Notes

1) THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 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 THE LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
A. TYPE OF SURVEY: TOPOGRAPHIC SURVEY.
B. WITH RESPECT TO THE PERIMETER OF THE PROPERTY THE BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF REFERENCE MAP #2.
C. THIS SURVEY CONFORMS TO THE STANDARDS AND THE ACCURACY OF CLASS: A–2 HORIZONTAL & T–2 TOPOGRAPHIC ACCURACY.
D. BEARINGS AS DEPICTED ARE BASED UPON THE CONNECTICUT GRID SYSTEM NORTH AMERICAN DATUM OF 1983
E. ELEVATIONS BASED UPON NORTH AMERICAN VERTICAL DATUM 1988
F. CONTOUR INTERVAL = 2'
G. THE INTENT OF THIS MAP IS TO DEPICT THE EXISTING CONDITIONS OF THE PROPERTY

2) BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

3) THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR. IT IS A DECLARATORY STATEMENT, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS MAP UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.

4) THIS MAP IS THE PROPERTY OF GESICK & ASSOCIATES P.C. AND HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. IT IS NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION, OR OWNER WITHOUT THE EXPRESS WRITTEN CONSENT OF GESICK & ASSOCIATES P.C.

5) BASE MAPPING PREPARED BY GESICK & ASSOCIATES P.C. FROM A 1/20/2021 THRU 3/20/2021 FIELD SURVEYS.

6) UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND LIMITED FIELD MEASUREMENTS. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GESICK & ASSOCIATES. P.C. THE SIZE LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1–800–922–4455.

7) TREES SHOWN ON THIS MAP WERE FIELD LOCATED BUT ARE NOT SHOWN TO SCALE

8) UNLESS OTHERWISE NOTED, BUILDING OFFSETS ARE TO BUILDING SIDING ABOVE THE FOUNDATION

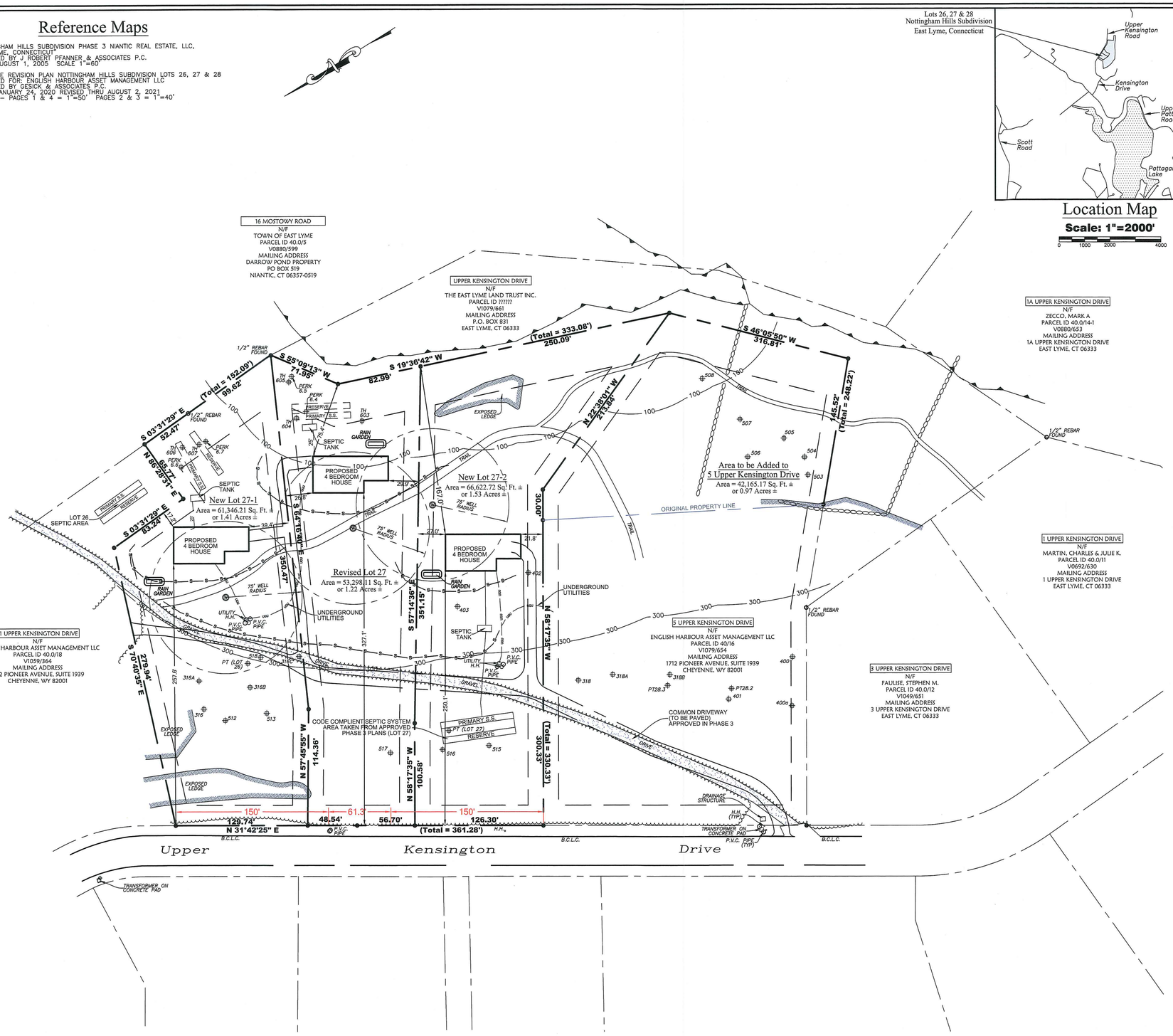
9) CODE COMPLIANT SEPTIC SYSTEM AREAS FOR REVISED LOTS 26 & 27 TAKEN FROM PREVIOUSLY APPROVED NOTTINGHAM HILLS SUBDIVISION PHASED 3 PLANS. APPLICANT HEREIN HAS ADDED 1500 GALLON SIZE OF SEPTIC TANK THAT WAS NOT INCLUDED OR REFERENCED IN PHASE 3 PLANS.

