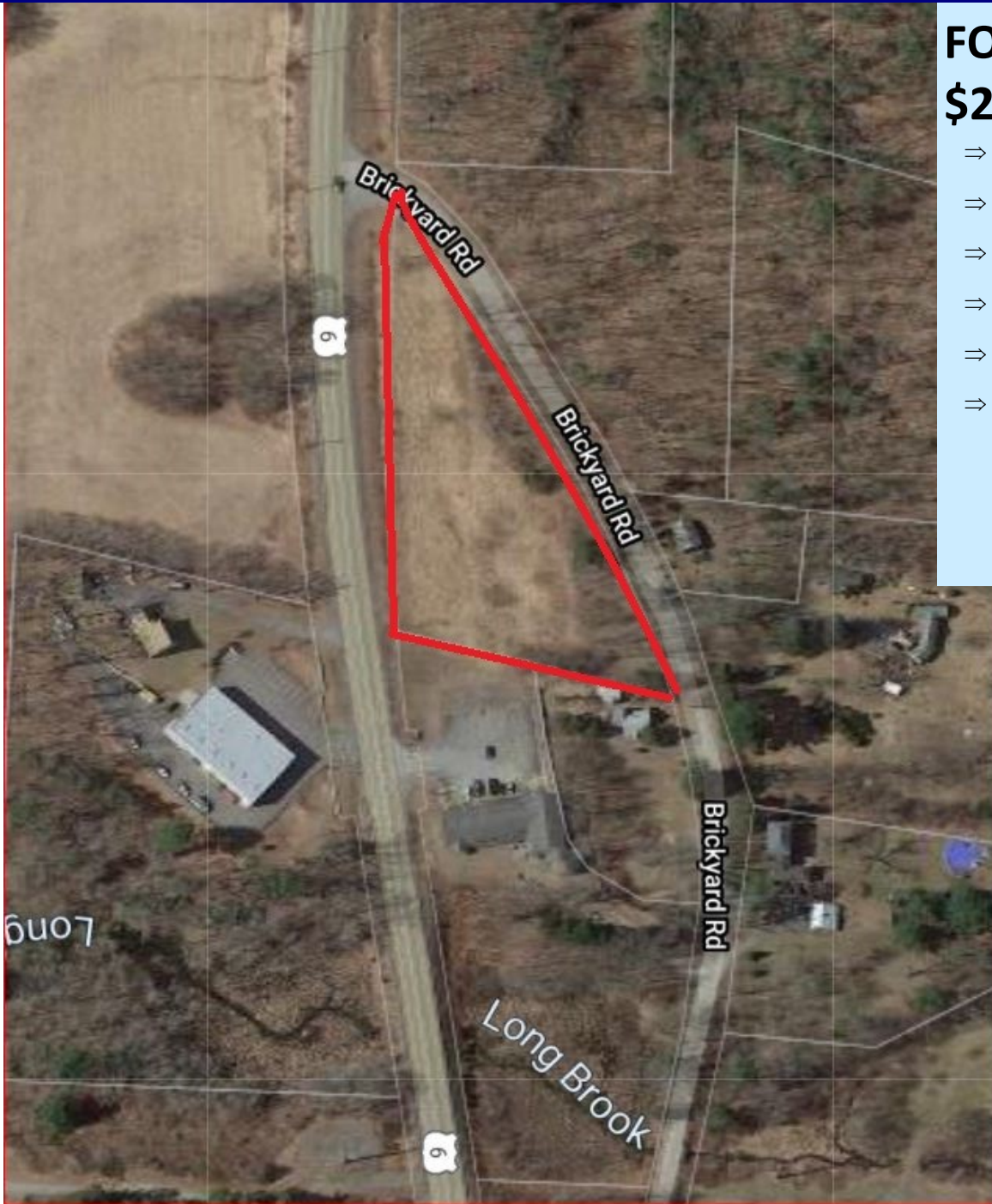


Providence Rd, Brooklyn Planned Commercial Zoned Land



FOR SALE
\$249,000

- ⇒ Acres: 2.34+/-
- ⇒ Public Water & Sewer
- ⇒ Frontage: 518 Ft.
- ⇒ Zone: PC
- ⇒ Taxes: 2050
- ⇒ Traffic Count: 14,700

