

N/F
CSI WILTON LTD. PARTNERSHIP
(ORIGINAL LOT 2)

LAND OF
NIANTIC MANAGEMENT LLC
(ORIGINAL LOT 1)
VOL. 1027 PG. 533
AREA = 308,071 sq. ft.
= 7.07 acres

PROPOSED LOT 1A
235,848 sq. ft.
5.41 acres

PROPOSED LOT 1B
72,223 sq. ft.
1.66 acres

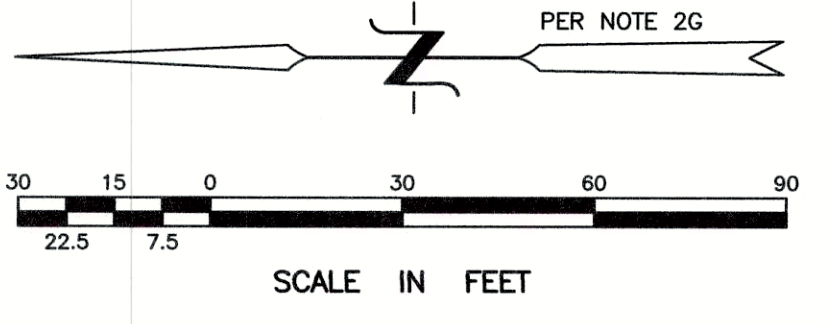
ANNINO SURVEY, LLC
222 OLD BOSTON POST ROAD, SUITE 3
OLD SAYBROOK, CT 06475
PHONE: (860) 388-2068
FAX: (860) 388-2068

TO MY KNOWLEDGE AND BELIEF THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON.
DATE: 7/3/2024
DAVID A. ANNINO, LS 70126
THIS MAP IS NOT VALID WITHOUT
A LIVE SIGNATURE AND EMBOSSED SEAL

NO.	DATE	DESCRIPTION	BY

RECORD RESUBDIVISION MAP
LAND OF NIANTIC MANAGEMENT LLC
TAX MAP 31.0 LOT 6
269 FLANDERS ROAD
EAST LYME, CONNECTICUT

DATE:
JULY 3, 2024
SCALE:
1"=30'



LEGEND

- PROPERTY/STREET LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- UPLAND REVIEW AREA
- OVERHEAD WIRES
- UTILITY POLE/GUY
- IRON PIPE/PIN/DRILL HOLE
- MONUMENT/MERESTONE
- EXISTING CONTOUR
- HYDRANT
- WATER VALVE
- GAS VALVE
- TREE/BRUSH LINE
- LIGHT POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- STORM SEWER
- SANITARY SEWER
- GAS LINE
- WATER LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TV
- CHAIN LINK FENCE
- PROPOSED IRON PIN
- PROPOSED MONUMENT