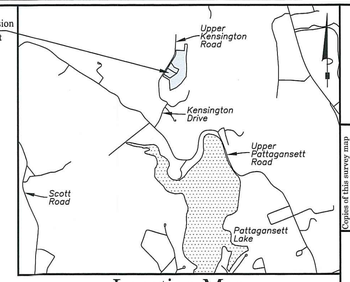
Reference Maps

1. "NOTTINGHAM HILLS SUBDIVISION PHASE 3 NIANTIC REAL ESTATE, LLC, EAST LYME, CONNECTICUT" PREPARED BY J ROBERT PFANNER & ASSOCIATES P.C. DATED AUGUST 1, 2005 SCALE 1"=60'
2. "LOT LINE REVISION PLAN NOTTINGHAM HILLS SUBDIVISION LOTS 26, 27 & 28 PREPARED FOR: ENGLISH HARBOUR ASSET MANAGEMENT LLC PREPARED BY GESICK & ASSOCIATES P.C. DATED JANUARY 24, 2020 REVISED THRU AUGUST 2, 2021 SCALES – PAGES 1 & 4 = 1"=50' PAGES 2 & 3 = 1"=40'

Legend

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	PROPERTY CORNER		WETLANDS
	IRON PIPE	100	100 FOOT WETLANDS BUFFER
	MON / MERESTONE	300	300 FOOT WETLANDS BUFFER
	PROPOSED TREE		SETBACK LINE
	TEST PIT		PROPERTY LINE
WF–###	WETLANDS FLAG		PROPERTY LINE OTHER
	WELL	usu	PROPOSED UNDERGROUND UTILITIES
	POST	S	SILT FENCE
	CATCH BASIN	S.S.	SEPTIC SYSTEM
	TREELINE	N/F	NOW OR FORMERLY
	HEDGE	ELEV / EL	ELEVATION
	STONEWALL	H.H.	HANDHOLE
X.X'	SPOT ELEVATION	P.V.C.	POLYVINYL CHLORIDE
	INDEX CONTOUR	(TYP)	TYPICAL
	INTERMEDIATE CONTOUR	(FC)	FACE OF CURB
		(TC)	TOP OF CURB





Location Map

Scale: 1"=2000'

0 1000 2000 4000

STATE OF CONNECTICUT DONALD L. GESICK JR. No. 18417 LICENSED PROFESSIONAL LAND SURVEYOR

Copies of this survey map and/or Property Location Survey are Instruments of Service and shall not be considered to be valid without the original signature and seal of the undersigned. Certification indicated or implied hereon, shall run only to the party for whom the survey was prepared, and on behalf of the additional parties listed hereon, and not to any other parties or transferrable to additional parties, or subsequent owners and lienal interests.

To the best of my knowledge and belief, the survey is substantially correct as noted hereon.

Donald L. Gesick Jr. LS
Reg. No. 18417

GESICK & ASSOCIATES, P.C.
SURVEYORS ◊ MAPPERS ◊ PLANNERS
19 CEDAR ISLAND AVE.
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www.gesicksurveyors.com

Demonstration of Conventional Subdivision Plan

Nottingham Hills Subdivision
Lot Line Revision of Existing Lot 27
&
2 Lot Re-Subdivision of Lot 27+
Prepared for Kristen Clarke P.E.

Revisions

6/26/2022 - Per Comments

Date: October 7th, 2021

Drawing: 20-037u

Drawn: P.H.

Sheet 1 OF 1