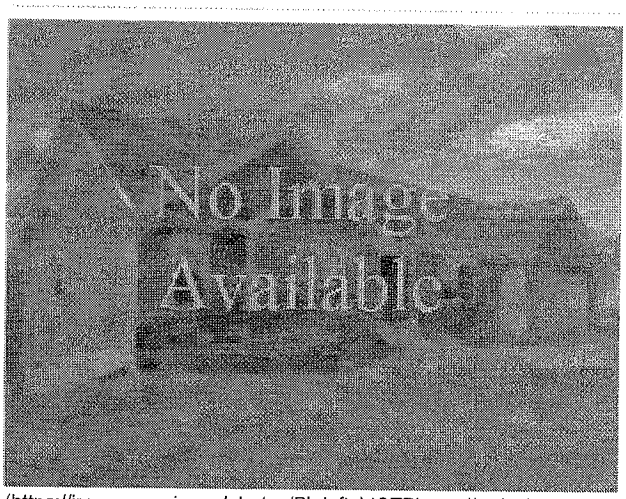
Building 2 : Section 1

Year Built: 1996
Living Area: 14,000
Replacement Cost: $856,951
Building Percent Good: 82
Replacement Cost Less Depreciation: $702,700

Building Attributes : Bldg 2 of 5	
Field	**Description**
Style:	Pre-Eng Mfg

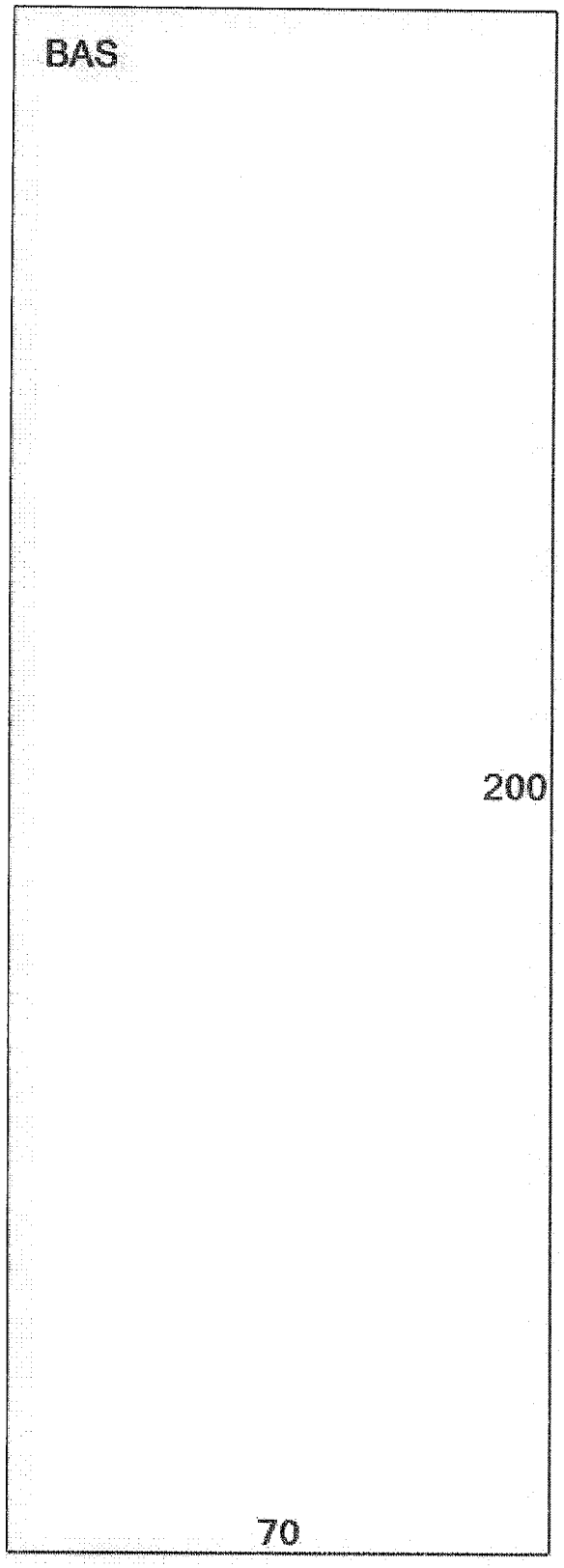
Model	Comm/Ind
Grade	B
Stories:	1
Occupancy	
Exterior Wall 1	Pre-finsh Metl
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr Abv Grad
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
Struct Class	
Bldg Use	STATE MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	
Heat/AC	HEAT ONLY
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	16.00
% Comn Wall	

Building Photo



(https://images.vgsi.com/photos/PlainfieldCTPhotos//default.jpg)

Building Layout



(ParcelSketch.ashx?pid=395&bid=20012)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	14,000	14,000

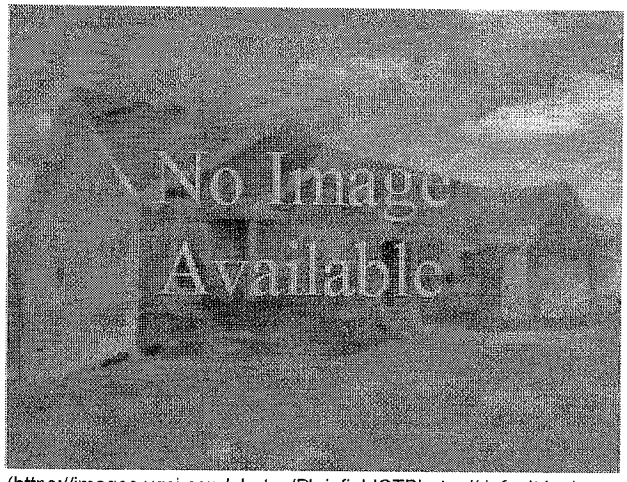
		14,000	14,000

Building 3 : Section 1

Year Built: 1978
Living Area: 1,489
Replacement Cost: $320,765
Building Percent Good: 81
Replacement Cost Less Depreciation: $259,820

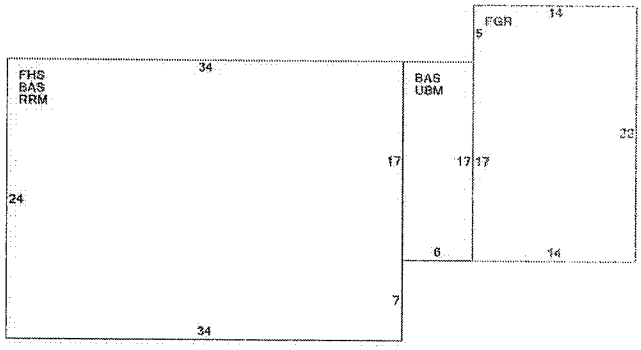
Building Attributes : Bldg 3 of 5	
Field	**Description**
Style:	Cape
Model	Residential
Grade:	C
Stories:	1.5
Occupancy:	
Exterior Wall 1:	Al/Vinyl
Exterior Wall 2:	
Roof Structure:	Gable
Roof Cover:	Asphalt/Arch
Interior Wall 1:	Drywall
Interior Wall 2:	
Interior Flr 1:	Concrete
Interior Flr 2:	Vinyl
Heat Fuel:	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Full Baths:	1
Half Baths:	1
Extra Fixtures:	0
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Average
Fireplaces:	0
Xtra Openings:	0
Gas Fireplaces:	0
Woodstove/Pellet	1
Bsmt Gar:	0
Num Park	
Fireplaces	
Color	

