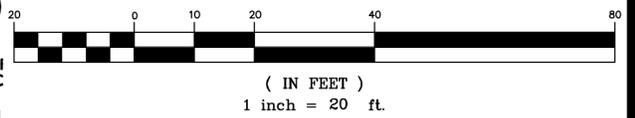


GRAPHIC SCALE



LEGEND

| EXISTING | PROPERTY/STREET LINE |
|-----------|-----------------------------|
| --- | PROPERTY/STREET LINE |
| - - - - | EASEMENT LINE |
| - - - - - | 50-FOOT GRADING BUFFER LINE |
| ○ ○ ○ ○ ○ | STONE WALL |
| ① | HOMESITE NUMBER |
| □ | EXISTING HOMESITE |
| ○ - S | SANITARY SEWER, MANHOLE |
| FM | SANITARY SEWER FORCE MAIN |
| □ - D | STORM SEWER, CATCH BASIN |
| EX.W | WATER LINE |
| ⊗ | WATER SHUT OFF VALVE |
| ⊗ | WATER VALVE |
| ⊗ | HYDRANT |
| ⊗ | WELL |
| AC | AIR CONDITIONER UNIT |
| ☆ | LIGHT POLE |
| □ | CABLE TELEVISION BOX |
| □ | ELECTRIC TRANSFORMER |
| □ | ELECTRIC HANDHOLE |
| ⊕ | ELECTRIC VAULT |
| ⊕ | TELEPHONE HANDHOLE |
| ⊕ | COMMUNICATIONS HANDHOLE |
| ⊕ | PROPANE TANK |

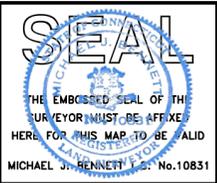
NOTES:

- THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON JUNE 21, 1996 AND AMENDED OCTOBER 26, 2018.
 - THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.
 - THE BOUNDARY DETERMINATION CATEGORY IS A DEPENDANT RESURVEY OF THE MAP REFERENCED IN NOTE #2.A.
 - THE TYPE OF SURVEY IS A ZONING LOCATION SURVEY. THIS MAP IS INTENDED TO DEPICT OR NOTE THE LOCATION OF EXISTING PROPERTY LINES AND PROPOSED DECK WITH STAIRS.
- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS ENTITLED:
 - "SCHEDULE A-3 DECLARATION OF SPINNAKER A CONDOMINIUM COMMON INTEREST COMMUNITY DECLARED BY: SPINNAKER HOMES LLC 142 WEST MAIN STREET, EAST LYME, CT" BY: BENNETT & SMILAS ENGINEERING, INC.; SCALE: 1"=80'; DATED: JUNE 3, 2003 AND REVISED LAST: 06/07/06.
 - "ZONING LOCATION SURVEY BUILDING PLOT PLAN - PHASE 3 SPINNAKER WEST MAIN STREET (ROUTE 156) EAST LYME, CONNECTICUT" BY: BENNETT & SMILAS ENGINEERING, INC.; SCALE: 1"=20'; DATED: JUNE 8, 2006.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1927 (NAD27) AND BY THE MAP REFERENCED IN NOTE #2.A.
- THE CURRENT PROPERTY OWNER OF RECORD OF HOMESITE 42 IS ANDREW P. & LINDA D. PAJAK OF 43 REGATTA DRIVE, NIANTIC, CONNECTICUT AS DESIGNATED IN VOLUME 946, PAGE 194 IN THE EAST LYME LAND RECORDS.
- THIS PROPERTY IS ZONED SU-E SPECIAL USE ELDERLY HOUSING DISTRICT. THE MINIMUM SETBACK REQUIREMENTS ARE GENERALLY: STREET LINE: 150 FEET, AND ANY OTHER PROPERTY LINE 100 FEET (MODIFIED TO 54.9 FEET PER ZONING COMMISSION APPROVAL ON AUGUST 7, 2003.)
- THE LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATIONS, MAPPING, INFORMATION PROVIDED BY OTHERS AND OTHER SOURCES. THEIR TRUE LOCATION MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. IF APPLICABLE, UTILIZE THE "CALL BEFORE YOU DIG" NUMBER (1-800-922-4455) TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.

BENNETT & SMILAS ASSOCIATES, INC.
 415 KILLINGWORTH ROAD, P.O. BOX 241
 HIGGANUM, CONNECTICUT 06441
 PHONE (860) 345-4553 FAX (860) 345-3858

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Michael J. Bennett
 MICHAEL J. BENNETT R.L.S. #10831



TITLE: **ZONING LOCATION SURVEY PLOT PLAN**
 PREPARED FOR **ANDREW P. PAJAK**
"SPINNAKER" 43 REGATTA DRIVE NIANTIC, CONNECTICUT

DATE: SEPT. 20, 2023
 SCALE: 1"=20'
 DWG. NO.: 1