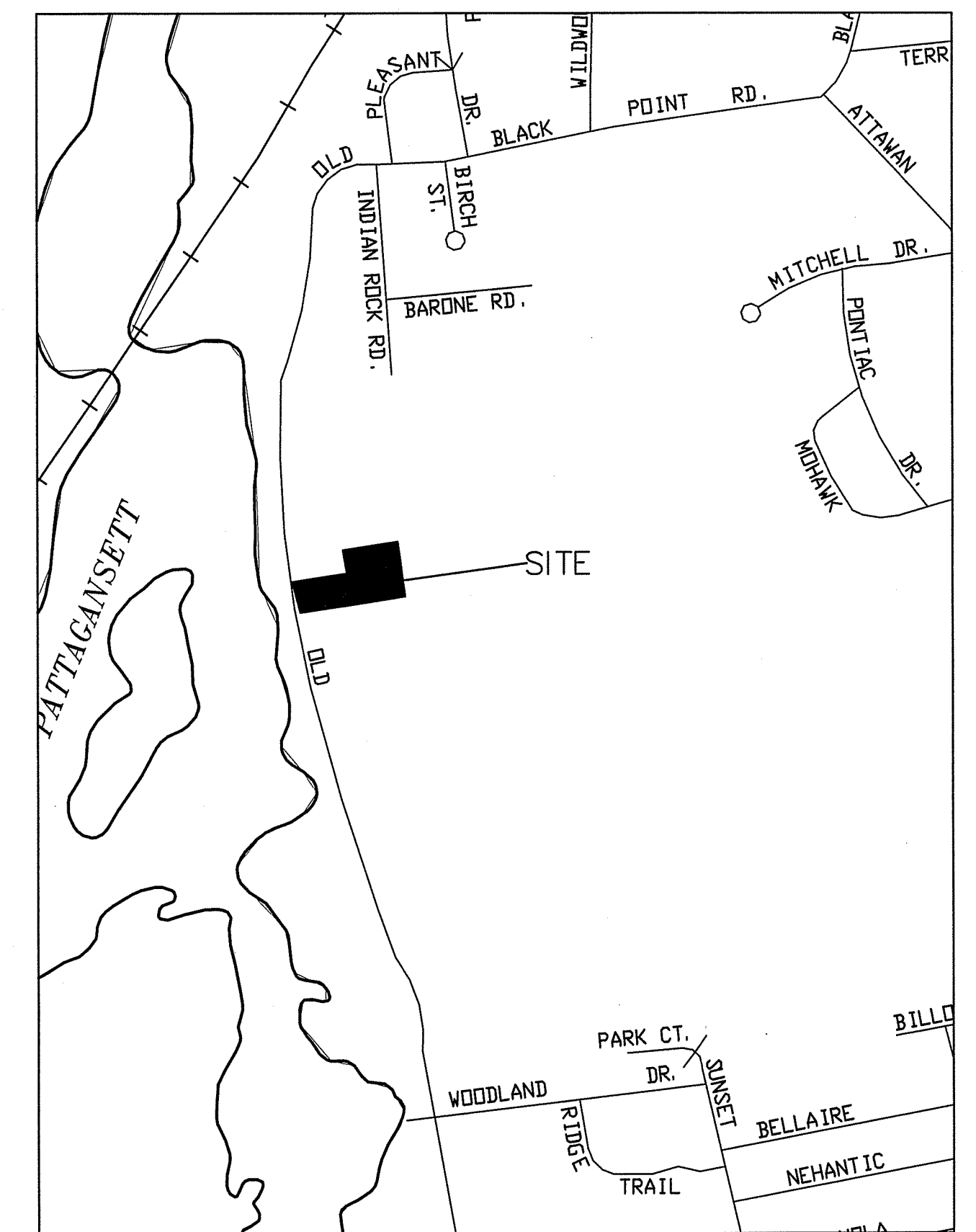


N/F  
Anne P. McCloskey  
Trust  
Vol. 985 Pg 517

N/F  
Holly A. Magna  
Vol. 985 Pg 517

N/F  
Bruce C. & Hollie M.  
Dupuis  
Vol. 1021 Pg 828

N/F  
Old Black Point  
Association  
Vol. 228 Pg 957



LOCATION MAP  
SCALE 1"=500'

