

- NOTES:**
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300-1 THROUGH 20-300-20 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 DEFENDANT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND A TOPOGRAPHIC SURVEY CONFORMING TO TOPOGRAPHIC ACCURACY CLASS 1-2. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 - BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.
 - THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY.
 - THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.
 - TOPOGRAPHY IS TAKEN FROM THE SCCOG GIS SITE.
 - AS DEPICTED ON FIRM MAP 090096-0476-G, THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
 - MAP REFERENCES:
 - PLAN SHOWING FIRST CUT- FREE SPLIT PROPERTY OF HATHAWAY FARM, LLC HATHAWAY ROAD, SCOTT ROAD & HERITAGE ROAD EAST LYME, CONNECTICUT SCALE: 1" = 200' DATE: AUGUST 30, 2022 GERWICK-MEREEN, LLC
 - PRIOR TO LOT DEVELOPMENT ALL SITE PLANS SHALL BE APPROVED BY EAST LYME INLAND WETLANDS AGENCY AND LEDGE LIGHT HEALTH DISTRICT.
 - THIS PRIVATE STREET WILL NOT BE OWNED BY THE TOWN OF EAST LYME. ALL MAINTENANCE, REPAIR AND SERVICES SUCH AS SNOW REMOVAL, SANDING, AND SHEEPING OF THE STREET WILL BE THE RESPONSIBILITY OF THE ADJUTING LAND OWNERS.
 - THE TOWN OF EAST LYME SHALL NOT BE RESPONSIBLE FOR THE INITIAL COST, MAINTENANCE FEES, OR UTILITY BILLS ASSOCIATED WITH ALL STREET SIGN OR STREET LIGHTS LOCATED ON A PRIVATE ROAD ADJACENT TO AND SERVING A PRIVATE ROAD.

LEGEND

- PROPERTY LINE
- REBAR FOUND
- REBAR OR DRILL HOLE TO BE SET
- EDGE OF WETLANDS & FLAG

PLAN SHOWING
PARCEL TO BE CONVEYED TO EAST LYME LAND TRUST
PROPERTY OF
PORT SIDE HOLDINGS, INC
AND
ENGLISH HARBOUR CAPITAL PARTNERS, LLC
TENANTS IN COMMON
OFF HERITAGE ROAD
EAST LYME, CONNECTICUT
 SCALE: 1" = 40'
 DATE: MARCH 3, 2025
 SHEET 1 OF 1



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

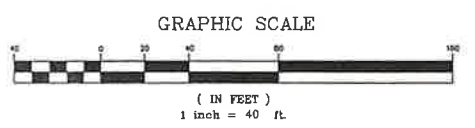
"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."

 JOHN PAUL MEREEN
 TITLE: LAND SURVEYOR CT NO. 18859
 DATE: MARCH 3, 2025

DATE	REVISION

I DELINEATED THE INLAND WETLAND AND WATERCOURSE BOUNDARY ON THIS PROPERTY. I AM OF THE OPINION THAT THE WETLAND BOUNDARY WHICH I MARKED ON THE PROPERTY IS SHOWN CORRECTLY ON THIS MAP.

JOSEPH R. THEROUX, Certified Soil Scientist
 MEMBER, SSSSNE, NSCSS, SSSA



FILE COPY

Received
MAR 11 2025
 Town of East Lyme
 Land Use