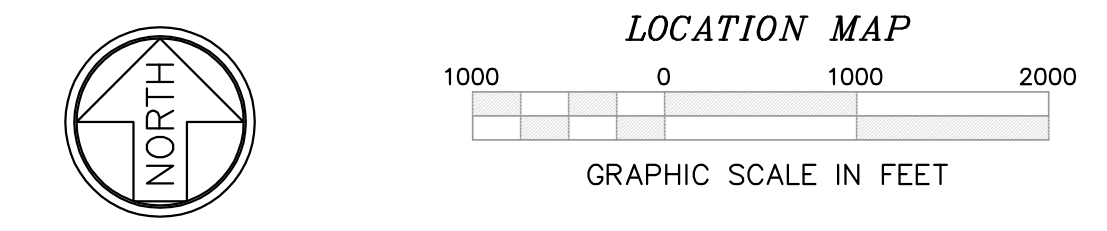


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	430.01'	106.31'	106.04'	N 22°31'03" W	14°09'52"
C2	430.01'	25.04'	25.03'	N 31°16'03" W	03°20'09"

MAP REF. #2

N/F
DAVID W. & LISA M. MIKO

N/F
STEVEN P. & KAREN A. JOHNSON

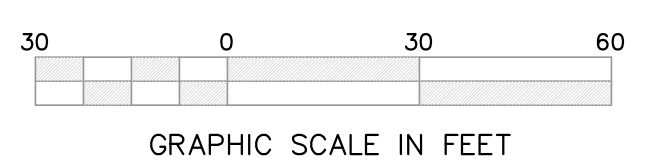


- NOTES:**
1. THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS LIMITED PROPERTY SURVEY FOR A POSSIBLE RE-SUBDIVISION, THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.
 2. REFERENCE IS MADE TO TOWN OF EAST LYME LAND EVIDENCE RECORDS VOLUME 406 AT PAGE 448.
 3. THE BASIS FOR BEARINGS WAS TAKEN FROM REF. MAP #2.
 4. THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF EAST LYME RU-40 ZONE DISTRICT.
 5. THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE.
 6. THE SUBJECT PROPERTY IS SHOWN ON THE TOWN OF EAST LYME GIS WEBSITE AS Mblu 19.0/97 AND HAS AN ASSIGNED STREET ADDRESS OF 40 SPRING ROCK RD.
 7. THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEYS CONDUCTED IN JULY AND AUGUST 2020.
 8. WETLANDS WERE FLAGGED BY SOIL & ENVIRONMENTAL SERVICES, INC. AND FIELD LOCATED ON OCTOBER 28, 2020. INLAND WETLAND FLAGS #1 - 10 ARE OFF SITE TO THE EAST.
 9. ELEVATION DATUM IS ASSUMED.
 10. DRIVEWAY EASEMENT OVER LOT B IN FAVOR OF LOT A.
 11. OPEN SPACE TO BE DEDICATED TO THE EAST LYME LAND TRUST.

- MAP REFERENCES:**
1. "LOT #56 TANGLEWOOD ESTATES-PHASE II, SPRING ROCK ROAD EAST LYME, CONNECTICUT, PREPARED FOR NAZARKO REALTY, ON SITE WASTEWATER DISPOSAL SYSTEM, SCALE 1"=30', DATE 1/20/93"
 2. "PROPOSED RESUBDIVISION TANGLEWOOD ESTATES-PHASE II, BOSTON POST & OVERBROOK ROADS EAST LYME, CONNECTICUT, PREPARED FOR NAZARKO REALTY GROUP, PREPARED BY CRISCUOLO ENGINEERING, SCALE 1"=100', DATE 2-15-87, REVISED 5-2-88, SHEET 3 OF 13"
 3. SKETCH OF SEPTIC SYSTEM INSTALLATION FROM THE TOWN OF EAST LYME DEPARTMENT OF HEALTH.

LEGEND

	PROPERTY LINE
	APPROX. ABUTTERS LINE
	BUILDING LINE
	EXISTING CONTOURS
	FENCE
	SPOT GRADE
	WATER VALVE
	BITUMINOUS
	BIT CURB
	IRON PIPE OR DRILL HOLE FOUND
	REBAR W/CAP SET



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

Donald Fortunato
SOIL SCIENTIST Donald Fortunato CPSS #2278

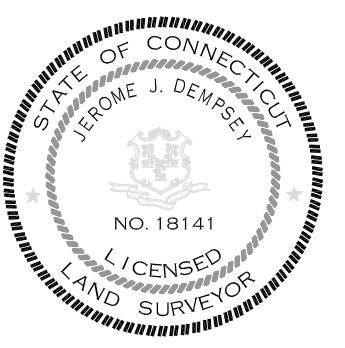
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Jerome J. Dempsey
JEROME J. DEMPSEY, LS#18141

J DEMPSEY ASSOCIATES LLC

PROFESSIONAL LAND SURVEYORS

76 BRAINARD ST.
NEW LONDON, CT 06320
860-460-4448
860-599-3474



REVISION TABLE

DATE	REVISION	BY	ID	TU
2-4-21	ADD MON & REBAR TBS			
3-5-21	SET POINTS & ADJUST REAR BUILDING LINE			

RESUBDIVISION OF 40 SPRING ROCK ROAD EAST LYME, CT
PREPARED FOR BARRY & KATHY STEAMER

SHEET No. **1** OF 1
SCALE: 1" = 30'
DATE: November 18, 2020
PROJECT NO. 20-093
FILE: JDA2020/Steamer
DWG. NAME: Steamer
SURVEYED BY: JS RT
DRAWN BY: TJ JD