PROPERTY SURVEY

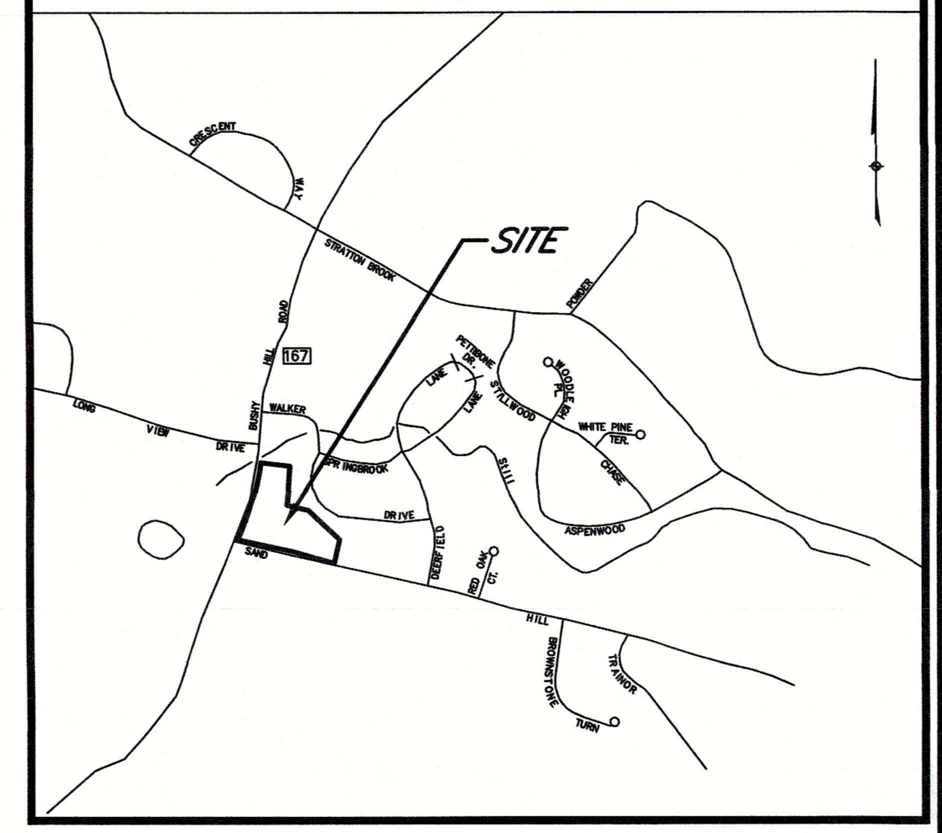
PREPARED FOR

THE COBB SCHOOL SCHOOL MONTESSORI, INC.

