

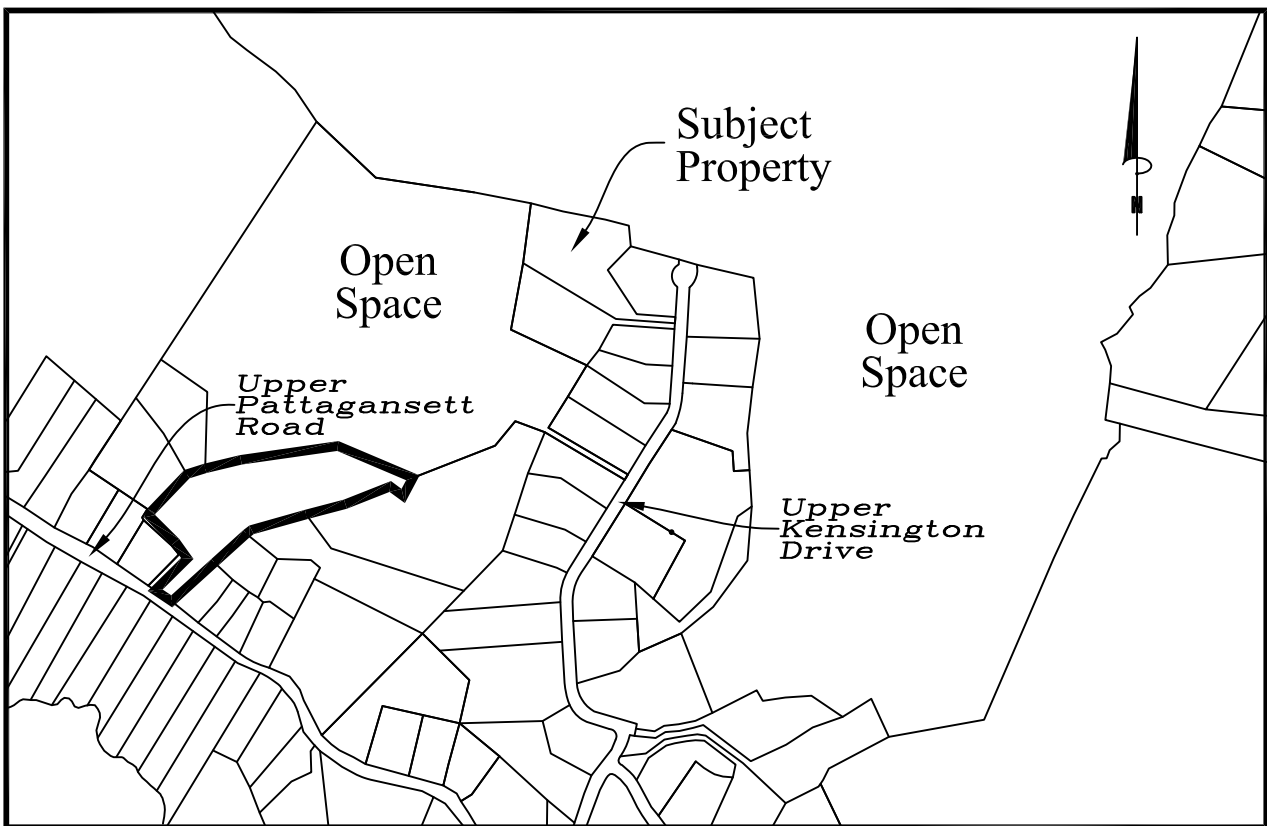
Nottingham Hills Subdivision

6 Lot Re-Subdivision of Lot 32

A Conservation Design Development (CDD)

