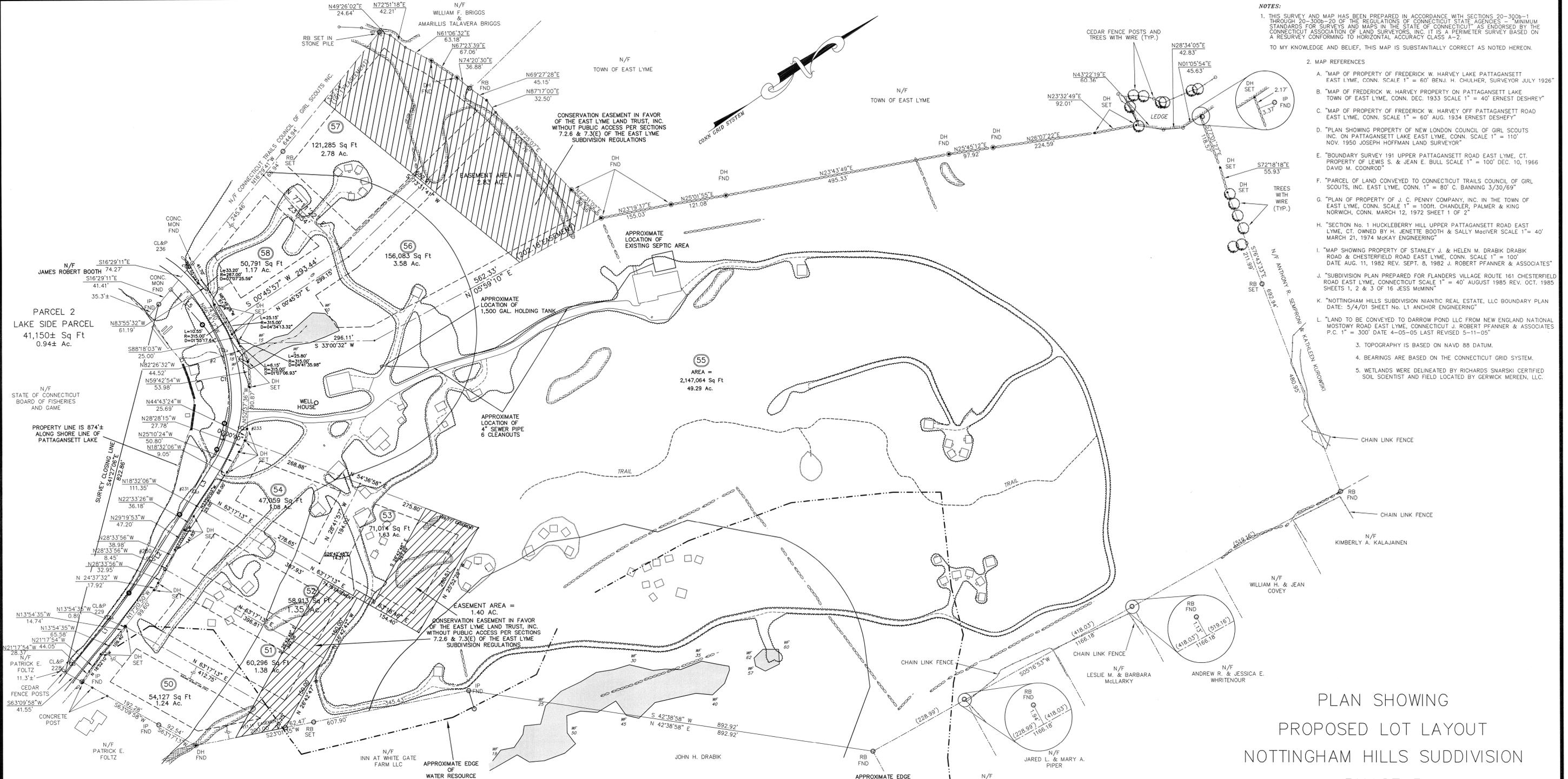


NOTES:
 1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PERIMETER SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
 TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

