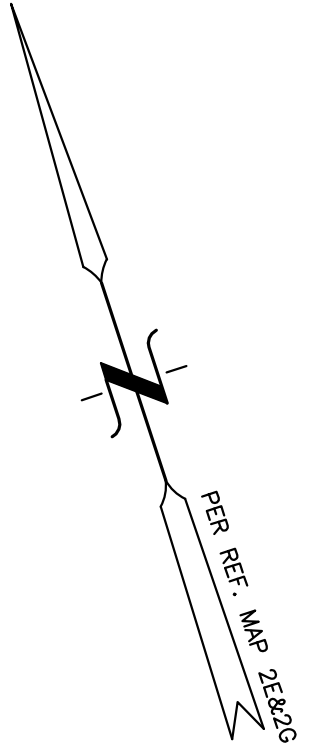


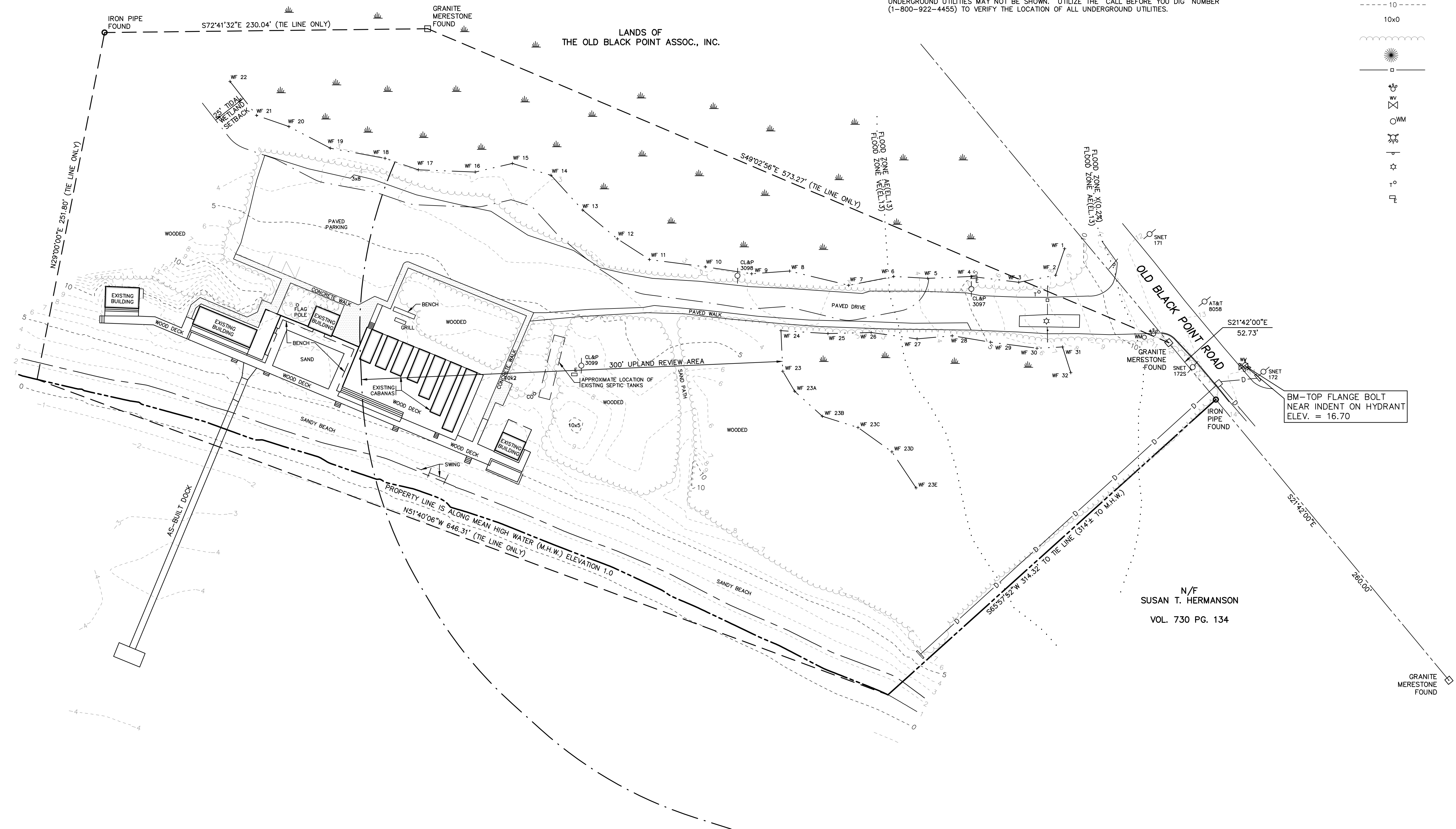
NOTES

- THIS SURVEY AND MAP WERE PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 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 LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A LIMITED PROPERTY SURVEY CONFORMING TO THE HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2. BOUNDARY DETERMINATION/OPINION OF THE SOUTH EAST PROPERTY LINE IS BASED UPON A DEPENDENT RESURVEY OF PORTIONS OF THE MAPS REFERENCED IN NOTE 2E AND 2G. THIS MAP IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS.
- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS ENTITLED:
 - MAP OF BLACK POINT LANDS IN THE TOWN OF EAST LYME FORMERLY BELONGING TO NORMAN J. BOND, ESQ., BY: DABOLL AND CRANDALL, SCALE 1"=100' AND DATED: 1915.
 - "PLAN OF PROPERTY AT BLACK POINT IN THE TOWN OF EAST LYME, CONN., TO BE CONVEYED BY A. MAUD BOND, ADA S. BOND AND ANNE M. BOND TO THE OLD BLACK POINT CLUB, INCORPORATED.", BY: L.E. DABOLL, SCALE: 1"=100' AND DATED: JULY 1945.
 - "PLAN OF LAND AT OLD BLACK POINT IN THE TOWN OF EAST LYME, CONN., TO BE CONVEYED BY ADA S. BOND TO THE OLD BLACK POINT ASSOCIATION, INC.", BY: ERNEST C. DABOLL, SCALE: 1"=400' AND DATED: AUG. 1952.
 - "PLAN OF PROPERTY AT BLACK POINT IN THE TOWN OF EAST LYME, CONN., TO BE CONVEYED BY THE OLD BLACK POINT ASSOCIATION TO MISS SUSAN B. WHITNEY.", BY: ERNEST C. DABOLL, SCALE: 1"=40' AND DATED: JUNE 1953.
 - "MAP OF PROPERTY OF MISS SUSAN WHITNEY TO BE CONVEYED TO HENRY A. & ELIZABETH W. CORREA OLD BLACK POINT ROAD EAST LYME, CONN.", BY: BERNARD F. STONE, SCALE: 1"=40' AND DATED: 6/27/74.
 - "RECORD DRAWING 8/92 TOWN OF EAST LYME, CONN. BLACK POINT AREA SEWERS SANITARY SEWER SYSTEM CONTRACT NO. 8 OLD BLACK POINT RD.", BY: CONSULTING ENVIRONMENTAL ENGINEERS, INC., SCALE: 1"=40' HORZ., 1"=4' VERT. AND DATED: 4/91.
 - "PLOT PLAN 209 OLD BLACK POINT ROAD NANTIC CONNECTICUT PREPARED FOR TERRY & SUSAN HERMANSON", BY: J. ROBERT PFANNER & ASSOCIATES, P.C., SCALE: 1"=20' AND DATED: SEPTEMBER 13, 1993.
- THIS PARCEL IS ZONED "RU-40/20".