Building Photo



(https://images.vgsi.com/photos/PlainfieldCTPhotos//default.jpg)

Building Layout



(ParcelSketch.ashx?pid=395&bid=20013)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	918	918
FHS	Finished Half Story	816	571
FGR	Garage	308	0
RRM	Rec Room	816	0
UBM	Unfinished Basement	102	0
		2,960	1,489

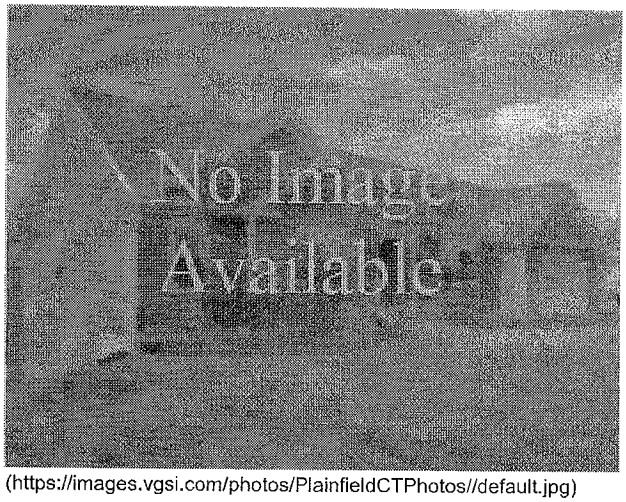
Basement:	None
Fndtn Cndtn	
Basement	

Building 4 : Section 1

Year Built: 1971
Living Area: 1,173
Replacement Cost: $262,987
Building Percent Good: 79
Replacement Cost Less Depreciation: $207,760

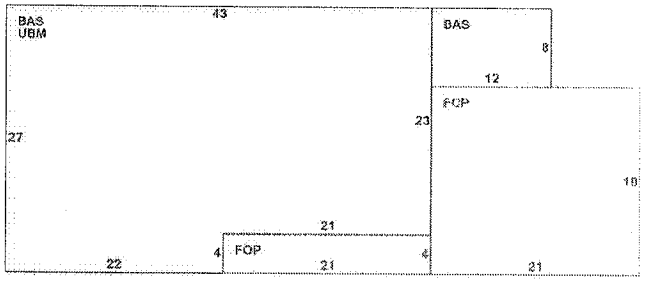
Building Attributes : Bldg 4 of 5	
Field	**Description**
Style:	Ranch
Model	Residential
Grade:	C
Stories:	1
Occupancy:	
Exterior Wall 1:	Wood Shingle
Exterior Wall 2:	
Roof Structure:	Gable
Roof Cover:	Asphalt/Arch
Interior Wall 1:	Drywall
Interior Wall 2:	
Interior Flr 1:	Concrete
Interior Flr 2:	Vinyl
Heat Fuel:	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Full Baths:	1
Half Baths:	0
Extra Fixtures:	0
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Average
Fireplaces:	0
Xtra Openings:	0
Gas Fireplaces:	0
Woodstove/Pellet	
Bsmt Gar:	0
Num Park	

Building Photo



(https://images.vgsi.com/photos/PlainfieldCTPhotos//default.jpg)

Building Layout



(ParcelSketch.ashx?pid=395&bid=20014)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,173	1,173
FCP	Carport	399	0
FOP	Open Porch	84	0
UBM	Unfinished Basement	1,077	0
		2,733	1,173

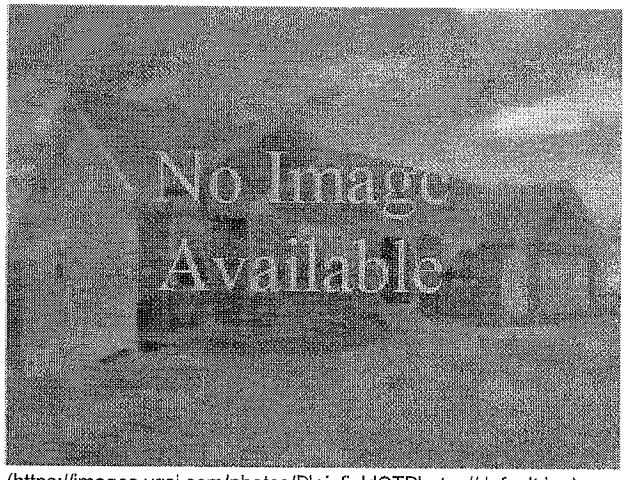
Fireplaces	
Color	
Basement:	None
Fndtn Cndtn	
Basement	

Building 5 : Section 1

Year Built: 1997
Living Area: 27,300
Replacement Cost: $1,128,855
Building Percent Good: 82
Replacement Cost Less Depreciation: $925,660

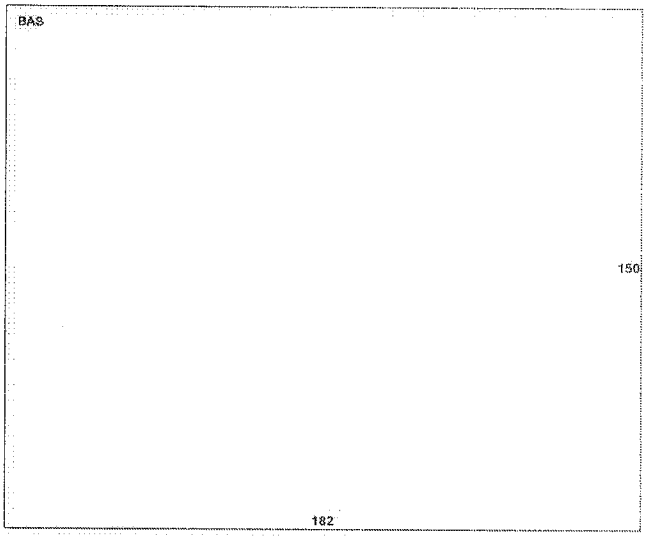
Building Attributes : Bldg 5 of 5	
Field	**Description**
Style:	Pre-Eng Mfg
Model	Comm/Ind
Grade	C
Stories:	1
Occupancy	
Exterior Wall 1	Pre-finsh Metl
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
Struct Class	
Bldg Use	STATE MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	
Heat/AC	HEAT ONLY
Frame Type	STEEL
Baths/Plumbing	NONE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	LIGHT

Building Photo



(https://images.vgsi.com/photos/PlainfieldCTPhotos//default.jpg)

Building Layout



(ParcelSketch.ashx?pid=395&bid=20015)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	27,300	27,300
		27,300	27,300

