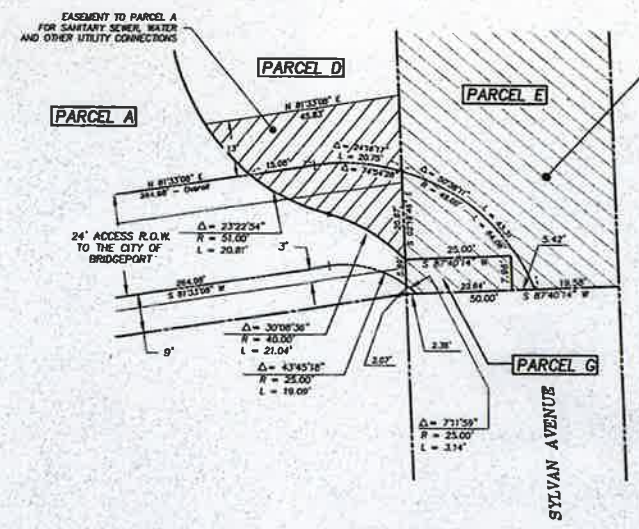
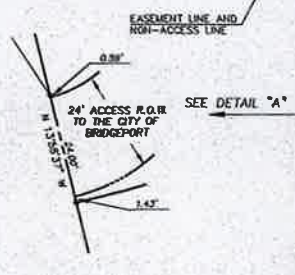




DETAIL "B"
Scale: 1"=20'

n/f
The City of Bridgeport
Old Portion of Colonial Avenue
PARCEL F
Area = 2858 S.F.; 0.066 Acres
Portion of Colonial Avenue abandoned, to be conveyed to James A. Manafort, Sr as part of Parcel A.



DETAIL "A"
Scale: 1"=20'

**PROPERTY KNOWN AS
LOTS 6.X & 6.Y**
n/f
James A. Manafort, Sr.
PARCEL A
Area = 72,716 S.F.; 1.669 Acres

Area = 199 S.F.; 0.005 Acres
Portion of Sylvan Avenue abandoned, to be conveyed to James A. Manafort, Sr as part of Parcel A.

n/f
John Shaffer, Et Al

n/f
John Shaffer, Et Al

n/f
Sylvan Ave. Associates

n/f
Charles E. Ember

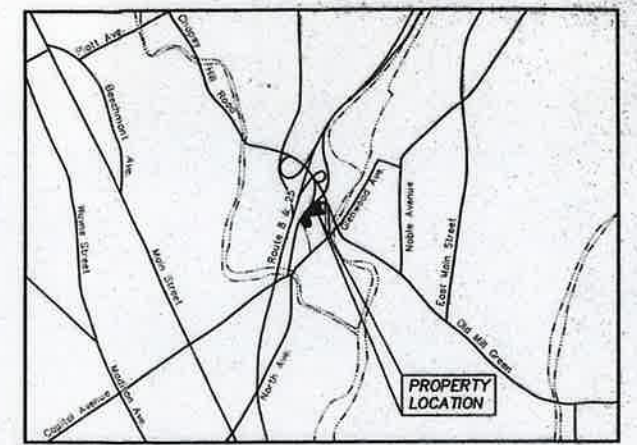
PARCEL B
Area = 13,544 S.F.; 0.311 Acres

PARCEL E Area = 8501 S.F.; 0.1950 Acres
Portion of Sylvan Avenue abandoned, to be conveyed to The State of Connecticut as part of Parcel C & D.

Easements for sanitary sewer, storm sewer and utilities to be retained by The City of Bridgeport, as defined by Parcels E and G.

n/f
The State of Connecticut
Custody & Control of the Department of Motor Vehicles
PARCEL D
Area = 10,780 S.F.; 0.247 Acres

PARCEL C
Area = 33,746 S.F.; 0.775 Acres



LOCATION MAP
NOT TO SCALE

NOTES:

1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A LIMITED PROPERTY/BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2, AND INTENDED TO BE USED FOR A PROPERTY / BOUNDARY MAP.
2. HORIZONTAL DATUM REFERS TO THE STATE OF CONNECTICUT GRID SYSTEM, NORTH AMERICAN DATUM OF 1927 (NAD '27). STATE DEPARTMENT OF TRANSPORTATION BASELINE SURVEY MONUMENTS, PROJECT 15-06, USED FOR ESTABLISHING DATUM.