NOTES

- THIS SURVEY AND MAP WERE PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 30-300b-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 PROPERTY SURVEY CONFORMING TO THE HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-D. BOUNDARY DETERMINATION/OPINION IS BASED UPON A DEPENDENT RESURVEY OF A PORTION OF THE MAP REFERENCED IN NOTE 2G. THIS MAP IS INTENDED TO DEPICT THE LOCATION OF EXISTING PROPERTY LINES, LINES OF OCCUPATION, EASEMENTS AND ENCROACHMENTS.
- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS ENTITLED:
 - "LOCATION OF RIGHT OF WAY OF THE CONNECTICUT LIGHT & POWER COMPANY ACROSS THE PROPERTY OF CECIL B. & HELEN R. BANNING TOWN OF EAST LYME COUNTY OF NEW LONDON, STATE OF CONNECTICUT", SCALE: 1"=200' AND DATED: AUGUST 1952.
 - "MAP SHOWING PROPERTY OF MATTHEW F. SACZAWA EAST LYME, CONN.", BY: JOHN J. MOZZOCHI & ASSOCIATES, SCALE: 1"=100', DATED: 7-17-59 AND LAST REVISED: 1-24-64.
 - "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF EAST LYME CONNECTICUT TURNPIKE FROM THE OLD LYME TOWN LINE NORTHEASTERLY TO THE WATERFORD TOWN LINE", NO. 44-09, SHEET NO. 8 AND 9 OF 11, SCALE: 1"=80', DATED: FEBRUARY 4, 1964 AND LAST REVISED: JANUARY 31, 1974.
 - "TOWN OF EAST LYME MAP SHOWING LAND ACQUIRED FROM W/S REALTY CO. BY THE STATE OF CONNECTICUT CONNECTICUT TURNPIKE PUB. ACT 52, SPEC SESSIONS JUNE 1956 ACCESS DRIVE TO MAINTENANCE GARAGE", SCALE: 1"=40' AND DATED: OCT. 1973.
 - "PLAN SHOWING EASEMENT TO BE GRANTED TO S.N.E.T. ON LAND BELONGING TO SUSSE CHALET MOTOR LODGE, INC. KING ARTHUR DRIVE EAST LYME, CONN.", BY: J. ROBERT PFANNER & ASSOCIATES, P.C., SCALE: 1"=10', DATED: NOV. 21, 1988 AND REVISED: JAN. 16, 1989.
 - "ALTA/ACSM LAND TITLE SURVEY FOR MOTEL 6 L.P. KING ARTHUR DRIVE AT CONN. ROUTE 161 & INTERSTATE ROUTE 95 EAST LYME, CONNECTICUT", BY: ANGUS McDONALD/GARY SHARPE & ASSOCIATES, INC., SCALE: 1"=100', DATED: DECEMBER 5, 1990 AND LAST REVISED: FEB. 6, 1991.
 - "RECORD SUBDIVISION PLAN LAND OF CHALET SUSSE INTERNATIONAL, INC. PREPARED FOR MOTEL 6 OPERATING L.P. KING ARTHUR DRIVE EAST LYME, CONNECTICUT", BY: ANGUS McDONALD/GARY SHARPE & ASSOCIATES, INC., SCALE: 1"=100', DATED: OCT. 28, 1992 AND LAST REVISED: 4/23/93.
 - "RIGHT OF WAY SURVEY TOWN OF EAST LYME MAP SHOWING LAND ACQUIRED FROM NIANTIC MANAGEMENT LLC BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION I-95 INTERCHANGE 74 IMPROVEMENTS AT ROUTE 161 AND REPLACEMENT OF BRIDGE 00250", SCALE: 1"=20', DATED: MAY 2021 AND REVISED: 1/14/2022.
- THIS PARCEL IS ZONED "CA COMMERCIAL DISTRICT". SETBACK REQUIREMENTS ARE GENERALLY: STREET LINE 12' AND OTHER PROPERTY LINE 12'.
- BEARINGS SHOWN HEREON ARE BASED UPON THE MAP REFERENCED IN NOTE 2G.
- CONTOURS AND ELEVATIONS SHOWN HEREON REFER TO NAVD 88 AND ARE BASED UPON THE MAP REFERENCED IN NOTE 2G.
- 300 FOOT UPLAND REVIEW AREA DEPICTED HEREON IS 300 FEET FROM WETLANDS SHOWN ON THE MAP REFERENCED IN NOTE 2G.
- THIS PARCEL IS SUBJECT TO THE FOLLOWING:
 - POLE LINE RIGHT OF WAY AND EASEMENT IN FAVOR OF THE LYME ELECTRIC POWER CO. RECORDED IN VOL. 25 AT PG. 479 OF THE EAST LYME LAND RECORDS (ELLR).
 - EASEMENT TO THE LYME ELECTRIC POWER CO. RECORDED IN VOL. 25 AT PG. 151 (ELLR).
 - EASEMENT TO THE EASTERN CONNECTICUT POWER COMPANY RECORDED IN VOL. 25 AT PG. 192 (ELLR).
 - EASEMENT TO THE CONNECTICUT LIGHT AND POWER COMPANY RECORDED IN VOL. 35 AT PG. 480 (ELLR).
 - EASEMENT TO THE CONNECTICUT LIGHT AND POWER COMPANY RECORDED IN VOL. 42 AT PG. 368 (ELLR).
 - RIGHTS OF WAY AND EASEMENTS IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY RECORDED IN VOL. 42 AT PG. 373, VOL. 44 AT PG. 250 AND VOL. 98 AT PG. 704 (ELLR).
 - DENIAL OF ACCESS RIGHTS BY THE STATE OF CONNECTICUT RECORDED IN VOL. 52 AT PG. 414 (ELLR).
 - DRAINAGE EASEMENT RECORDED IN VOL. 57 AT PG. 51 (ELLR).
 - EASEMENT TO THE CONNECTICUT LIGHT AND POWER COMPANY RECORDED IN VOL. 60 AT PG. 587 (ELLR).
 - EASEMENT TO THE CONNECTICUT LIGHT AND POWER COMPANY RECORDED IN VOL. 66 AT PG. 414 (ELLR).
 - DENIAL OF ACCESS RIGHTS BY THE STATE OF CONNECTICUT RECORDED IN VOL. 69 AT PG. 477 (ELLR).
 - DENIAL OF ACCESS RIGHTS TO THE CONNECTICUT TURNPIKE RECORDED IN VOL. 74 AT PG. 22 AND VOL. 66 AT PG. 148 (ELLR).
 - RIGHT OF WAY RECORDED IN VOL. 78 AT PG. 548 (ELLR).
 - EASEMENT IN FAVOR OF THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY RECORDED IN VOL. 282 AT PG. 5 (ELLR).
 - EASEMENTS RESERVATIONS AND CONDITIONS RECORDED IN VOL. 447 AT PG. 230 (ELLR).
 - SIGHT LINE EASEMENT AND RIGHTS IN FAVOR OF THE STATE OF CONNECTICUT RECORDED IN VOL. 1088 AT PG. 573 (ELLR).
- THIS PARCEL IS TOGETHER WITH DRIVEWAY RIGHTS AS SET FORTH IN A DEED DATED SEPTEMBER 13, 1973 AND RECORDED DECEMBER 14, 1973 IN VOL. 148 AT PG. 232 (ELLR).
- 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.
- STORM AND SANITARY SEWER INFORMATION BASED PARTLY ON INFORMATION PROVIDED BY THE STATE OF CONNECTICUT AND THE TOWN OF EAST LYME.