Wall Height	14.00
% Comn Wall	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
OD1	Overhead Dr-Wood/Mtl	4.00 UNITS	$3,280	5
OD1	Overhead Dr-Wood/Mtl	1.00 UNITS	$820	2
OD1	Overhead Dr-Wood/Mtl	1.00 UNITS	$710	1

Land

Land Use

Use Code	901I
Description	STATE MDL-96
Zone	RA60
Neighborhood	80
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	139.7
Frontage	
Depth	
Assessed Value	$695,080
Appraised Value	$992,970

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
LT3	w/ Triple Lights			1.00 UNITS	$2,980	1
PAV1	Paving-Aspalt			61070.00 S.F.	$61,070	1
SH1	Frame Shed			440.00 S.F.	$2,750	1
SHP4	Work Shop w/ Imp			672.00 S.F.	$8,740	1
TNK1	Tank Underground			1000.00 GALS	$1,500	1
TNK2	3000-10000 GAL			4000.00 GALS	$6,600	1
FN9	Fence w/o TR 8'			3000.00 L.F.	$32,250	1
LT1	Light w/ Pole			2.00 UNITS	$1,900	2
PMPH	Pump House			132.00 S.F.	$13,200	2
PMPH	Pump House			121.00 S.F.	$12,100	2
PMPH	Pump House			121.00 S.F.	$12,100	2
SP2	Inground Pool Vinyl			1364.00 S.F.	$23,870	3
SP2	Inground Pool Vinyl			1680.00 S.F.	$29,400	3
PMPH	Pump House			121.00 S.F.	$12,100	4
NV1	Oby under 100 sf	SH	Shed	98.00 UNITS	$0	4
NV1	Oby under 100 sf	SH	Shed	98.00 UNITS	$0	4
NV1	Oby under 100 sf	SH	Shed	98.00 UNITS	$0	4
NV1	Oby under 100 sf	SH	Shed	98.00 UNITS	$0	4
PMPH	Pump House			238.00 S.F.	$23,800	5

PMPH	Pump House			110.00 S.F.	$11,000	5
PMPH	Pump House			121.00 S.F.	$12,100	5
PMPH	Pump House			121.00 S.F.	$12,100	5
PMPH	Pump House			121.00 S.F.	$12,100	5

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$5,392,030	$992,970	$6,385,000
2021	$3,026,350	$489,960	$3,516,310

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$3,774,470	$695,080	$4,469,550
2021	$2,118,460	$342,980	$2,461,440

(c) 2023 Vision Government Solutions, Inc. All rights reserved.

Town of Plainfield

Town of Plainfield
PO BOX 202
PLAINFIELD , CT 06374

Bill Information

Taxpayer Information			
Bill #	2021-1-0006123 (REAL ESTATE)	Town Benefit	
Unique ID	00036500	Elderly Benefit	
District/Flag	District: 2		
Name	CONNECTICUT STATE OF	Assessment	2,461,440
Care of/DBA	TROUT HATCHERY	Exemption	2,461,440
Address		Net	0
Detail Information	139-159 TROUT HATCHERY RD		
Volume/Page		Mill Rate	Town 28.03

Bill Information As of 05/15/2023

Installment	Due Date	Town		
Inst #1	07/01/2022			
Inst #2	01/01/2023			
Inst #3				
Inst #4				
Total Adjustments		0.00		
Total Installment + Adjustment				
Total Payments		0.00		

Total Due	
Tax/ Princ/ Bond Due	0.00
Interest Due	0.00
Lien Due	0.00
Fee Due	0.00
Total Due Now	0.00
Balance Due	0.00

*** Note: This is not a tax form, please contact your financial advisor for information regarding tax reporting. ***

Payment History

Payment Date	Type	Tax/Principal/Bond	Interest	Lien	Fee	Total

*** Total payments made to taxes in 2022	$0.00

580

FORM 173 A CONNECTICUT - WARRANTY DEED

TUTBLANX REGISTERED U. S. PAT. OFFICE
TUTTLE LAW PRINT, PUBLISHERS, RUTLAND, VT 05701

To all People to Whom these Presents shall Come, Greeting:

Know Ye, That I, HENRY DROBIARZ, of the Town of Plainfield, County of Windham and State of Connecticut,

for the consideration of ONE DOLLAR and other good and valuable consideration

received to my full satisfaction of the STATE OF CONNECTICUT, its successors and assigns,

do give, grant, bargain, sell and confirm unto the said STATE OF CONNECTICUT

its ~~heirs~~, successors and assigns two certain pieces or parcels of real estate, located in the Town of Plainfield, County of Windham and State of Connecticut, bounded and described as follows:

PARCEL A: Beginning at a point in the westerly highway line of Shepard Hill Road, said point being the northeasterly most corner of the parcel herein described and the southeasterly corner of land now or formerly of John Wallace Burns and James Stevenson Burns, said point also being the point of intersection of two stone walls; thence N. 65° - 11' - 20" W, 228.45 feet to a point; thence N. 77° - 50' - 20" W, 282.5 feet to a point; thence N. 78° - 35' - 20" W, 708.6 feet to a point; thence N. 76° - 34' - 20" W, 233.0 feet to a point; thence N. 81° - 59' - 20" W, 197.35 feet to a point; thence N. 78° - 46' - 20" W, 522.3 feet to a point; thence N. 67° - 09' - 20" W, 64.6 feet to a point; thence S. 35° - 55' - 40" W, 62.4 feet to a point; thence S. 48° - 09' - 40" W, 34.7 feet to a point; thence S. 59° - 35' - 40" W, 68.45 feet to a point; thence S. 68° - 51' - 00" W, 131.3 feet to a point; thence N. 24° - 06' - 40" W, 70.85 feet to a point at land now or formerly of the Connecticut Company, the last twelve courses are along a stone wall and land of the aforementioned Burns; thence S. 29° - 46' - 30" W, 191.58 feet along land of said Connecticut Company to a point at other land of the grantor herein; thence N. 68° - 51' - 00" E, 487.47 feet to a point; thence S. 78° - 42' - 20" E, 1894.65 feet to a point; thence S. 64° - 52' - 20" E, 224.08 feet to an iron pipe set in the westerly highway line of the aforementioned Shepard Hill Road; the last three courses being along other land of the grantor herein; thence N. 29° - 22' - 40" E. 50.14 feet to the point or place of beginning.

The above described premises contain 3.27 acres, more or less, and are more particularly shown on a map entitled "Property of Henry Drobiarz to be conveyed to the State of Connecticut Shepard Hill Road Plainfield, Connecticut Scale 1" = 100' February 1969 Office of Harold R. Sanderson C. E. and L. S. Bloomfield, Connecticut Sheet 1 of 2."