LEGEND

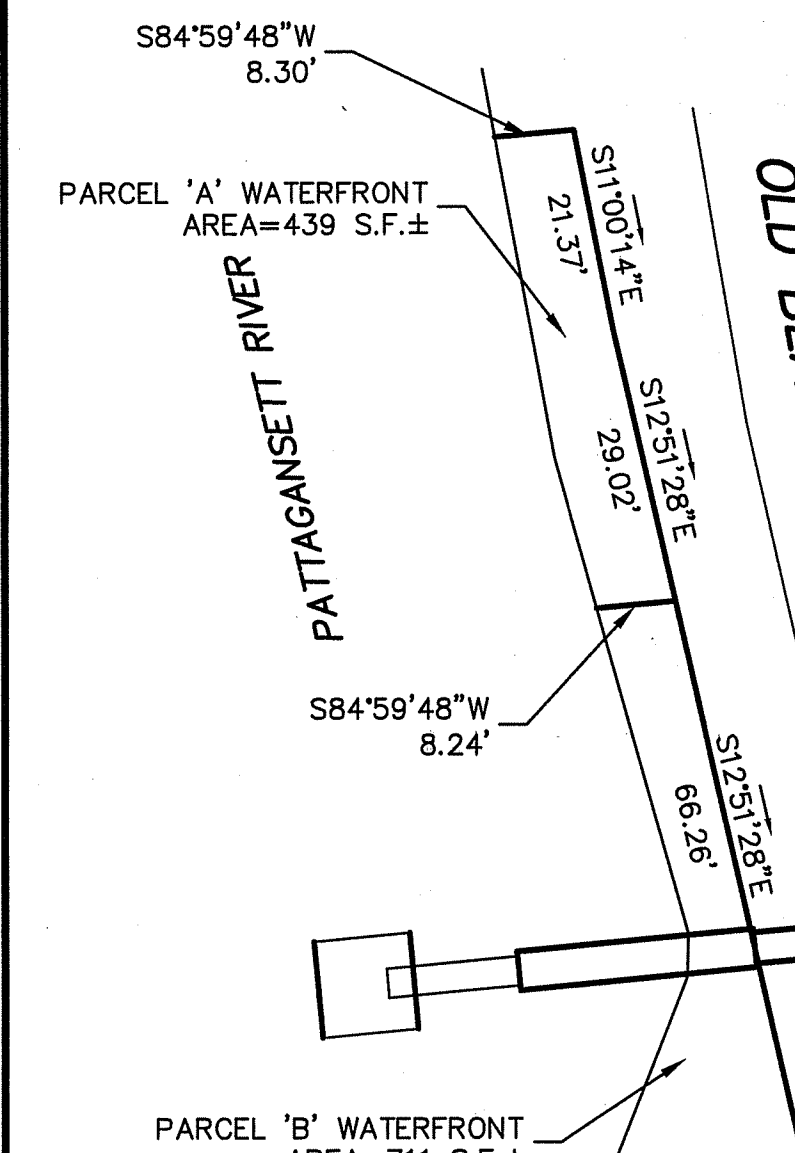
- ⊕ DEEP TEST HOLE
- PERCOLATION TEST
- IRON PIN RECOVERED
- ⊠ MERESTONE RECOVERED
- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- ▭ BUILDING LINE
- - - WATER LINE
- - - UTILITIES (PHONE, ELEC., CABLE TV, ETC.)
- - - FOUNDATION DRAIN
- UTILITY POLE
- 98x0 EXISTING SPOT ELEV.
- 98x0 PROPOSED SPOT ELEV.
- ~ TREE LINE / LIMITS OF CLEARING
- F.F. FINISH FIRST FLOOR
- F.B.F. FINISH BASEMENT FLOOR
- G.F. FINISH GARAGE FLOOR
- ##B WETLANDS FLAG

NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "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 PROPERTY SURVEY BASED PARTIALLY ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO SHOW THE PROPERTY BOUNDARIES, EXISTING STRUCTURES AND PROPOSED LOT LINES.
- REFERENCE IS MADE TO THE FOLLOWING DEEDS ON FILE IN THE TOWN OF EAST LYME LAND RECORDS:
  - WARRANTY DEED-STATUTORY FORM SURVIVORSHIP FROM DIANA B. GRAFMUELLER TO STEPHEN A. YORK AND CAROL G. YORK DATED JUNE 8, 2006 RECORDED IN VOLUME 745 PAGE 329.
  - WARRANTY DEED-STATUTORY FORM FROM RUSSELL D. REDDIG TO OLD BLACK POINT ASSOCIATES DATED DECEMBER 23, 1986 RECORDED IN VOLUME 228 PAGE 954.
- REFERENCE IS MADE TO THE FOLLOWING SURVEY MAPS ON FILE IN THE EAST LYME LAND RECORDS:
  - LAND OF VIRGINIA W. & RUSSELL D. REDDIG OLD BLACK POINT ROAD EAST LYME, CONN SCALE 1"=40' DATED 6/10/71 BY FREDERICK A. RADCLIFFE P.C.
  - SUBDIVISION PLAN PREPARED FOR RUSSELL D. REDDIG OLD BLACK POINT ROAD NIANITC, CONN SHEET 2 OF 2 DATED DECEMBER 19, 1990 BY J. ROBERT PFANNER & ASSOCIATES P.C.
- A WAIVER REQUEST WAS GRANTED BY THE EAST LYME ZONING BOARD ON SEPTEMBER 3, 2020 FOR SECTION 20.8 OF THE EAST LYME ZONING REGULATIONS FOR THE OWNERSHIP REQUIREMENT FOR ACCESS TO A PROPOSED SUBDIVISION LOT AT 92 OLD BLACK POINT ROAD.

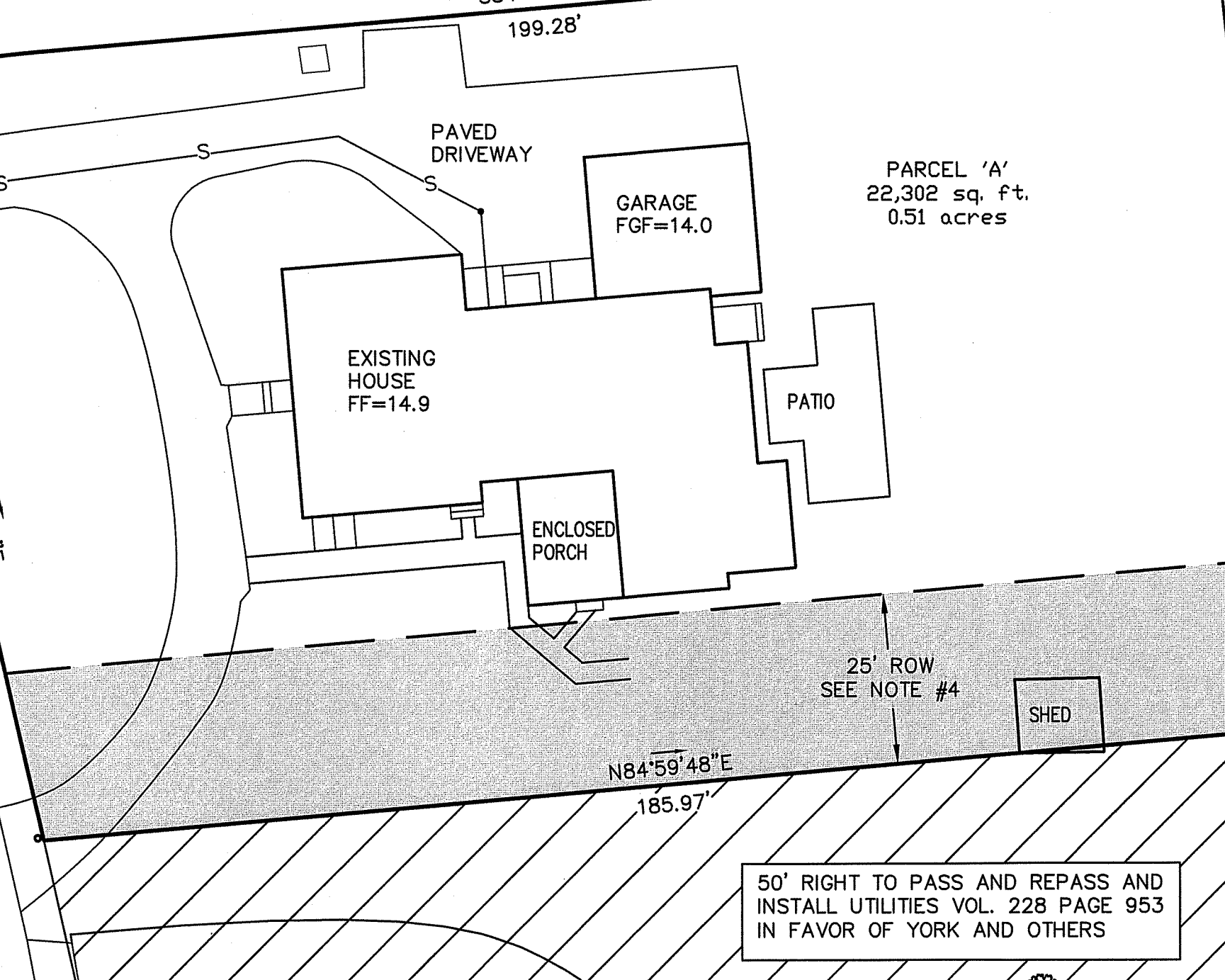
$WQV = \frac{1(R)(A)}{12}$   
 $A = 0.9 \text{ AC}$   
 $I = 1,856 / 39,407 = 4.7\%$   
 $R = .05 + .009(I) = 0.00696 \text{ AC-FT} = 303 \text{ GALLONS}$