112 SAND HILL ROAD & 210 BUSHY HILL ROAD

SIMSBURY, CONNECTICUT

Scale bar: 0 20 40 60 80 100

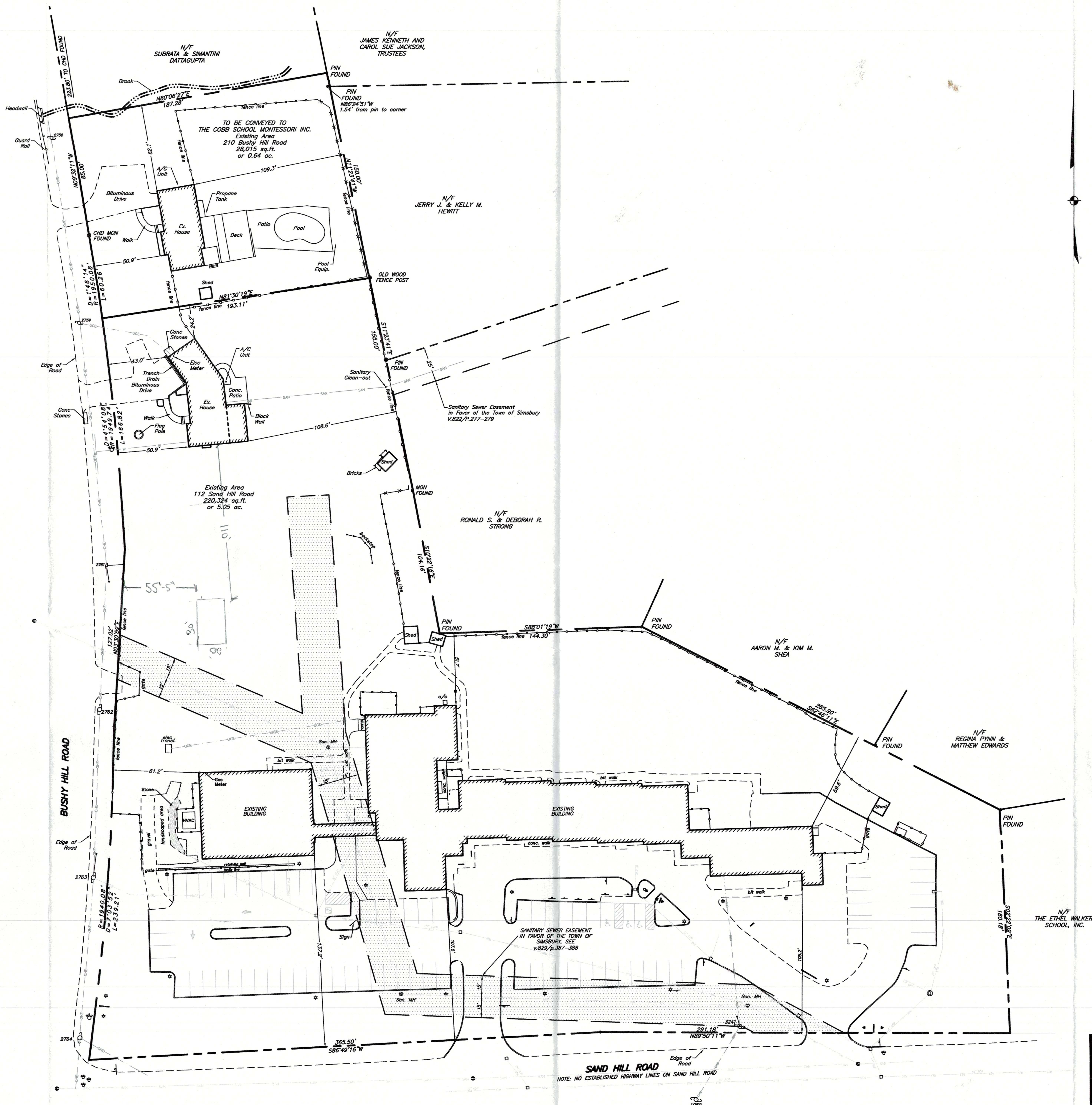


LEGEND

Symbol	Description
— — —	Property / Street Line
— - —	Easement / Right of Way Line
OOOOO	Stone Wall
—×—×—	Wire / Chain Link Fence
—□—□—	Wood / Rail Fence
— · · —	Water Course
13	Existing Contour
[13]	**PROPOSED CONTOUR**
— — —	**PROPOSED SILTFENCE**
UGE	Underground Electric Line
OHW	Overhead Wires
GAS	Gas Line
SAN	Sanitary Sewer Line
STM	Storm Sewer Line
T	Telephone Line
W	Water Line
~~	Tree Line
	Existing Structure
	PROPOSED CONST. ENTRANCE
□ / ■	Concrete Monument / **TO BE SET**
○	Iron Pipe
● / ◐	Iron Pin / TO BE SET
(13)	LOT NUMBER (TYPICAL)
N/F	Now or Formerly
	Type 'C' Catch Basin / **PROPOSED**
	Type 'C-L' Catch Basin / **PROPOSED**
	Utility Pole
	Fire Hydrant
	Light Pole
	Wetlands
X13.0	Existing Spot Grade
X [13.0]	**PROPOSED SPOT GRADE**
H	Hatch
⊗WG	Water Gate
⊗GG	Gas Gate