PARCEL B: Beginning at a point in the southwesterly line of property now or formerly of the Wauregan Company, said point being the northeasterly corner of parcel herein described and the northwesterly corner of land now or formerly of the Connecticut Company; thence S. 29° - 46' - 30" W, along land of said Connecticut Company, 1678.36 feet to a point at land now or formerly of J. Arthur Elliott, et als; thence S. 86° - 50' - 30" W, along land of said Elliott, 84.99 feet

581

to a point; thence N. 72° - 07' - 40" W, still along said land of Elliott, 1471.57 feet to a point; thence S. 77° - 22' - 10" W, still along said Elliott land 920 feet more or less to a point in the northeasterly bank of the Moosup River; thence generally northwesterly in a meandering line along said northeasterly bank of the Moosup River, about 2200 feet to the point of confluence of the Moosup and Quinebaug River; thence northerly along the easterly bank of said Quinebaug River about 1090 feet to a bend; thence generally easterly, along the southerly bank of said Quinebaug River, about 3950 feet to a point at land of the aforementioned Wauregan Company; thence S. 31° - 41' - 10" E, along land of said Wauregan Company, 220 feet, more or less to a point; thence S. 26° - 42' - 30" E, still along said Wauregan Company land 299.20 feet to a point; thence S. 24° - 06' - 40" E, along said land of the Wauregan Company, 172.04 feet to the point or place of beginning.

The above described premises contain 139.7 acres, more or less, and are more particularly shown on Sheets 1 and 2 of 2 maps entitled "Property of Henry Drobiarz to be conveyed to State of Connecticut Shepard Hill Road Plainfield, Connecticut Scale 1" - 100' February 1969 Office of Harold R. Sanderson, C.E. & L.S. Bloomfield, Connecticut."

EXCEPTING, however, all such rights, if any, as the Danielson and Norwich Street Railway Company and the Shore Line Electric Company may have over and upon said land.

Subject to such rights, if any, as the Connecticut Light & Power Company may have to maintain a pole line over said premises.

Subject further to restrictions and easements as of record may appear.

The Grantor herein agrees and stipulates that he will pay the real estate taxes of the assessment of October 1, 1968.

Together with any right, title and interest the Grantor may have in and to the Quinebaug and Moosup Rivers.

582

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto it, the said grantee its ~~heirs~~ successors and assigns forever, to its and their own proper use and behoof.

And also, I, the said grantor do for myself, my heirs, executors and administrators, covenant with the said grantee, its successors, ~~heirs~~ and assigns, that at and until the ensealing of these presents, I am well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, I, the said grantor do by these presents bind myself and my heirs, executors and administrators forever to WARRANT AND DEFEND the above granted and bargained premises to it, the said grantee, its successors, ~~heirs~~ and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

"No Conveyance Tax collected
Patricia Carroll
Town Clerk of Plainfield"

In Witness Whereof, I have hereunto set my hand and seal this 2nd day of May in the year of our Lord nineteen hundred and Sixty-nine.

Signed, Sealed and Delivered in presence of

Dorothy M. Depante

Henry Drobiarz

Milton L. Jacobson

Received for Record at Plainfield, Conn.
On May 9, 1969 10:00 A.m.
Attest: Patricia Carroll, Town Clerk

State of Connecticut,
County of NEW LONDON } ss. Norwich, May 2nd A. D. 19 69

Personally Appeared HENRY DROBIARZ

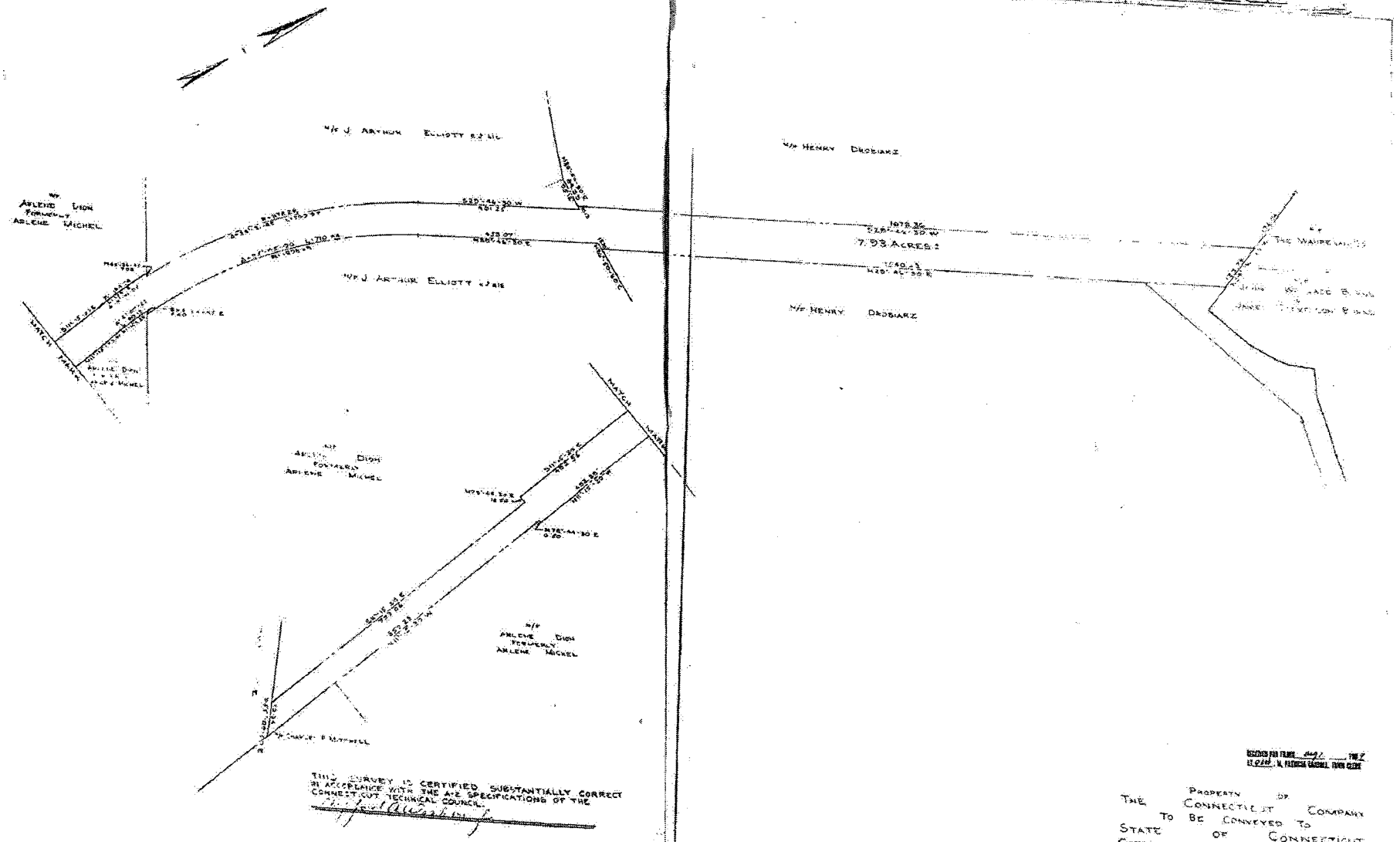
Signer and Sealer of the foregoing Instrument, and acknowledged the same to be his free act and deed before me.