WQV=303 CU-FT

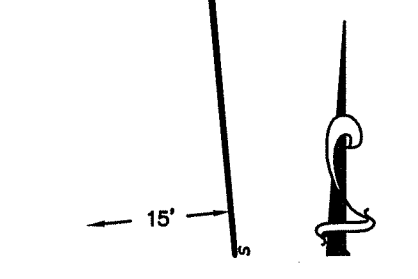


OLD BLACK POINT ROAD

PATTAGANSETT RIVER



50' RIGHT TO PASS AND REPASS AND INSTALL UTILITIES VOL. 228 PAGE 953 IN FAVOR OF YORK AND OTHERS



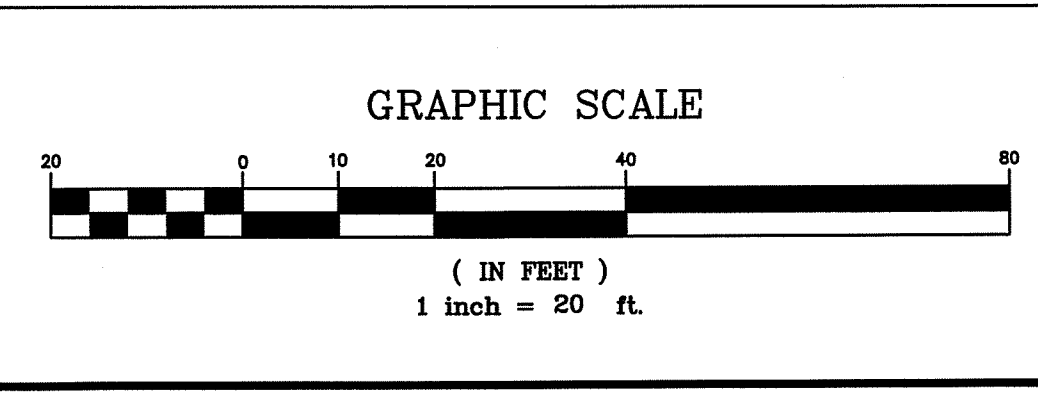
DRAWN BY: RDP		DATE: SEPTEMBER 25, 2020	
THESE PLANS ARE THE SOLE PROPERTY OF J. ROBERT PFANNER & ASSOCIATES P.C. AND HAVE BEEN PREPARED SOLELY FOR THIS OWNER ON THIS SITE. ANY REPRODUCTION OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM J. ROBERT PFANNER & ASSOCIATES P.C. MAY BE AN INFRINGEMENT OF THE FEDERAL COPYRIGHT ACT.			
NO.	DATE	DESCRIPTION	BY
REVISIONS			

**J. ROBERT PFANNER & ASSOCIATES, P.C.**  
 CIVIL ENGINEERS & LAND SURVEYORS

37 GRAND STREET NIANITIC, CONNECTICUT 06357  
 TEL. 860-739-6216 FAX 860-739-0693

THIS SURVEY CONFORMS TO THE CLASS A-2 SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS SUBSTANTIALLY CORRECT AS SHOWN HEREON (SEE NOTE 1).