MAP REFERENCES:

1. MAP OF LOTS BELONGING TO CHAS. SHERWOOD AND B. D. PIERCE JR., BRIDGEPORT, CONN., MAY 1889, SCALE 40 FT. TO 1 IN.
2. MAP SHOWING EXCHANGE OF PROPERTY JOSEPH BONTARI & THOMAS DEFONCE, BRIDGEPORT, CONN., NOV. 15, 1956, SCALE 1" = 10', FULLER & CO., INC.
3. TOWN OF BRIDGEPORT, MAP SHOWING LAND TO BE ACQUIRED FROM THE UKRAINIAN ORTHODOX CHURCH OF AMERICA BY THE STATE OF CONNECTICUT, RELOCATED ROUTES 25 & 8 (LIMITED ACCESS HIGHWAY), SCALE: 1" = 40', OCT. 1966.
4. TOWN OF BRIDGEPORT, MAP SHOWING LAND TO BE ACQUIRED FROM JENNIE BONTARIUS ET AL BY THE STATE OF CONNECTICUT, RELOCATED ROUTES 25 & 8 (LIMITED ACCESS HIGHWAY), SCALE: 1" = 40', DEC. 1986, LATEST REVISION: 8-18-87.
5. TOWN OF BRIDGEPORT, MAP SHOWING LAND TO BE ACQUIRED FROM DARD REALTY INC. BY THE STATE OF CONNECTICUT, RELOCATED ROUTES 25 & 8 (LIMITED ACCESS HIGHWAY), SCALE: 1" = 40', JUNE 1973, LATEST REVISION: 5-8-89.
6. TOWN OF BRIDGEPORT, MAP SHOWING LAND ACQUIRED FROM SYLVAN REAL ESTATE CORP. BY THE STATE OF CONNECTICUT, IN CONNECTION WITH RELOCATION OF ROUTES 15 & 8, SCALE: 1" = 40', JUNE 1973, SURVEY BY: J.C. TEDFORD ASSOC.
7. MAP FOR DEFENCE CONSTRUCTION CORP., BRIDGEPORT CONNECTICUT, SCALE: 1" = 30', OCT. 30, 1973, SURVEY BY: J.C. TEDFORD ASSOC.
8. TOWN OF BRIDGEPORT, MAP SHOWING LAND TO BE RELEASED TO SYLVAN REAL ESTATE CORP. BY THE STATE OF CONNECTICUT ROUTE 8 & 25 (LIMITED ACCESS HIGHWAY), SCALE: 1" = 40', JUNE 1973.
9. STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, TOWN OF BRIDGEPORT, COLONEL HENRY MUDG HIGHWAY, FROM LINDLEY STREET NORTHERLY TO THE TRUMBULL TOWN LINE, SCALE: 1" = 80', DATE: 7/16/91, PROJECT NO. 15-06.

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

James A. Manafort, Sr.
LEWIS A. MANFANT, LICENSED LAND SURVEYOR #12058

THIS PLAN SHALL NOT BE CONSIDERED VALID UNLESS THE ORIGINAL SIGNATURE OF THE SURVEYOR APPEARS HEREON AND AN EMBOSSED SEAL IS AFFIXED OVER AN ORIGINAL SEAL.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN MBA ENGINEERING, INC. SHALL MAKE THESE PLANS NULL AND VOID. MBA ENGINEERING, INC. SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.



PROPERTY / BOUNDARY
SURVEY
FOR
**ISLAND BROOK JOINT
VENTURE, LLC**
PROPERTY LOCATED ON
SYLVAN AVE., GLENWOOD RD., COLONIAL AVE.
& CHOPSY HILL AVE. (State Route #722)
BRIDGEPORT, CONNECTICUT

MAP PREPARED BY:
MBA Engineering, Inc.
Surveying and Engineering Services
211 New Britain Road, Suite 103
Kensington, Connecticut 06037
(860) 827-0222 Fax (860) 827-9997

01/14/02
11:45AM
"FINAL"
ORIGINAL
FILED CITY OF BRIDGEPORT

JOB NUMBER	97031
SCALE	1" = 40'
DRAWN BY	LJM
CHECKED BY	LJM
DATE	January 12, 2001
Revisions	
1	ADD WATER & ADJUSTED FOR
2	LOCAL COMPASS
3	