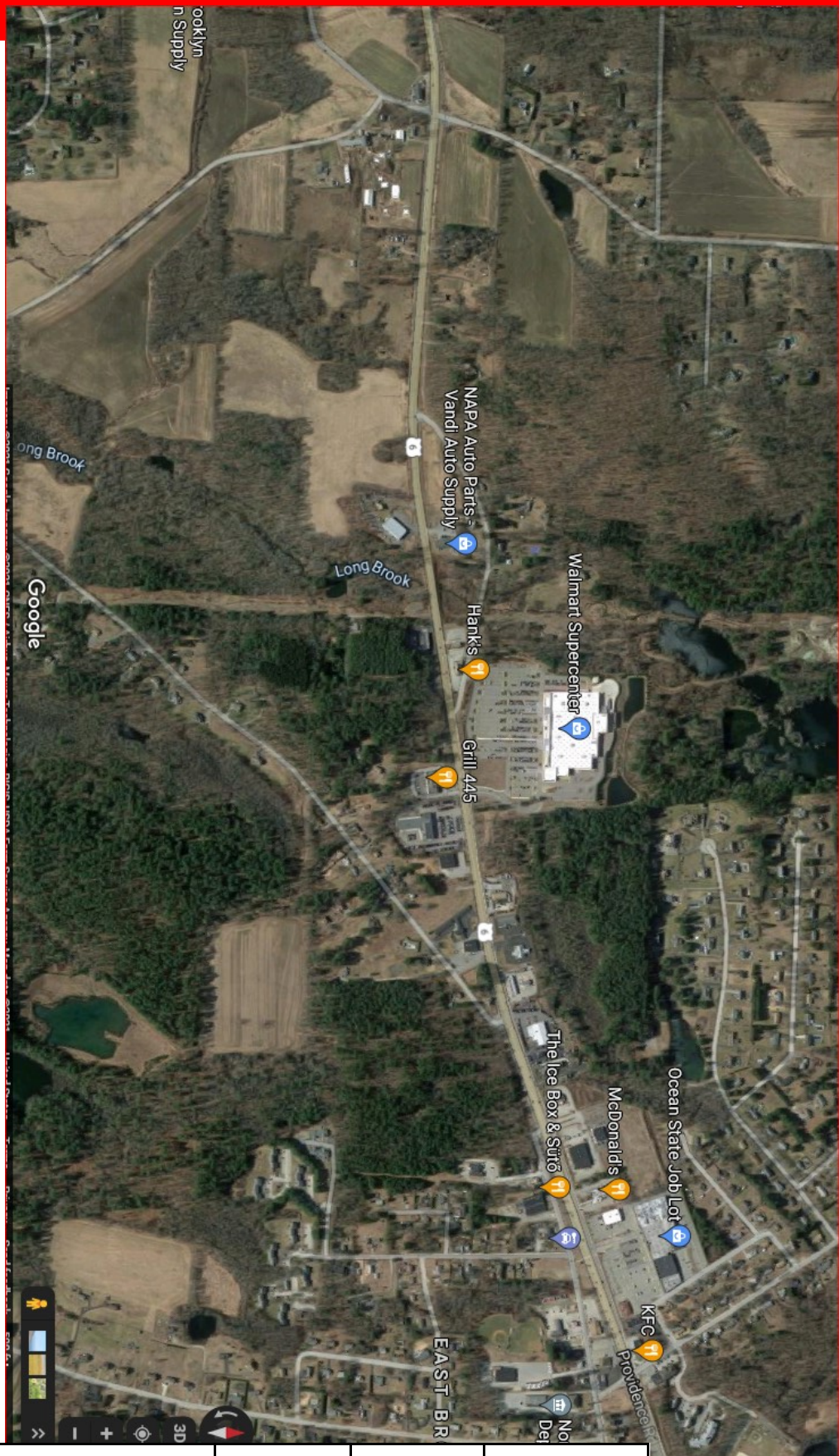
LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT

www.LymanRE.com

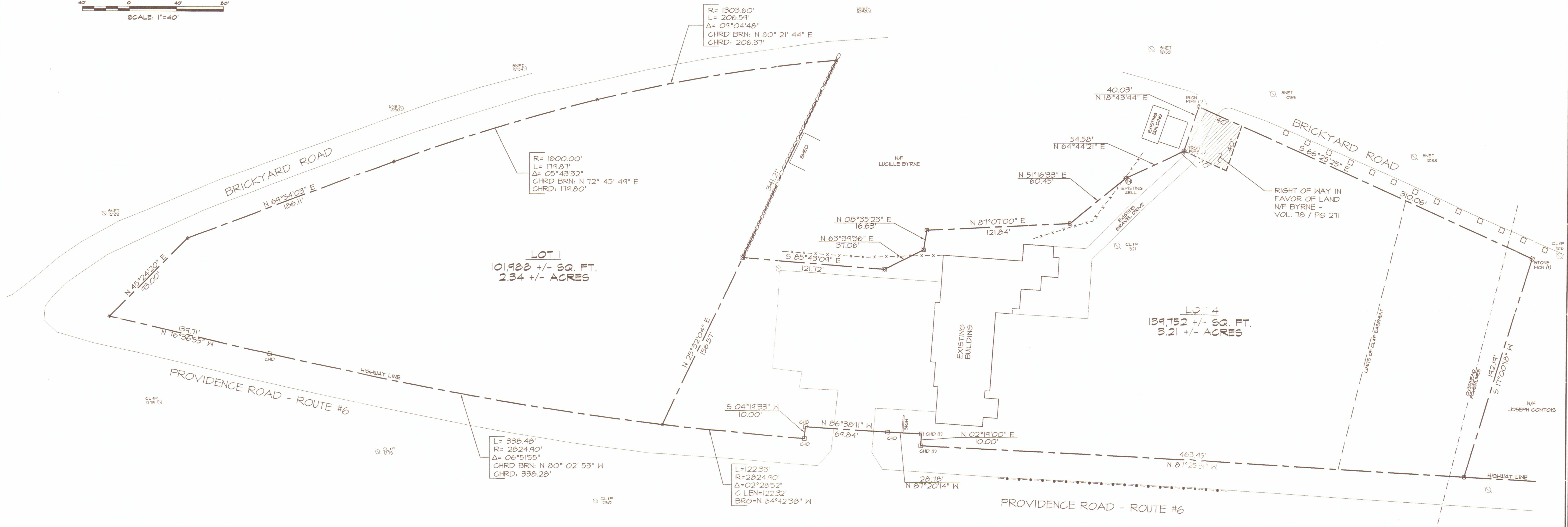
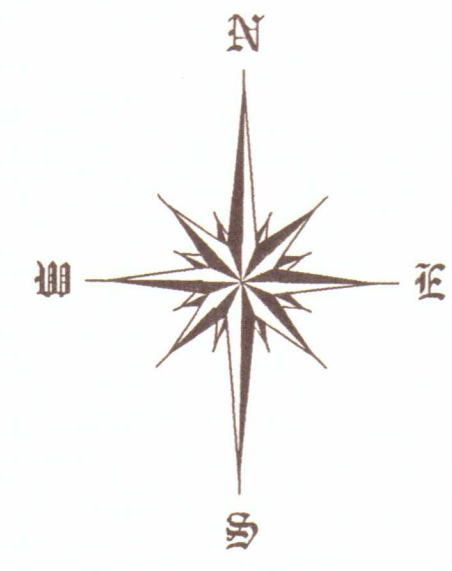
RON LYMAN

Main Office:
1160 Boston Post Rd.
Westbrook, CT 06498
Mailing Address:
73 Second Ave.
Westbrook, CT 06498
860-887-5000 x1 Office
860-884-4666 Cell
ronl@lymanre.com



Demographics	2 MILE	5 MILES	10 MILES
Total Population	8,635	25,354	67,218
Total Households	3,210	9,670	25,962
Average Household Income	\$72,670	\$84,220	\$86,616

All information stated is from sources deemed reliable and is submitted subject to errors, omissions, and changes.



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- STONEWALL
- FENCE LINE
- GUARD RAILS
- GUARD POSTS
- IRON PIN / DRILL HOLE
- PROPERTY POINT
- UTILITY POLE

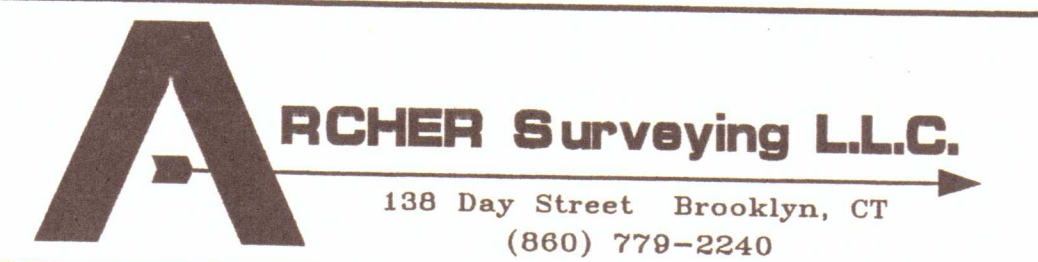
GENERAL NOTES:

1. A) THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE STANDARDS FOR SURVEY AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
 B) THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS D.
 C) BOUNDARY DETERMINATION IS BASED UPON A DEPENDENT RESURVEY.
 D) THE TYPE OF SURVEY PERFORMED IS A COMPILATION PLAN.
2. THIS MAP DEPICTS A PERIMETER SURVEY OF LOTS 1 & 4, OF MAP 41 OF THE BROOKLYN ASSESSORS OFFICE.
3. NORTHWESTERLY PROPERTY LINE BETWEEN PROPERTY DEPICTED AND LAND N/F BYRNE WAS DETERMINED BY A BOUNDARY LINE AGREEMENT, VOLUME 78 / PAGE 266
4. PROPERTYS ARE SUBJECT TO DRAINAGE RIGHTS OF WAYS IN FAVOR OF THE STATE OF CONNECTICUT
5. THIS PLAN WAS 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.

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

PAUL M. ARCHER LLS #70013 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.



COMPILATION PLAN		Project No. AS-547a11
Prepared for GARNIC ENTERPRISES, LLC		Surveyor P.M.A.
Providence Road - Route #6 Brooklyn, Connecticut		Date: DEC. 2007
		Sheet No. 1