CB 1 TF=105.17 INV=98.74 INV=101.7(W) INV=102.4(NW)	CB 10 TF=98.74 INV=95.3(E) INV=95.1(W)	DMH 1 TF=68.76 INV=63.7(E) INV=65.4(SE) INV=65.2(N)	SMH 1 TF=62.89 INV=56.8(E) INV=53.6(W)
CLCB 2 TF=103.39 INV=98.9(W) INV=98.5(E) INV=98.5(N)	CB 11 TF=89.63 INV=85.2(N) INV=85.1(SW)	DMH 2 TF=82.75 INV=79.2(E) INV=77.8(W)	SMH 2 TF=77.27 INV=70.4(E) INV=65.9(W)
CB 3 TOP=102.29 INV=99.3	CB 12 TF=71.82 INV=67.9(N) INV=68.5(NW) INV=66.8(SW)	DMH 3 TF=96.10 INV=90.0(E) INV=89.9(W)	SMH 3 TF=90.43 INV=83.2(E) INV=78.8(W)
CB 4 TF=102.88 INV=99.9	CB 13 TF=72.03 INV=68.8	DMH 4 TF=107.07 INV=100.2(E) INV=100.0(S) INV=100.1(W)	SMH 4 TF=115.61 INV=106.8(E) INV=103.3(W)
CB 5 TF=103.92 INV=95.8(S) INV=96.4(W)	CB 14 TF=102.74 INV=100.0 INV=96.2(W)	CLCB 15 TF=67.92 INV=100.2(N) INV=99.3(E) INV=99.1(SE)	DMH 5 TF=112.32 INV=106.1(SE) INV=104.9(N) INV=104.8(W)
CB 6 TF=102.90 INV=78.6(E) INV=78.2(S)	CB 17 TF=85.54 INV=81.8(E) INV=81.8(W)	CLCB 16 TF=103.30 WRES. & PLUMBING	CB 18 TF=112.14 INV=106.3
CLCB 7 TF=105.22 INV=100.3(SW) INV=101.6(W)	CB 18 TF=112.14 INV=106.3	CB 19 TF=112.14 INV=106.8(E) INV=106.6(W)	CB 9 TF=102.29 INV=100.0