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 MAP LOT 20 UPPER KENSINGTON DRIVE & 239 UPPER PATTAGANSETT ROAD PREPARED FOR NEW ENGLAND NATIONAL LLC."
PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C.
DATED APRIL 28, 2006 SCALE 1"=80'
3. "COMPILED PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF NIANTIC REAL ESTATE, LLC, NOTTINGHAM HILLS SUBDIVISION, PHASE 3, UPPER KENSINGTON DRIVE, EAST LYME, CONNECTICUT, CL&P FILE NUMBER E6247"
PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C.
DATED OCTOBER 30, 2006 REVISED THRU NOVEMBER 21, 2006 SCALE 1"=80'
4. "NOTTINGHAM HILLS SUBDIVISION PHASE 4 NEW ENGLAND NATIONAL LLC, EAST LYME, CONNECTICUT"
PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C.
DATED OCTOBER 20, 2010 REVISED THRU NOVEMBER 18, 2010 SCALE 1"=80'
5. "IMPROVEMENT LOCATION SURVEY ZONING LOT LINE REVISION MAP PREPARED FOR NEW ENGLAND NATIONAL LLC, LOCATION UPPER PATTAGANSETT ROAD, EAST LYME"
PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C.
DATED MAY 5, 2014 SCALE 1"=80'
6. "LOT LINE REVISIONS NOTTINGHAM HILLS SUBDIVISION LOTS 19, 20, 21 & 32 PROPERTY OWNER: ENGLISH HARBOUR ASSET MANAGEMENT LLC C/O KRISTEN CLARKE P.E. 375 N. BEND DRIVE MANCHESTER, NH"
PREPARED BY GESICK & ASSOCIATES P.C.
DATED FEBRUARY 1, 2019 REVISED THRU NOVEMBER 8, 2019 SCALE 1"=100'
7. TOPOGRAPHIC SURVEY OF LOTS 19 & 21 NOTTINGHAM HILLS SUBDIVISION EAST LYME, CONNECTICUT PREPARED FOR PROPERTY OWNER: ENGLISH HARBOUR ASSET MANAGEMENT LLC C/O KRISTEN CLARKE P.E. 375 N. BEND DRIVE MANCHESTER, NEW HAMPSHIRE
PREPARED BY GESICK & ASSOCIATES P.C.
DATED MARCH 28, 2019 SCALE 1"=30'
8. "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'



Location Map

Scale: 1"=800'

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 OCTOBER 26, 2018.
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 #1.
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 INFORMATION 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) KRISTEN CLARKE IS THE INDIVIDUAL RESPONSIBLE INSTALLATION, MONITORING AND CORRECTION OF ALL EROSION AND SEDIMENTATION CONTROL MEASURES.
- 6) UTILITY EASEMENT DEPICTED ON SHEETS 4&5 IS TAKEN FROM REFERENCE MAP #3 AND ALSO RECORDED IN THE EAST LYME LAND RECORDS DRAWER 6 #441 AND VOLUME 794 PAGE 510.
- 7) LOTS 32, 32.1, 32.2, 32.3, 32.4, & 32.5 SHARE A COMMON DRIVEWAY & UTILITY EASEMENT AS IS IDENTIFIED IN THESE PLANS. A MAINTENANCE AGREEMENT FOR THIS COMMON DRIVEWAY WILL BE RECORDED IN THE LAND RECORDS OF THE TOWN OF EAST LYME SIMULTANEOUSLY WITH THE MYLARS OF THESE PLANS.
- 8) WELL AND SEPTIC LOCATIONS / LAYOUT PROVIDED BY KRISTEN CLARKE P.E. MANAGER, ENGLISH HARBOUR ASSET MANAGEMENT LLC. PER DISCUSSIONS WITH LEDGE LIGHT HEALTH DISTRICT.
- 9) PURSUANT TO THE TOWN OF EAST LYME, CONNECTICUT SUBDIVISION REGULATIONS SECTIONS 6-10-3 (D) & (E) THE COMMON DRIVEWAY IDENTIFIED IN THESE PLANS WILL NOT BE OWNED BY THE TOWN OF EAST LYME. ALL MAINTENANCE, REPAIR, AND SERVICES SUCH AS SNOW REMOVAL, SANDING, AND SWEEPING OF THE COMMON DRIVEWAY WILL BE THE RESPONSIBILITY OF THE ADJOINING LANDOWNERS. 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 THE COMMON DRIVEWAY OR ADJACENT TO AND SERVING THE COMMON DRIVEWAY.

