

THIS IS AN ORIGINAL
 INK DRAWING PRODUCED BY
 CLA ENGINEERS, INC.

MAP REFERENCES

1. MAP SHOWING REVISED PROPERTY LINES, PORTION OF LAND OF GADA REALTY CORP. WEST MAIN STREET, NANTIC, CONN., SCALE: 1"=40', DEC. 6, 1988 REVISED TO JUNE 21, 1989 BY DAVID M. COONROD, L.S.
2. TOWN OF EAST LYME, CONN. WEST MAIN STREET INTERCEPTOR SANITARY SEWER SYSTEM CONTRACT NO. 9, ROUTE 156 STA. 28+20 TO STA. 39+34 (WEST), DATE: 4/21/89 SHEET 4 OF 28, REVISED AS BUILT 3-6-91 BY CONSULTING ENVIRONMENTAL ENGINEERS, INC.
3. PLAN INDICATING LAND ACQUIRED BY MILDRED I. GADA, TOWN OF EAST LYME, CONN., SCALE: 1"=30', APR. 22, 1957 BY DWIGHT S. VIBBERT, P.E. & L.S.
4. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF EAST LYME, SHORE ROAD FROM NEAR ROXBURY ROAD EASTERLY TO PROSPECT AVENUE, ROUTE NO. 156 SCALE: 1"=40', APPROVED 9-2-32, NUMBER 44-03 SHEETS 2 & 3 OF 4
5. 79 & 87 WEST MAIN STREET, GUY'S OIL SERVICE STATION PROPOSED BUILDING ZONING PLAN PROJECT NO. CLA-6005, DATE: 10/9/17, SHEET NO. 1 BY CLA ENGINEERS, INC.

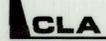
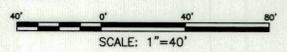
SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
 - A. TYPE OF SURVEY: PROPERTY / BOUNDARY SURVEY
 - B. BOUNDARY DETERMINATION CATEGORY: RESURVEY OF ROAD LINE ORIGINAL SURVEY OF REMAINDER
 - C. HORIZONTAL ACCURACY: CLASS A-2
 - VERTICAL ACCURACY: N/A
 - TOPOGRAPHIC ACCURACY: N/A
 - D. INTENT: TO DEPICT NEW PROPERTY LINES FOR A BOUNDARY LINE AGREEMENT.
2. LATEST DATE OF FIELD WORK: 9/28/2020.
3. SUBJECT PROPERTY ASSESSOR ID 45-11.3/101
4. HORIZONTAL GRID IS FROM LOCAL GPS OBSERVATIONS.
5. SUBJECT PROPERTY AREA = 202,605± SF OR 4.651± ACRES.
6. THIS SURVEY AND MAP ARE VALID ONLY IF THE PRINT OR MYLAR CONTAINS THE EMBOSSED SEAL AND LINE SIGNATURE OF THE SURVEYOR.

DECLARATION:

I HEREBY DECLARE TO:
 Bank: CHELSEA GROTON BANK
 Title: CATC
 Owner: MRB ASSOCIATES LLC
 THAT THIS SURVEY WAS CONDUCTED ON THE GROUND ON 9/25 & 9/28/2020 AND THAT TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON AND THAT UNLESS OTHERWISE DEPICTED OR NOTED HEREON:
 A). DEED LINES, PROPOSED PROPERTY LINES AND LINES OF OCCUPATION ARE THE SAME.
 B). ALL BUILDINGS AND IMPROVEMENTS HAVE BEEN LOCATED AS DEPICTED HEREON.
 C). BUILDINGS DO NOT ENCR OACH OVER STREET, DEED, PROPOSED PROPERTY, OR EASEMENT LINES ON OR APPURTENANT TO THE PROPERTY.
 D). BUILDINGS OR IMPROVEMENTS DO NOT VIOLATE MUNICIPAL SETBACK REQUIREMENTS OR DEED RESTRICTIONS PERTAINING TO THE LOCATION OF BUILDINGS OR IMPROVEMENTS EXCEPT AS DEPICTED HEREON.
 E). THERE ARE NO ENCROACHMENTS OR PROJECTIONS ON OR OVER THE PROPERTY OR ON EASEMENTS APPURTENANT TO THE SAME BY BUILDINGS OR IMPROVEMENTS ERECTED ON ADJACENT LANDS.
 F). THERE ARE NO EASEMENTS OR ENCROACHMENTS AFFECTING THIS PROPERTY FROM A CAREFUL INSPECTION OF THE SAME, OTHER THAN THOSE DEPICTED OR NOTED HEREON.
 G). THE PROPERTY IS NOT LOCATED WITHIN A FEMA FLOOD HAZARD ZONE;

Robert L. Mullen
 ROBERT L. MULLEN, L.L.S. #12331 10/15/2020 DATE



CLA Engineers, Inc. Civil · Structural · Surveying		317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165
1	10/2/20	ADD FORMER LOT LINES REVISION
Boundary Line Reconfiguration & Agreement		Project No. CLA-6005
MRB ASSOCIATES LLC RICHARD B. GADA, SR., TRUSTEE RICHARD B., SR. & DONNA L. GADA		Proj. Surveyor RLM
77 - 95 West Main Street (Route 156) Town of East Lyme, Connecticut		Date: 9/28/2020
		Sheet No. 1