

## SCHEDULE A

### Welch Road, Southington, Connecticut

Three (3) certain pieces or parcels of land located in the Town of Southington, County of Hartford, and State of Connecticut situated on the southerly side of Welch Road and the westerly side of West Street and being more particularly described as follows:

#### PARCEL #1

A certain piece or parcel of land designated "#300 WELCH ROAD (V 164 P 104) "FIRST CUT" N/F PINE VALLEY GOLF COURSE INC. AREA = 246,484 (5.66 Ac.)" on a certain map entitled, "PROPERTY MAP (1 OF 2) FOR PINE VALLEY GOLF COURSE INC WELCH ROAD SOUTHINGTON, CT SCALE: 1" = 100' DATE: SEPTEMBER 19, 2013 KJA FILE NO.: 213-036 DRAWING NO.: B-1 KRATZERT JONES & ASSOCIATES, INC. CIVIL ENGINEERS LAND SURVEYORS SITE PLANNERS BUILDING ENGINEERS P.O. BOX 337 1755 MERIDEN-WATERBURY RD. MILLDALE, CT 06467-0337 PHONE: (860) 621-3638 FAX: (860) 621-9609 EMAIL: [INFO@KRATZERTJONES.COM](mailto:INFO@KRATZERTJONES.COM)" which map is on file in the Office of the Southington Town Clerk in Map Book 32 at Page 58.

#### PARCEL #2

A certain piece or parcel of land designated "FIRST CUT OF "WEST STREET PARCEL" N/F PINE VALLEY GOLF COURSE INC AREA = 367,764 SF (8.44 Ac.)" as shown on a certain map entitled "PROPERTY MAP (2 OF 2) FOR PINE VALLEY GOLF COURSE INC. WELCH ROAD SOUTHINGTON, CT SCALE: 1" = 100' DATE: SEPTEMBER 19, 2013 KJA FILE NO.: 213-036 DRAWING NO.:B-2 KRATZERT,JONES & ASSOCIATES, INC. CIVIL ENGINEERS LAND SURVEYORS SITE PLANNERS BUILDING ENGINEERS P.O. BOX 337 1755 MERIDEN – WATERBURY RD. MILLDALE, CT 06467-0337 PHONE: (860) 621-3638 FAX; (860) 621-9609 EMAIL: [INFO@KRATZERTJONES.COM](mailto:INFO@KRATZERTJONES.COM)" which map is on file in the Office of the Southington Town Clerk in Map Book 32 at Page 59.

#### PARCEL #3

That piece or parcel of land in the Town of Southington, County of Hartford, and State of Connecticut located on the southerly side of Welch Road, shown as "**NORTH RIDGE GOLF CLUB, LLC SUBJECT TO A GRANT OF A CONSERVATION RESTRICTION AND DEVELOPMENT RIGHTS TO THE TOWN OF SOUTHINGTON**" on a certain map or plan entitled, "OVERALL SUBDIVISION MAP FOR NORTH RIDGE ESTATES WELCH ROAD SOUTHINGTON, CT Scale 1"= 200' DATE: November 27, 2013 Revised to 1/20/14 KJA File No.: 213-036 Drawing No.: S-1" by Kratzert, Jones & Associates, Inc. Civil Engineers, Land Surveyors, Site Planners, Building Engineers, P.O. Box 337, 1755 Meriden-Waterbury Road, Milldale, CT 06467-0337, which map is to be recorded in the

Southington Land Records, to which reference may be had. Said parcel is also shown on certain maps entitled "SUBDIVISION MAP FOR NORTH RIDGE ESTATES WELCH ROAD SOUTHLINGTON, CT SCALE: 1" = 40' Date November 27, 2013 revised to 1/20/14 KJA File No.: 213-036 Drawings No.: S-2 through S-10" by Kratzert Jones and Associates, Inc. Civil Engineers, Land Surveyors, Site Planners, Building Engineers, P.O. Box 337, 1755 Meriden-Waterbury Road, Milldale, CT 06467-0337, which maps are also to be recorded in the Southington Land Records, to which reference may be had.

Subject to those encumbrances in Schedule B attached hereto and made a part hereof.

Said premises are further subject to taxes due the Town of Southington on the Grand List of October 1, 2013 and thereafter, which taxes the grantee hereby assumes and agrees to pay.

**SCHEDULE B**

1. Special Permit by the Southington Planning and Zoning Commission for an Open Space Preservation subdivision.
2. Riparian rights of others.
3. The right to drain surface water runoff and construct drainage systems and right to slope for construction purposes in a Quitclaim Deed to the Town of Southington in Volume 337, Page 263, Southington Land Records.
4. License Agreement and Release of Claims between Forestville Fishing Club, Inc. and Pine Valley Golf Course, Inc. recorded July 9, 2003 in Volume 915, Page 240, Southington Land Records.
5. Notice pursuant to C.G.S., Section 47-38 by Pine Valley Golf Course, Inc. recorded August 22, 1990 in Volume 498, Page 649, Southington Land Records.
6. Boundary Line Agreements and Quitclaim Deeds at Volume 542, Page 991; Volume 542, Page 993; Volume 542, Page 995; Volume 689, Page 645; and Volume 689, Page 646, all of the Southington Land Records.

Received for Record at Southington, CT  
On 02/27/2014 At 12:58:43 pm

*[Handwritten Signature]*