- BEARINGS SHOWN HEREON REFER TO THE MAP REFERENCED IN NOTE 2E AND 2G.
- CONTOURS AND ELEVATIONS SHOWN HEREON REFER TO NAVD 88 AND ARE BASED UPON THE MAP REFERENCED IN NOTE 2F CONVERTED FROM NGVD 29.
- A PORTION OF THIS PARCEL IS LOCATED IN FLOOD ZONE VE WITH A BASE FLOOD ELEVATION 13 AS DEPICTED ON FIRM NEW LONDON COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 487 OF 554 MAP NUMBER 090100487J, MAP REVISED: AUGUST 5, 2013.
- THIS PARCEL IS LOCATED IN A COASTAL BARRIER RESOURCE SYSTEM AREA AS DEPICTED IN THE MAP REFERENCED IN NOTE 6.
- WETLAND LIMITS DEPICTED HEREON WERE DELINEATED BY RICHARD SNARSKI, SOIL SCIENTIST IN MAY 2021 AND LOCATED IN THE FIELD BY ANNINO SURVEY, LLC IN MAY 2021.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND INFORMATION PROVIDED BY OTHERS. THEIR TRUE LOCATION MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. UTILIZE THE "CALL BEFORE YOU DIG" NUMBER (1-800-922-4455) TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES.



LEGEND

- PROPERTY/STREET LINE
- - - BUILDING SETBACK LINE
- - - TIE LINE
- FLOOD ZONE
- COASTAL JURISDICTION LINE
- WETLAND LIMIT
- - - UPLAND REVIEW AREA
- - - TIDAL WETLAND SETBACK
- OVERHEAD WIRES
- UTILITY POLE/GUY
- IRON PIPE/PIN/DRILL HOLE
- MONUMENT/MERESTONE
- STORM SEWER
- EXISTING CONTOUR
- 10x0 EXISTING SPOT GRADE
- TREE LINE
- CONIFEROUS TREE
- WOOD FENCE
- ⊗ WATER SHUT OFF
- ⊕ WATER VALVE
- MM WATER METER
- ⊕ HYDRANT
- SIGN
- LIGHT POLE
- TELEPHONE POST
- ELECTRIC METER



ANNINO SURVEY, LLC
 222 OLD BOSTON POST ROAD, SUITE 3
 OLD SAYBROOK, CT 06475
 PHONE: (860) 388-2068
 FAX: (860) 388-2068

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

DAVID A. ANNINO, LS 70126 DATE _____
 THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

NO.	DATE	DESCRIPTION	BY
1	6/29/21	DOCK ELEVATIONS	DAV
2	2/5/24	WETLAND FLAGS 23A-23E	DAV

LIMITED PROPERTY/TOPOGRAPHIC SURVEY
 LAND OF THE OLD BLACK POINT ASSOCIATION, INC.
 TAX MAP 02. 1 LOT 13
 201 OLD BLACK POINT ROAD
 EAST LYME, CONNECTICUT

DATE:
 JUNE 3, 2021
 SCALE:
 1"=40'

N/F
 SUSAN T. HERMANSON
 VOL. 730 PG. 134

BM-TOP FLANGE BOLT
 NEAR INDENT ON HYDRANT
 ELEV. = 16.70