Milton L. Jacobson
Notary Public
~~Commissioner of the Superior Court~~
My Commission Expires April 1, 1974

APPROVED AS TO FORM
MAY 9 1969
Asst. Attorney General

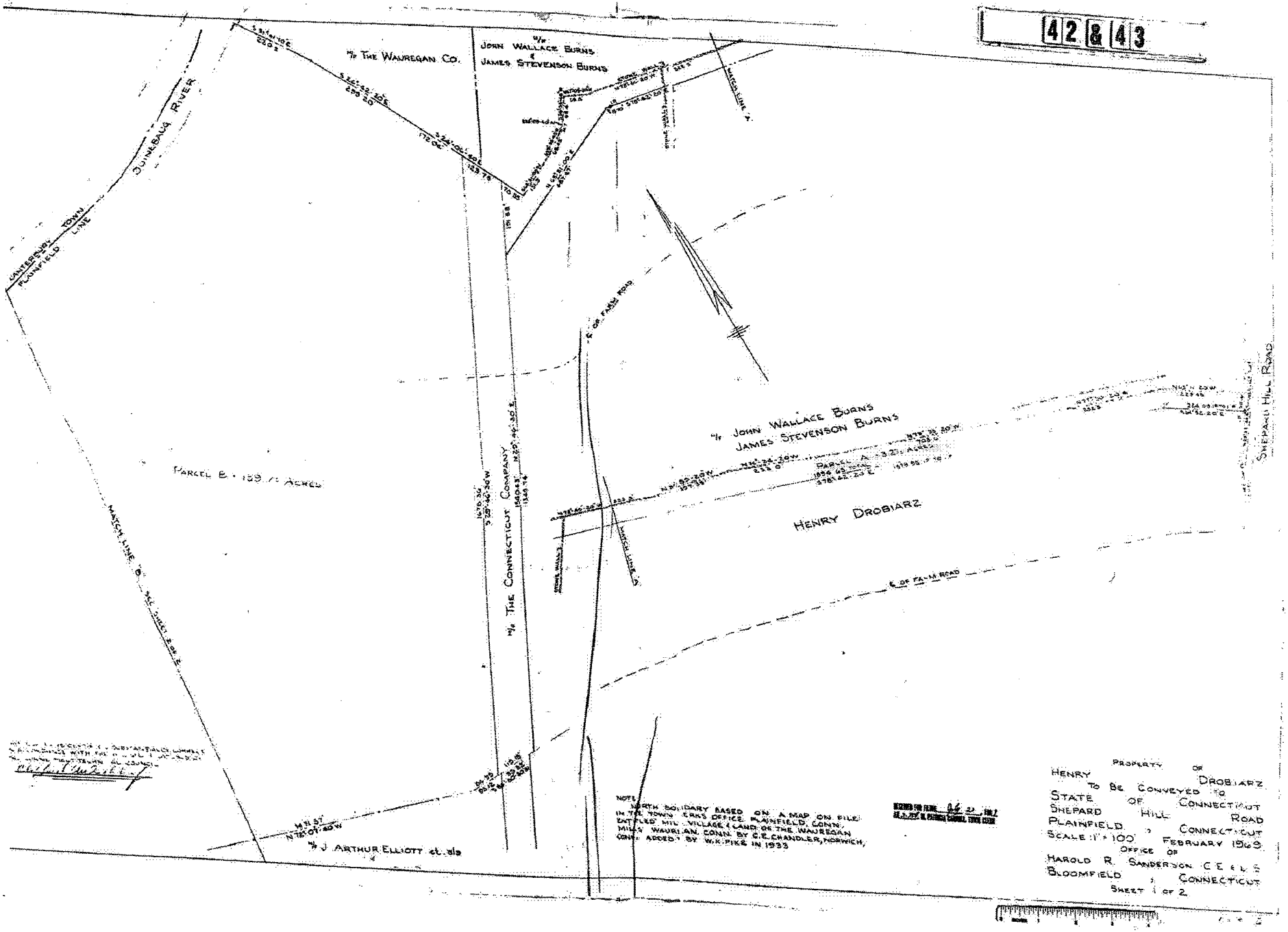
Approved pursuant to Sec. 7-16 of the General Statutes
Governor John Dempsey