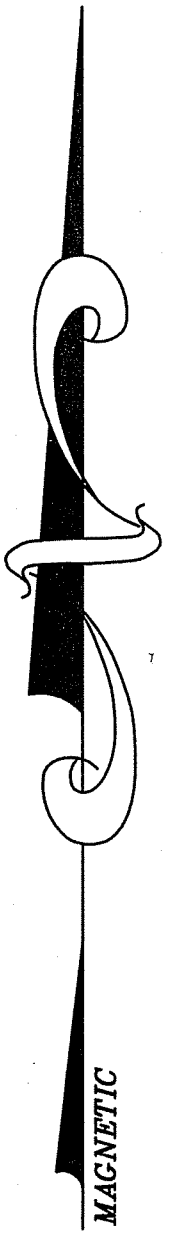
J. ROBERT PFANNER, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF CONNECTICUT, LS No. 9442



TITLE:  
**SUBDIVISION  
 PREPARED FOR  
 CAROL YORK**

LOCATION: 92 Old Black Point Road - Niantic, Connecticut

SHEET NUMBER  
 1 OF 3  
 20030



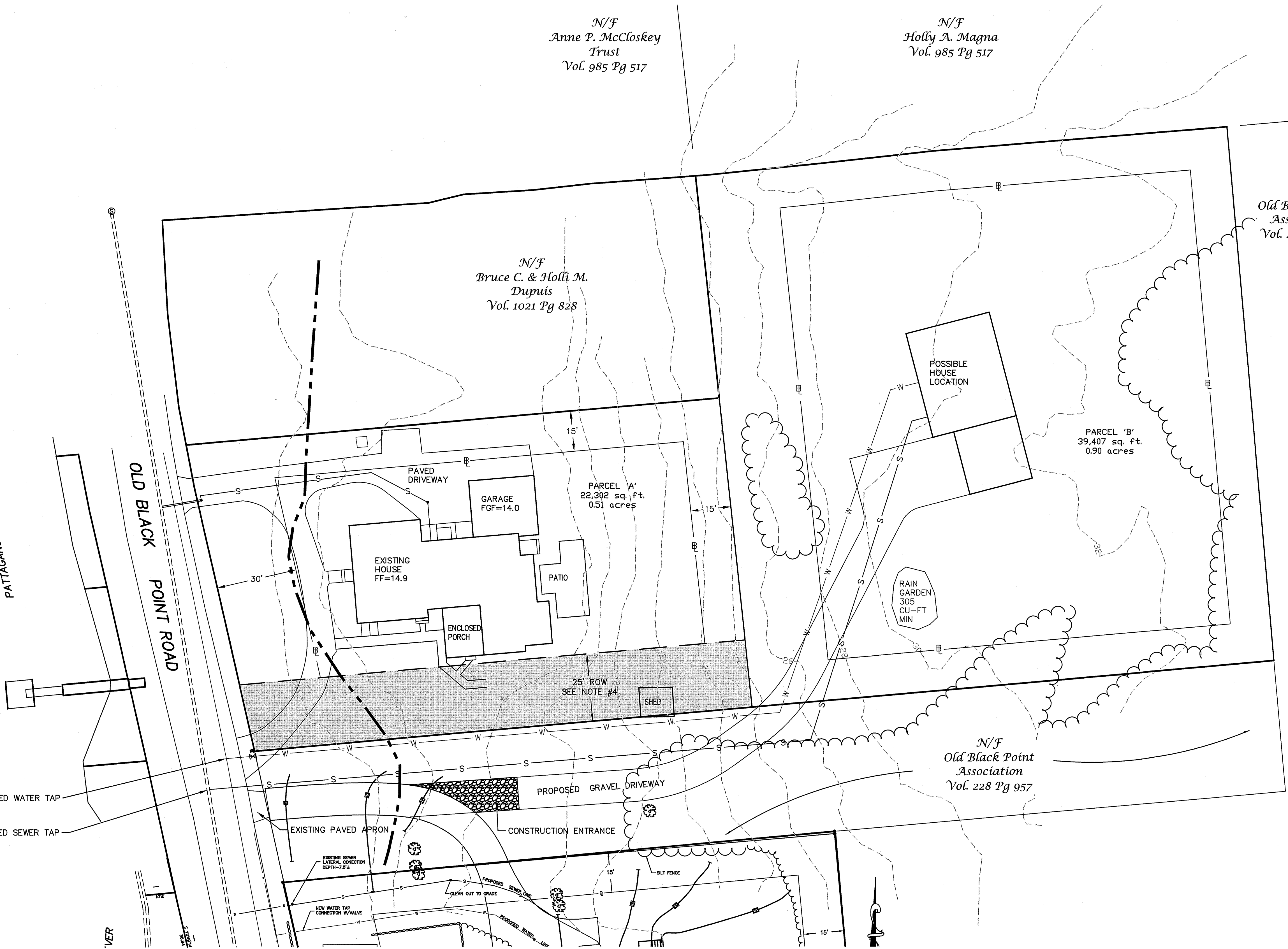
N/F  
Anne P. McCloskey  
Trust  
Vol. 985 Pg 517

