



MAP REFERENCES:
 Plan of Properties in Bridgeport, Conn. prepared for Remington Arms Company Inc., scale: 1" = 100' dated April 4, 1986 by Fuller & Co., Inc., Bridgeport Town Clerk Map in Map Vol. 50 Pg. 127, also the following Bridgeport Town Clerk maps: V50/244, V48/5, V46/42, V45/48, V45/33, V45/37, V44/5, V26/11, and V11/114.

NOTES:
 1. This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. The Boundary Determination is Dependent Resurvey conforming to Horizontal Accuracy Class A-2.

Easement lines shown from match mark A to Boston Avenue conform to Horizontal Accuracy Class D and were compiled from other maps, record research or other sources of information. It is not to be construed as having been obtained as the result of a field survey, and is subject to such change as an accurate field survey may disclose.

- Property may be together with rights and privileges per Vol. 196 Pg. 190. Blue print referenced in said deed not found.
- Property subject to and together with certain track rights per Vol. 499 Pg. 575. (said tracks are buried and not in use).
- Property subject to and together with a Railroad Track Agreement per Vol. 2101 Pg. 83. (said tracks are buried and not in use).
- Property subject to and together with track agreement for encroachments per Vol. 501 Pg. 43.
- Property subject to water rights in and to Pembroke Lake per Vol. 705 Pg. 343.
- Property subject to and together with right to fill Upper Pembroke Lake per Vol. 805 Pg. 405.
- Property may be subject to a right of way agreement in favor of the City of Bridgeport per Vol. 1570 Pg. 172. (Road referred to in deed no longer exists).
- Property subject to rights concerning railroad monitoring wells and soil sampling per Vol. 2101 pg. 78.
- Property subject to a Railroad Track Agreement per Vol. 2101 Pg. 83.
- Arctic Street street line represents a best fit with City of Bridgeport Engineering Department pinning sheets.
- Underground utilities if any not shown.

LEGEND

12" ---	STORM DRAINAGE PIPE
---	CURB LINE
---	EDGE OF PAVEMENT
□ CB	CATCH BASIN
○ M.H.	MANHOLE
○ WG	WATER GATE
●	UTILITY POLE
○ HYD	HYDRANT
-x-x-	CHAIN LINK FENCE

LOT AREA:
 244,864 S.F. = 5.6213 AC.

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

This map is not valid unless it has a live signature and embossed seal of Tracy H. Lewis.

PROPERTY SURVEY
 OF PROPERTY LOCATED AT
 1005 ARCTIC STREET
 BRIDGEPORT, CONNECTICUT
 PREPARED FOR
REMGRIT REALTY, INC.
 SCALE: 1" = 30' DATE: 12-26-2018

SCALE IN FEET
 0 30 60

LEWIS ASSOCIATES
 LAND SURVEYING AND CIVIL ENGINEERING
 260 MAIN STREET, MONROE, CONNECTICUT
 PHONE: 203-261-8648