40 & 41

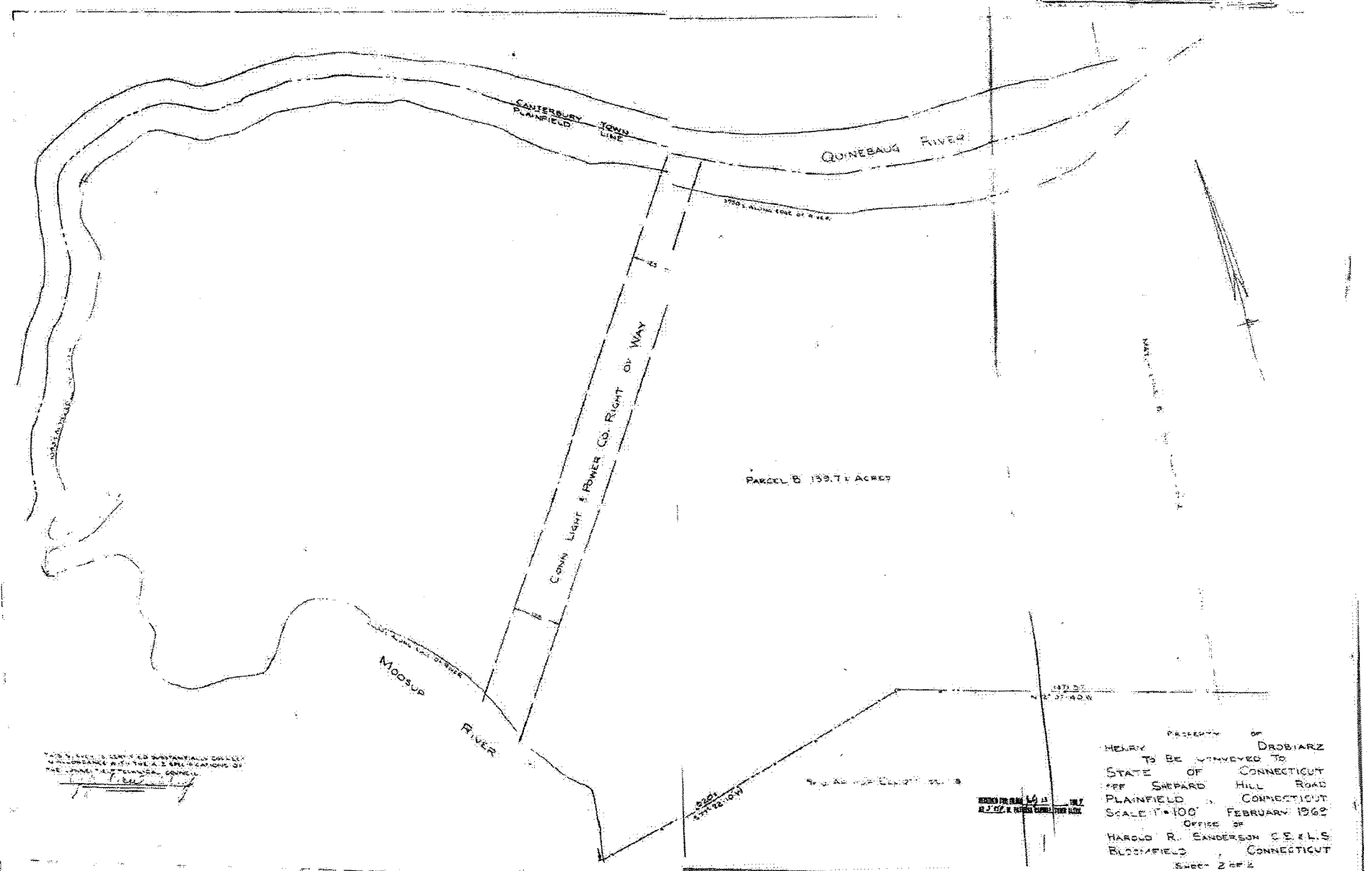


THIS SURVEY IS CERTIFIED SUBSTANTIALLY CORRECT IN ACCORDANCE WITH THE A-2 SPECIFICATIONS OF THE CONNECTICUT TECHNICAL COUNCIL.

PROPERTY OF
THE CONNECTICUT COMPANY
TO BE CONVEYED TO
STATE OF CONNECTICUT
CADY LANE
PLAINFIELD, CONNECTICUT
SCALE: 1"=100' FEBRUARY 1963
OFFICE OF
HAROLD R. SANDERSON C.E. & L.S.
BLOOMFIELD, CONNECTICUT

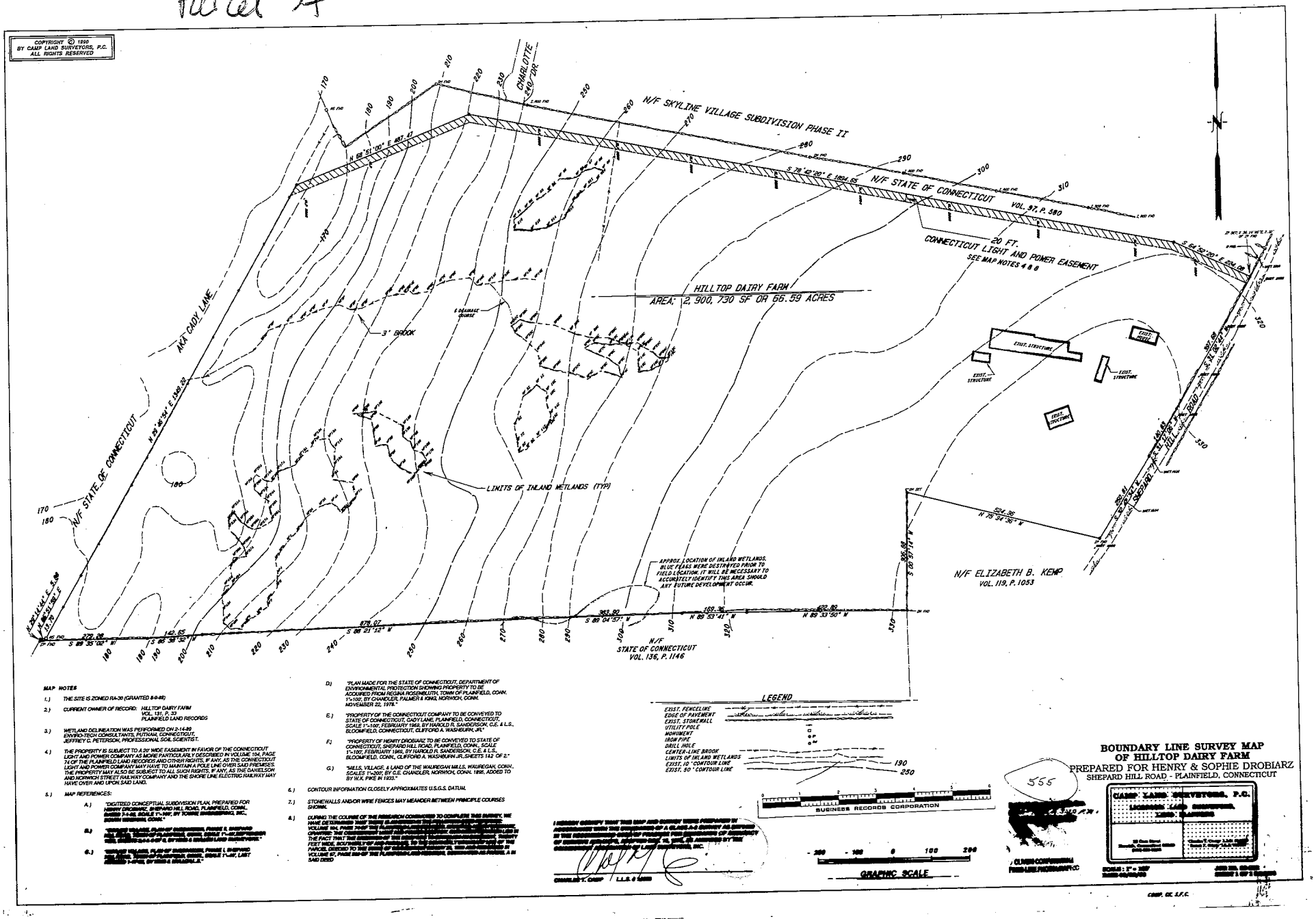

42 & 43
% THE WAUREGAN CO.
% JOHN WALLACE BURNS & JAMES STEVENSON BURNS
QUINEBAUG RIVER
TOWN LINE
PLAINFIELD
PARCEL B - 159 +/- ACRES
MATCH LINE "B"
% THE CONNECTICUT COMPANY
% JOHN WALLACE BURNS JAMES STEVENSON BURNS
PARCEL A - 3.23 +/- ACRES
HENRY DROBIARZ
MATCH LINE "A"
SHEPARD HILL ROAD
% J. ARTHUR ELLIOTT et. als
NOTE: NORTH BOUNDARY BASED ON A MAP ON FILE IN THE TOWN CLERK'S OFFICE, PLAINFIELD, CONN. ENTITLED "MILL VILLAGE & LAND OF THE WAUREGAN MILLS, WAURLAN, CONN. BY C.E. CHANDLER, NORWICH, CONN. ADDED BY W.K. PIKE IN 1933
PROPERTY OF HENRY DROBIARZ TO BE CONVEYED TO STATE OF CONNECTICUT SHEPARD HILL ROAD PLAINFIELD, CONNECTICUT
SCALE 1" = 100' FEBRUARY 1969
OFFICE OF HAROLD R. SANDERSON C.E. & L.S. BLOOMFIELD, CONNECTICUT
SHEET 1 OF 2

