N/F SIMSBURY LAND TRUST

N/F STATE OF CONNECTICUT

N/F SIMSBURY LAND TRUST

GUYING AREA

EAST WEATOGUE STREET

45' UTILITY EASEMENT IN FAVOR OF 120 EAST WEATOGUE STREET & TIMOTHY AND JANET ELLSWORTH

150' HELTCO RIGHT OF WAY

PROPERTY OF
TIMOTHY ELLSWORTH
3,281,559 SQ. FT.
75.334 ACRES

N/F STATE OF CONNECTICUT

20' UTILITY EASEMENT, 10' EACH SIDE OF POLE LINE IN FAVOR OF 120 EAST WEATOGUE STREET & TIMOTHY AND JANET ELLSWORTH

N/F THEODORA
VOGIATZI-PERDIKIS
120 EAST WEATOGUE STREET
VOL.855 PG.365

N/F ELLSWORTH ETAL
130 EAST WEATOGUE STREET

PARCEL TO BE DEEDED TO
& MADE PART OF
116 EAST WEATOGUE
217,800 SQ. FT.
5.000 ACRES

GUYING AREA

N/F JOHN W. &
JACQUELYN M. McCORMICK
116 EAST WEATOGUE STREET
VOL.837 PG.374

5 TALCOTT ESTATES
252,551 SQ. FT.
5.798 ACRES

POND

N/F STATE OF CONNECTICUT

3 TALCOTT ESTATES
87,203 SQ. FT.
2.002 ACRES

N/F JAMES F. MILLER &
FAITH ANN WEIDNER, MD
22 TALCOTT MOUNTAIN ROAD
VOL.287 PG.247

N/F BENNY JOE &
BENNY DELBON
110 EAST WEATOGUE STREET
VOL.781 PG.90

1 TALCOTT ESTATES
87,120 SQ. FT.
2.000 ACRES

PRIVATE ROAD

N/F KELLY F. &
CYNTHIA M. OLAUGLIN
12 TALCOTT MOUNTAIN ROAD
VOL.842 PG.218

N/F GREGORY A.
ROMAN-STARK
14 TALCOTT
MOUNTAIN ROAD
VOL.870 PG.658

N/F MICHELE C.
BAKER
18 TALCOTT
MOUNTAIN ROAD
VOL.843 PG.122

TALCOTT
MOUNTAIN
ROAD

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PARCEL MAP

REVISIONS:

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

NOT VALID UNLESS LIVE SIGNATURE AND EMBOSSED SEAL IS AFFIXED

DENNO LAND SURVEYING & CONSULTING, LLC
2 TUNXIS RD STE. 210 TARIFFVILLE, CT 06081

TALCOTT ESTATES

PREPARED FOR

MAGLIERI DEVELOPMENT, LLC

TALCOTT MOUNTAIN ROAD
SIMSBURY, CONNECTICUT

SCALE	DATE	SHEET NO.
1"=100'	1/08/15	2 OF 8