N/F  
Holly A. Magna  
Vol. 985 Pg 517

N/F  
Bruce C. & Hollis M.  
Dupuis  
Vol. 1021 Pg 828

N/F  
Old Black Point  
Association  
Vol. 228 Pg 957

N/F  
Old Black Point  
Association  
Vol. 228 Pg 957



**LEGEND**

- TP DEEP TEST HOLE
- PI PERCOLATION TEST
- o IRON PIN RECOVERED
- MERESTONE RECOVERED
- - - EXISTING CONTOUR
- 300 PROPOSED CONTOUR
- ▭ BUILDING LINE
- W WATER LINE
- U UTILITIES (PHONE,ELEC.,CABLE TV,ETC.)
- D FOUNDATION DRAIN
- UTILITY POLE
- 98x0 EXISTING SPOT ELEV.
- 98x0 PROPOSED SPOT ELEV.
- ~ TREE LINE / LIMITS OF CLEARING
- F.F. FINISH FIRST FLOOR
- F.B.F. FINISH BASEMENT FLOOR
- G.F. FINISH GARAGE FLOOR
- o ##B WETLANDS FLAG

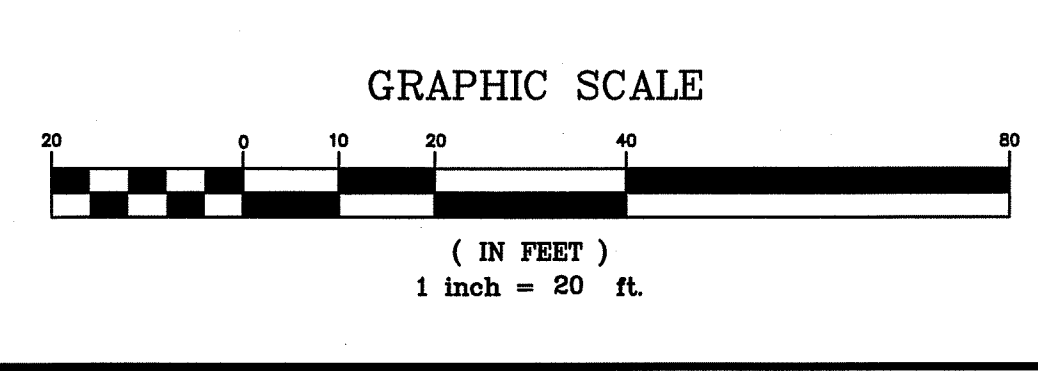
WQV=1(R)(A)/12  
A=0.9 AC  
I=1,856/39,407=4.7%  
R=.05+.009(I)=0.00696 AC-FT=303 GALLONS