44 & 45


CANTERBURY
PLAINFIELD
TOWN
LINE
QUINEBAUG RIVER
CONN LIGHT & POWER CO. RIGHT OF WAY
PARCEL B 139.7± ACRES
MOOSUP
RIVER
PROPERTY OF
HENRY DROBIARZ
TO BE CONVEYED TO
STATE OF CONNECTICUT
OFF SHEPARD HILL ROAD
PLAINFIELD, CONNECTICUT
SCALE 1"=100' FEBRUARY 1962
OFFICE OF
HAROLD R. SANDERSON C.E. & L.S.
BLOOMFIELD, CONNECTICUT
SHEET 2 OF 2

4

Parcel A



MAP NOTES

1.) THE SITE IS ZONED RA-30 (GRANTED 6-9-48)

2.) CURRENT OWNER OF RECORD: HILLTOP DAIRY FARM
VOL. 131, P. 33
PLAINFIELD LAND RECORDS

3.) WETLAND DELINEATION WAS PERFORMED ON 2-14-89 ENVIRO-TECH CONSULTANTS, PUTNAM, CONNECTICUT, JEFFREY C. PETERSON, PROFESSIONAL SOIL SCIENTIST.

4.) THE PROPERTY IS SUBJECT TO A 20' WIDE EASEMENT IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY AS MORE PARTICULARLY DESCRIBED IN VOLUME 104, PAGE 74 OF THE PLAINFIELD LAND RECORDS, AND OTHER RIGHTS, IF ANY, AS THE CONNECTICUT LIGHT AND POWER COMPANY MAY HAVE TO MAINTAIN A POLE LINE OVER SAID PREMISES. THE PROPERTY MAY ALSO BE SUBJECT TO ALL SUCH RIGHTS, IF ANY, AS THE DANIELSON AND NORWICH STREET RAILWAY COMPANY AND THE SHORE LINE ELECTRIC RAILWAY MAY HAVE OVER AND UPON SAID LAND.

5.) MAP REFERENCES:

A.) "DIGITIZED CONCEPTUAL SUBDIVISION PLAN, PREPARED FOR HENRY DROBIARZ, SHEPARD HILL ROAD, PLAINFIELD, CONN., SCALE 1"=40, SCALE 1"=100', BY TOWNE ENGINEERING, INC., SOUTH WINDSOR, CONN."

B.) "[illegible]"

C.) "[illegible]"

D.) "PLAN MADE FOR THE STATE OF CONNECTICUT, DEPARTMENT OF ENVIRONMENTAL PROTECTION SHOWING PROPERTY TO BE ACQUIRED FROM REGINA ROSENBLUTH, TOWN OF PLAINFIELD, CONN. 1"=100', BY CHANDLER, PALMER & KING, NORWICH, CONN. NOVEMBER 22, 1978."

E.) "PROPERTY OF THE CONNECTICUT COMPANY TO BE CONVEYED TO STATE OF CONNECTICUT, CADY LANE, PLAINFIELD, CONNECTICUT, SCALE 1"=100', FEBRUARY 1968, BY HAROLD R. SANDERSON, C.E. & L.S., BLOOMFIELD, CONNECTICUT, CLIFFORD A. WASHBURN, JR."

F.) "PROPERTY OF HENRY DROBIARZ TO BE CONVEYED TO STATE OF CONNECTICUT, SHEPARD HILL ROAD, PLAINFIELD, CONN., SCALE 1"=100', FEBRUARY 1968, BY HAROLD R. SANDERSON, C.E. & L.S., BLOOMFIELD, CONN., CLIFFORD A. WASHBURN JR., SHEETS 1&2 OF 2."

G.) "MILLS, VILLAGE, A LAND OF THE WAUREGAN MILLS, WAUREGAN, CONN., SCALES 1"=200', BY C.E. CHANDLER, NORWICH, CONN. 1898, ADDED TO BY W.K. PIKE IN 1933."

6.) CONTOUR INFORMATION CLOSELY APPROXIMATES U.S.G.S. DATUM.

7.) STONEWALLS AND/OR WIRE FENCES MAY MEANDER BETWEEN PRINCIPLE COURSES SHOWN.

8.) DURING THE COURSE OF THE RESEARCH CONDUCTED TO COMPLETE THIS SURVEY, WE HAVE DETERMINED THAT [illegible] VOLUME 104, PAGE 74 OF THE PLAINFIELD LAND RECORDS, AND OTHER RIGHTS, IF ANY, AS THE CONNECTICUT LIGHT AND POWER COMPANY MAY HAVE TO MAINTAIN A POLE LINE OVER SAID PREMISES. THE PROPERTY MAY ALSO BE SUBJECT TO ALL SUCH RIGHTS, IF ANY, AS THE DANIELSON AND NORWICH STREET RAILWAY COMPANY AND THE SHORE LINE ELECTRIC RAILWAY MAY HAVE OVER AND UPON SAID LAND. THE PAST THAT THE CONNECTICUT LIGHT AND POWER COMPANY HAS A RIGHT OF WAY 20 FEET WIDE, BOTH WAYS FROM THE CENTER LINE OF THE POLE LINE AS LOCATED ON THE PARCEL DEEDED TO THE STATE OF CONNECTICUT, AS RECORDED IN VOLUME 97, PAGE 380 OF THE PLAINFIELD LAND RECORDS, DESCRIBED AS PARCEL A IN SAID DEED

I HEREBY CERTIFY THAT THIS MAP AND SURVEY WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONFORM TO THE REQUIREMENTS OF SECTION 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

CHARLES V. CAMP L.L.S. # 5469

BOUNDARY LINE SURVEY MAP
OF HILLTOP DAIRY FARM
PREPARED FOR HENRY & SOPHIE DROBIARZ
SHEPARD HILL ROAD - PLAINFIELD, CONNECTICUT