EROSION AND SEDIMENTATION CONTROL PLAN CERTIFIED BY VOTE OF THE EAST LYME PLANNING COMMISSION ON

Date _____ Chairman or Secretary
Planning Commission

APPROVED BY THE EAST LYME PLANNING COMMISSION

Chairman / Secretary _____
Approval Date _____
Filing Dateline _____
Expiration Date _____

Sheet Index
Sheet 1 - Title Sheet
Sheets 2 & 3 - Existing Conditions Survey
Sheets 4 & 5 - Subdivision Plan & Site Plan
Sheets 6, 7 & 8 - Details

Copies of this survey map not bearing the Land Surveyor's Seal shall not be considered to be valid copies. Certificates illustrating or implying hereon shall not be considered to be valid copies. This map is prepared, and on behalf of, for whom the survey is conducted, and the surveyor's seal and signature are not transferable to additional parties, or subsequent editions, or subsequent editions.

To the best of my knowledge and belief this map is substantially correct as noted herein.

Kristen Clarke
Kristen Clarke, P.E.
Registered Professional Engineer
No. 1017
East Lyme, CT 06424

GESICK & ASSOCIATES, P.C.

SURVEYORS & MAPPERS & PLANNERS

19 CEDAR ISLAND AVE.
CLINTON, CONNECTICUT 06413

OFFICE: 860-669-7799 FAX: 860-669-5833
www.gesicksurveyors.com

Nottingham Hills Subdivision
6 Lot Re-Subdivision of Lot 32
Prepared for
Kristen Clarke P.E.

Revisions
8/12/2025 - Revised Per
Comments

Date: January 17th, 2025

Drawing: 23-005h

Drawn: P.H.

Sheet

1 OF 7



Driveway Easement To 239 Upper Pattagansett Road
And 239R Upper Pattagansett Road Per Volume 769 Page 77
of the Town of East Lyme Land Records

241 UPPER PATTAGANSETT ROAD

CHMIEL, RICHARD
PARCEL ID 39.0-9
V986/555
MAILING ADDRESS
241 UPPER PATTAGANSETT ROAD
EAST LYME, CT 06333

239 UPPER PATTAGANSETT ROAD

N/F
STEVENS, ERIN G.
PARCEL ID 39.0-10
V986/583
MAILING ADDRESS
239 UPPER PATTAGANSETT ROAD
EAST LYME, CT 06333

239R UPPER PATTAGANSETT ROAD

N/F
STEVENS, ERIN G.
PARCEL ID 39.0-10-3
V1015/786
MAILING ADDRESS
239 UPPER PATTAGANSETT ROAD
EAST LYME, CT 06333

UPPER PATTAGANSETT ROAD

N/F
EAST LYME LAND TRUST INC.
PARCEL ID 39.0-10-1
V1046/120
MAILING ADDRESS
12 ENID LANE
EAST LYME, CT 06333

N 02°43'46" E
(Survey Tie Line)
185.00' (To 5/8" Rebar Four')
(See Note #11)

DRILL HOLE FOUND

5/8" REBAR FOUND

7/8" REBAR FOUND

(Total = 221.31' - Drill Hole To 7/8" Rebar)

(Total = 414.25' - 7/8" Rebar To 7/8" Rebar)

N 82°32'17" E

268.25'

N 44°08'10" E

214.58'

N 44°08'11" E

283.63'

N 23°18'01" E

24.20'

N 56°22'43" W

504.75'

N 38°16'28" W

81.65'

N 45°14'33" E

199.40'

N 50°20'46" W

188.85'

S 58°20'46" E

25.72' (See Note #11)

S 48°44'12" W

79.05'

S 48°25'16" W

64.00'

S 40°41'00" W

29.20'

S 49°55'59" W

54.30'

S 48°44'16" W

84.62'

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Notes

- ## Subject Parcel Information

Reference Maps

- GESICK & ASSOCIATES, P.C.**

**Topographic Survey
& Existing Conditions**
of
237 Upper Pattagansett Road
East Lyme, Connecticut
Prepared for
Kristen Clarke P.E.

Revisions
8/12/2025 - Revised Per Comments

Date: December 30th, 2024

Drawing: 23-005b

Drawn: P.H.

Shee

3 OF 7