WQV=303 CU-FT

DRAWN BY: RDP		DATE: SEPTEMBER 25, 2020	
<p>THESE PLANS ARE THE SOLE PROPERTY OF J. ROBERT PFANNER &amp; ASSOCIATES P.C. AND HAVE BEEN PREPARED SOLELY FOR THIS OWNER ON THIS SITE. ANY REPRODUCTION OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM J. ROBERT PFANNER &amp; ASSOCIATES P.C. MAY BE AN INFRINGEMENT OF THE FEDERAL COPYRIGHT ACT.</p>			
NO.	DATE	DESCRIPTION	BY
REVISIONS			

**J. ROBERT PFANNER & ASSOCIATES, P.C.**  
**CIVIL ENGINEERS & LAND SURVEYORS**

37 GRAND STREET NIANITIC, CONNECTICUT 06357  
 TEL. 860-739-6216 FAX 860-739-0693



TITLE:  
**SUBDIVISION  
 PREPARED FOR  
 CAROL YORK**

LOCATION: 92 Old Black Point Road - Niantic, Connecticut

SHEET NUMBER  
 2 OF 3  
 20030





STATE AND FEDERAL LISTED SPECIES

PATTAGANSETT RIVER

BLACK POINT ROAD

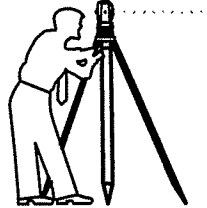
**SOIL CONSERVATION SERVICE LEGEND**

LABEL	DESCRIPTION
WxA	WOODBIDGE FINE SANDY LOAM 0-3% SLOPES
WyB	WOODBIDGE VERY STONY FINE SANDY LOAM 0 TO 8% SLOPES
Rn	RIDGEBURY, LEICESTER AND WHITMAN EXTREMELY STONY FINE SANDY LOAMS
CbB	CANTON AND CHARLTON FINE SANDY LOAMS 3 TO 8% SLOPES
Pa	PAWCATUCK MUCKY PEAT

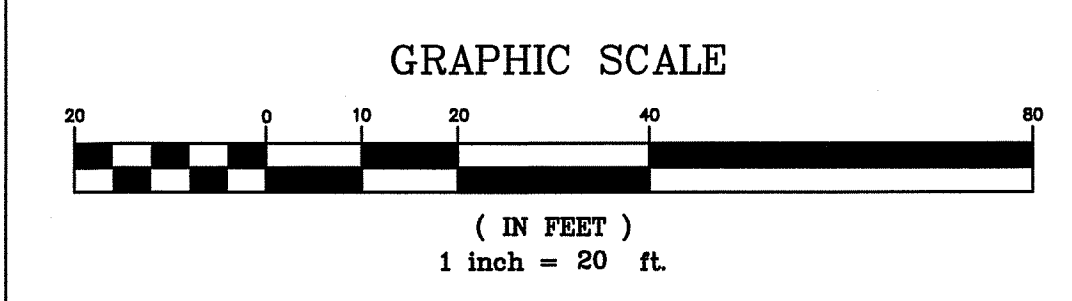
THESE PLANS ARE THE SOLE PROPERTY OF J. ROBERT PFANNER & ASSOCIATES P.C. AND HAVE BEEN PREPARED SOLELY FOR THIS OWNER ON THIS SITE. ANY REPRODUCTION OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM J. ROBERT PFANNER & ASSOCIATES P.C. MAY BE AN INFRINGEMENT OF THE FEDERAL COPYRIGHT ACT.

DRAWN BY: RDP		DATE: SEPTEMBER 25, 2020	
NO.	DATE	DESCRIPTION	BY

**J. ROBERT PFANNER & ASSOCIATES, P.C.**  
**CIVIL ENGINEERS & LAND SURVEYORS**



37 GRAND STREET NIANTIC, CONNECTICUT 06357  
 TEL. 860-739-6216 FAX 860-739-0693



TITLE:  
**SUBDIVISION**  
**PREPARED FOR**  
**CAROL YORK**

LOCATION: 92 Old Black Point Road - Niantic, Connecticut

SHEET NUMBER  
**3**  
 OF  
**3**

20030