- 2. MAP REFERENCES**
- A. "MAP OF PROPERTY OF FREDERICK W. HARVEY LAKE PATTAGANSETT EAST LYME, CONN. SCALE 1" = 60' BENJ. H. CHULHER, SURVEYOR JULY 1926"
 - B. "MAP OF FREDERICK W. HARVEY PROPERTY ON PATTAGANSETT LAKE TOWN OF EAST LYME, CONN. DEC. 1933 SCALE 1" = 40' ERNEST DESHREY"
 - C. "MAP OF PROPERTY OF FREDERICK W. HARVEY OFF PATTAGANSETT ROAD EAST LYME, CONN. SCALE 1" = 60' AUG. 1934 ERNEST DESHREY"
 - D. "PLAN SHOWING PROPERTY OF NEW LONDON COUNCIL OF GIRL SCOUTS INC. ON PATTAGANSETT LAKE EAST LYME, CONN. SCALE 1" = 110' NOV. 1950 JOSEPH HOFFMAN LAND SURVEYOR"
 - E. "BOUNDARY SURVEY 191 UPPER PATTAGANSETT ROAD EAST LYME, CT. PROPERTY OF LEWIS S. & JEAN E. BULL SCALE 1" = 100' DEC. 10, 1966 DAVID M. COONROD"
 - F. "PARCEL OF LAND CONVEYED TO CONNECTICUT TRAILS COUNCIL OF GIRL SCOUTS, INC. EAST LYME, CONN. 1" = 80' C. BANNING 3/30/69"
 - G. "MAP OF PROPERTY OF J. C. PENNY COMPANY, INC. IN THE TOWN OF EAST LYME, CONN. SCALE 1" = 100' H. CHANDLER, PALMER & KING NORWICH, CONN. MARCH 12, 1972 SHEET 1 OF 2"
 - H. "SECTION No. 1 HUCKLEBERRY HILL UPPER PATTAGANSETT ROAD EAST LYME, CT. OWNED BY H. JENETTE BOOTH & SALLY MCKAY SCALE 1" = 40' MARCH 21, 1974 MCKAY ENGINEERING"
 - I. "MAP SHOWING PROPERTY OF STANLEY J. & HELEN M. DRABIK DRABIK ROAD & CHESTERFIELD ROAD EAST LYME, CONN. SCALE 1" = 100' DATE AUG. 11, 1982 REV. SEPT. 8, 1982 J. ROBERT PFANNER & ASSOCIATES"
 - J. "SUBDIVISION PLAN PREPARED FOR FLANDERS VILLAGE, ROUTE 161 CHESTERFIELD ROAD EAST LYME, CONNECTICUT U. ROBERT PFANNER & ASSOCIATES SHEETS 1, 2 & 3 OF 16 JESS MCMINN"
 - K. "NOTTINGHAM HILLS SUBDIVISION NIANTIC REAL ESTATE, LLC BOUNDARY PLAN DATE: 5/4/01 SHEET No. L1 ANCHOR ENGINEERING"
 - L. "LAND TO BE CONVEYED TO DARROW POND LLC FROM NEW ENGLAND NATIONAL MOSTOWY ROAD EAST LYME, CONNECTICUT U. ROBERT PFANNER & ASSOCIATES P.C. 1" = 300' DATE 4-05-05 LAST REVISED 5-11-05"

- 3. TOPOGRAPHY IS BASED ON NAVD 88 DATUM.
- 4. BEARINGS ARE BASED ON THE CONNECTICUT GRID SYSTEM.
- 5. WETLANDS WERE DELINEATED BY RICHARDS SMARSK CERTIFIED SOIL SCIENTIST AND FIELD LOCATED BY GERWICK MEREEN, L.L.C.