CAMP LAND SURVEYORS, P.C.
LICENSED LAND SURVEYORS
LAND PLANNERS

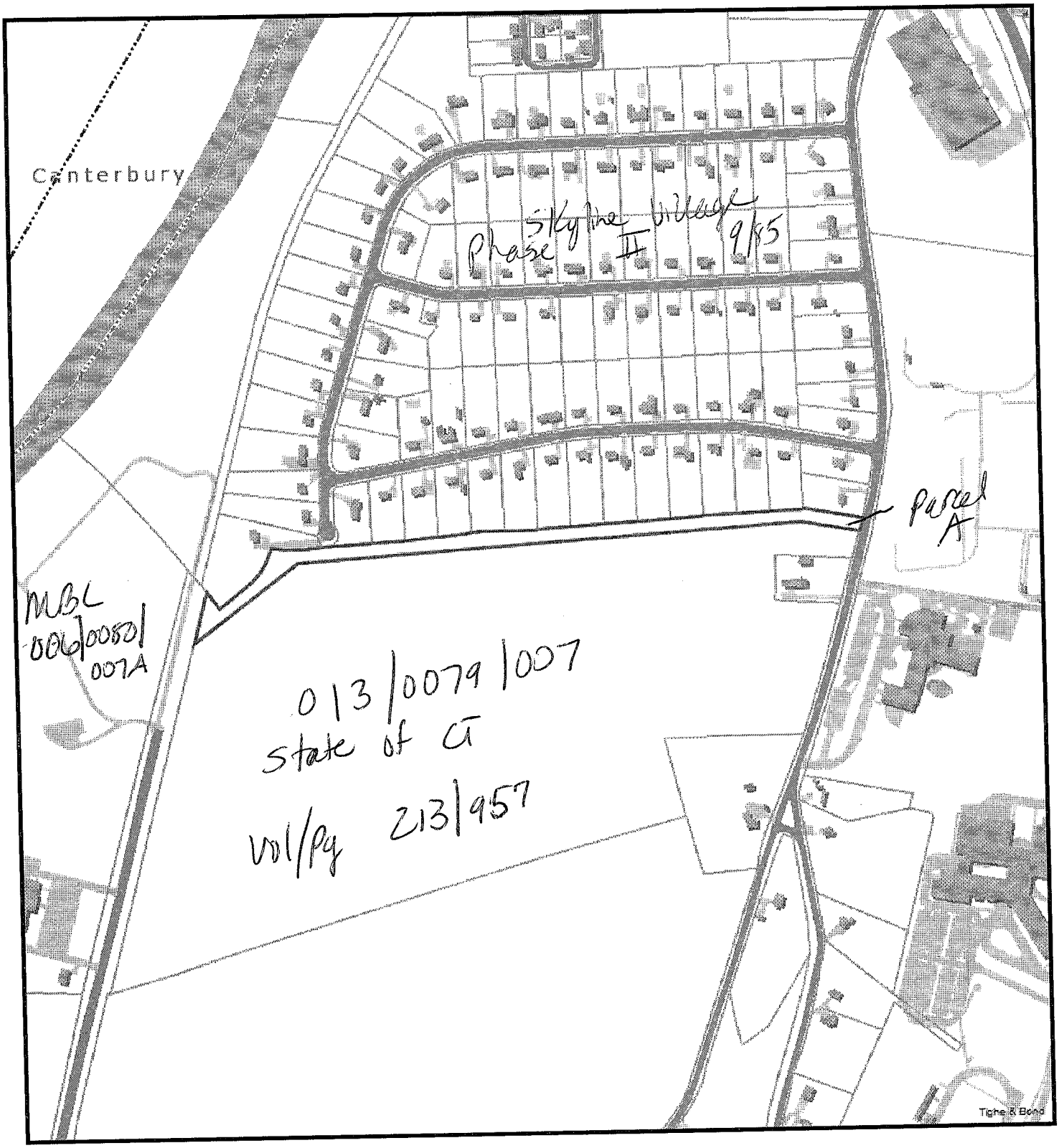
SCALE: 1" = 100'

CAMP, CT, S.F.C.

555

BUSINESS RECORDS CORPORATION

INSTR#: 555 02/04/1993 SURVEY MAP Image: 1 of 1



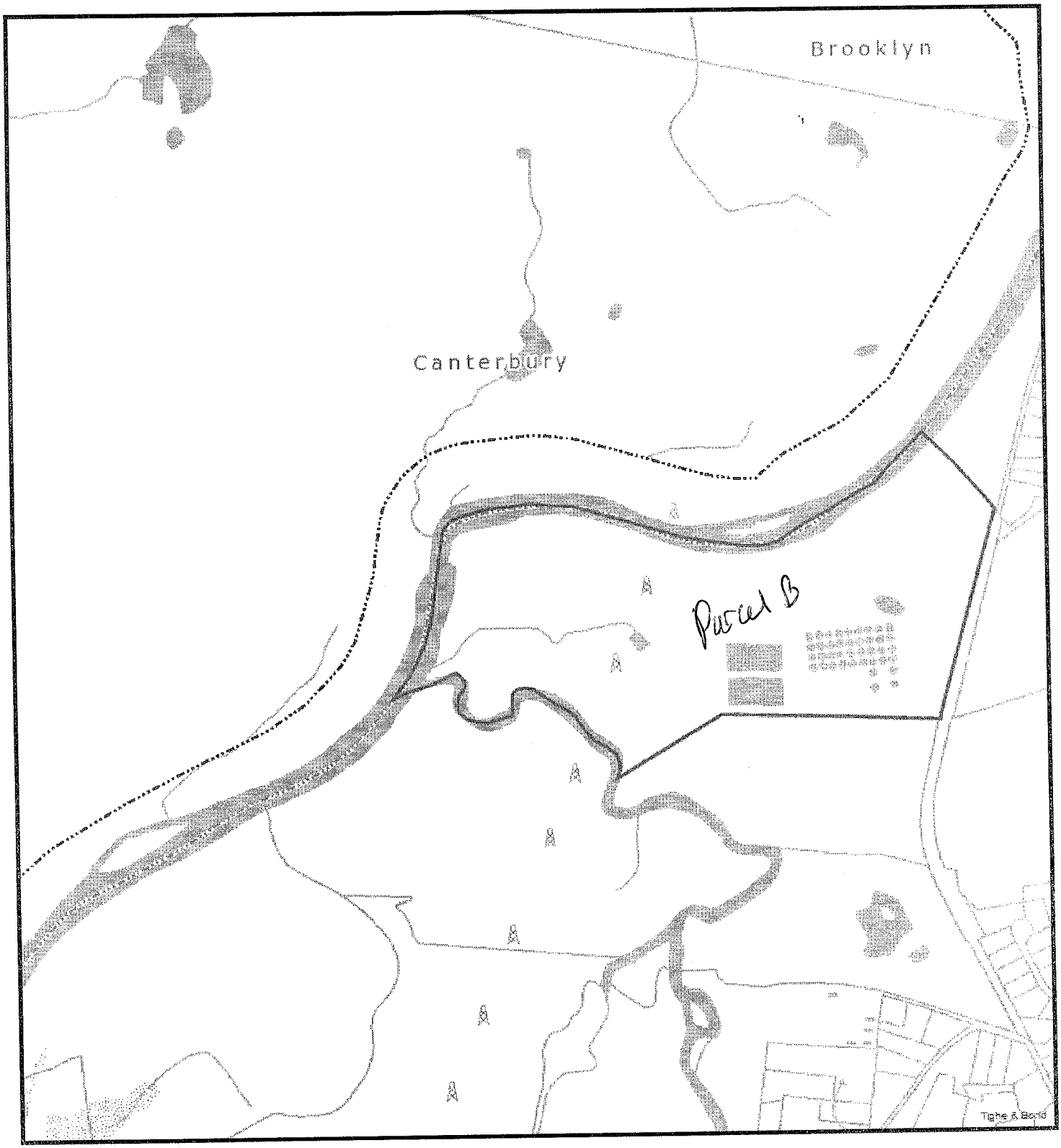
Parcel A Trout Hatchery Rd

6/1/2023 9:24:45 AM

Scale: 1"=500'

Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.



139-159 Trout Hatchery Rd,

5/15/2023 12:20:10 PM

Scale: 1"=1000'

Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.