Exisiting Text - Lower Case "Italic" Letters

PROPOSED TEXT - UPPER CASE "BOLD" LETTERS



NOTES:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE JUNE 21, 1996, AMENDED OCTOBER 26, 2018.
   A. THE HORIZONTAL ACCURACY CONFORMS TO CLASS "A-2".
   B. THE BOUNDARY DETERMINATION CATEGORY IS A "RESURVEY".
   C. THE TYPE OF SURVEY IS A "PROPERTY SURVEY".
   D. THE PURPOSE OF THIS SURVEY IS TO DEPICTED THE NEW CONSOLIDATED PARCEL 112 SAND HILL ROAD. 210 BUSHY HILL ROAD TO BE CONVEYED TO THE COBB SCHOOL MONTESSORI INC.
2. ALL MONUMENTATION FOUND OR SET IS DEPICTED ON THIS MAP.
3. THE NORTH ARROW AND BEARINGS MAP REFERENCE 4(A)
4. ALL BUILDING OFFSETS ARE MEASURED TO FACE OF SIDING UNLESS OTHERWISE NOTED HEREON.
5. REFERENCE MAP(S):
   A. IMPROVEMENT LOCATION SURVEY & TOPOGRAPHIC SURVEY PROPERTY OF COBB MONTESSORI SCHOOL, INC. 112 SAND HILL ROAD - SIMSBURY, CONNECTICUT SCALE:1"=30' DATED 12/08/2010 REV. 12//07/12 HODGE, LLC.
   B. BUSHY HILLS FARMS SUBDIVISION SCALE:1"=100' DATED: FEB. 9, 1953 DESMOND & YARWOOD. (MAP #468 & #465)
   C. CONNECTICUT HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF SIMSBURY - BUSHY HILL ROAD FROM THE ETHEL WALKER SCHOOL NORTHERLY TO WEST STREET SCALE:1"=40' DATED: NOVEMBER 18, 1960 NUMBER 128-17 SHEET 1,2 OF 4.
6. PROPERTY IS LOCATED IN ZONING DISTRICT R-40.
7. PROPERTY IS SUBJECT TO AND TOGETHER WITH THE FOLLOWING:
   A. RIGHTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS, EASEMENTS, ETC. AS PER THE RECORD MAY APPEAR.
8. THE SUBJECT PROPERTIES DESIGNATED AS:
   112 SAND HILL ROAD MAP E14, BLOCK 131 LOT 16
   214 BUSHY HILL ROAD MAP D14, BLOCK 131 LOT 59
   ON THE SIMSBURY ASSESSOR'S RECORDS.
9. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON MAY HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE LOCATIONS OF WHICH ARE UNKNOWN TO GODFREY-HOFFMAN HODGE, LLC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

TO: THE COBB SCHOOL MONTESSORI, INC.

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

ADAM HOFFMAN, L.S. #15168

NOT VALID WITHOUT LIVE SIGNATURE AND SEAL.

STATE OF CONNECTICUT ★ ADAM HOFFMAN ★ No.15168 LICENSED LAND SURVEYOR

EXHIBIT 3

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NO.	DATE	DESCRIPTION
1	08/24/21	ADD 210 BUSHY HILL

REVISIONS

GODFREY HOFFMAN HODGE, LLC

PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS

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1783 FARMINGTON AVENUE, UNIONVILLE, CT 06085; TEL: 860.673.0444 - WWW.HODGELLC.COM

DRAWN BY: KRG
CHECKED BY: AH
DATE: 08-13-2021
SCALE: 1"=40'
PROJECT: 110-77
DRAWING:

1 of 1