**PLAN SHOWING
 PROPOSED LOT LAYOUT
 NOTTINGHAM HILLS SUDDIVISION
 PHASE 5
 PROPERTY OF
 COLD SPRING LOT MANAGEMENT LLC
 121 UPPER PATTAGANSETT ROAD
 EAST LYME CT. 06333**

LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- DRILL HOLE SET
- DRILL HOLE FOUND
- MONUMENT FOUND
- IRON PIPE FOUND
- EDGE OF WETLANDS & FLAG
- UTILITY POLE
- EXPOSED LEDGE

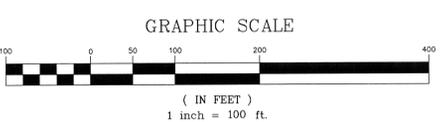
LINE TABLE

LINE	LENGTH	BEARING
L1	221.29	N16°52'00"W
L2	202.28	N22°34'13"W
L3	162.52	N25°57'00"W
L4	58.61	N39°22'48"W
L5	103.35	S82°20'28"W

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	TANGENT	CORD
C1	58°16'46"	228.86	225.00	125.44	219.12

CORD BEARING = N68°31'09"W



check frontage distances
RU-80 RURAL DISTRICT

ITEM	REQUIRED	PROVIDED LOT 50	PROVIDED LOT 51	PROVIDED LOT 52	PROVIDED LOT 53	PROVIDED LOT 54	PROVIDED LOT 55	PROVIDED LOT 56	PROVIDED LOT 57	PROVIDED LOT 58
MINIMUM LOT SIZE	40,000 SF	54,127 SF	60,296 SF	58,913 SF	83,275 SF	47,059 SF	2,147,064 SF	156,083 SF	121,285 SF	50,791 SF
MINIMUM LOT FRONTAGE	150.0 FT	152.51 FT	150.47 FT	150.14 FT	25.05 FT*	153.63 FT	215.06 FT	25.80 FT*	25.15 FT*	152.49 FT
MINIMUM FRONT SETBACK	50 FT	50 FT	50 FT	50 FT	50 FT	50 FT	50 FT	50 FT	50 FT	50 FT
MINIMUM SIDE SETBACK	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT
MINIMUM BACK SETBACK	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT
MINIMUM BUILDING HEIGHT	< /= 30 FT	< /= 30 FT	< /= 30 FT	< /= 30 FT	< /= 30 FT	< /= 30 FT	< /= 30 FT	< /= 30 FT	< /= 30 FT	< /= 30 FT
MINIMUM LOT COVERAGE	< /= 15%	< /= 15%	< /= 15%	< /= 15%	< /= 15%	< /= 15%	< /= 15%	< /= 15%	< /= 15%	< /= 15%

* REAR LOT

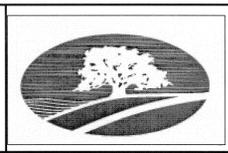
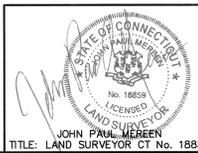
THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN.

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

John Paul Meréen
 JOHN PAUL MEREEN
 TITLE: LAND SURVEYOR CT No. 18859
 DATE: AUGUST 3, 2021

**APPROVED BY THE EAST LYME
 PLANNING COMMISSION**

CHAIRMAN/SECRETARY: _____
 APPROVAL DATE: _____
 FILING DATE: _____
 EXPIRATION DATE: _____



GERWICK - MEREEN L.L.C.
 191 BOSTON POST ROAD P.O. BOX 565
 EAST LYME, CONNECTICUT 06333
 TEL. (860)442-2201 FAX. (860)442-2205

SCALE: 1" = 100'
 DATE: AUGUST 3, 2021

SHEET 3 OF 5
 JOB NO. 18-1036

DATE	REVISION
09.27.2021	LOT NUMBERS, LOTS 53, 54 & 55 AREA ADJUSTMENTS
01.05.2022	OPEN SPACE EASEMENT AREAS