



LOCATION MAP

NOT TO SCALE

GENERAL NOTES

- A) THIS MAP WAS PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPPING IN THE STATE OF CONNECTICUT PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AUGUST 29, 2019.
 - B) THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS 1-3.
 - C) BOUNDARY DETERMINATION IS BASED UPON A RESURVEY.
 - D) THE TYPE OF SURVEY PERFORMED IS A PROPERTY/TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE EXISTING CONDITIONS WITH RESPECT TO MONTICELLO PLANTATION, FENCES, EASEMENTS, ENCROACHMENTS, VISIBLE UTILITIES, ROADWAYS AND CONTOURS.
2. NORTH ARROW AND BEARINGS REFER TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM CT NAD 83 AND ARE BASED ON GPS OBSERVATIONS PERFORMED BY BL COMPANIES DURING DECEMBER 2023 UTILIZING THE SMARTNET RTK NETWORK.
3. ELEVATIONS AND CONTOURS REFER TO THE NORTH AMERICAN DATUM OF 1988 (NAVD 88 - GEOID 18) AND ARE BASED ON GPS OBSERVATIONS PERFORMED BY BL COMPANIES IN DECEMBER 2023 UTILIZING THE SMARTNET RTK NETWORK.
4. PARCEL IS LOCATED IN A FLOOD HAZARD AREA "AE", (BASE FLOOD ELEVATIONS DETERMINED); FLOOD AREAS "A" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AND "X" (SHADED AREAS OF 0.2% ANNUAL CHANCE FLOOD) AS DEPICTED ON F.I.R.M. COMMUNITY PANEL NO. 0901C0477J PANEL 477 OF 554 MAP REVISED: AUGUST 5, 2013.
5. THE UNDERGROUND UTILITIES DEPICTED HAVE BEEN PLOTTED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES. THE AREA OF THE UNDERGROUND UTILITIES ABANDONED BY SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE PLOTTED AS ACCORDING TO RECORD EVIDENCE. THE SURVEYOR HAS NO GUARANTEE THAT THE SURVEYOR HAS NOT PHYSICALLY EXPOSED THE UNDERGROUND UTILITIES. PER CONNECTICUT STATE LAW THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES BEFORE THE COMMENCEMENT OF EXCAVATION. CALL BEFORE YOU DIG 1-800-922-4455.
6. THERE WERE NO BUILDINGS OBSERVED ON THE SUBJECT PARCEL AT THE TIME OF THE FIELD SURVEY.
7. A ZONING REPORT WAS NOT PROVIDED AT THE TIME OF THE SURVEY.
8. WETLANDS DELINEATION AND LOCATION BY BL COMPANIES 12/11/2023.

MAP REFERENCES

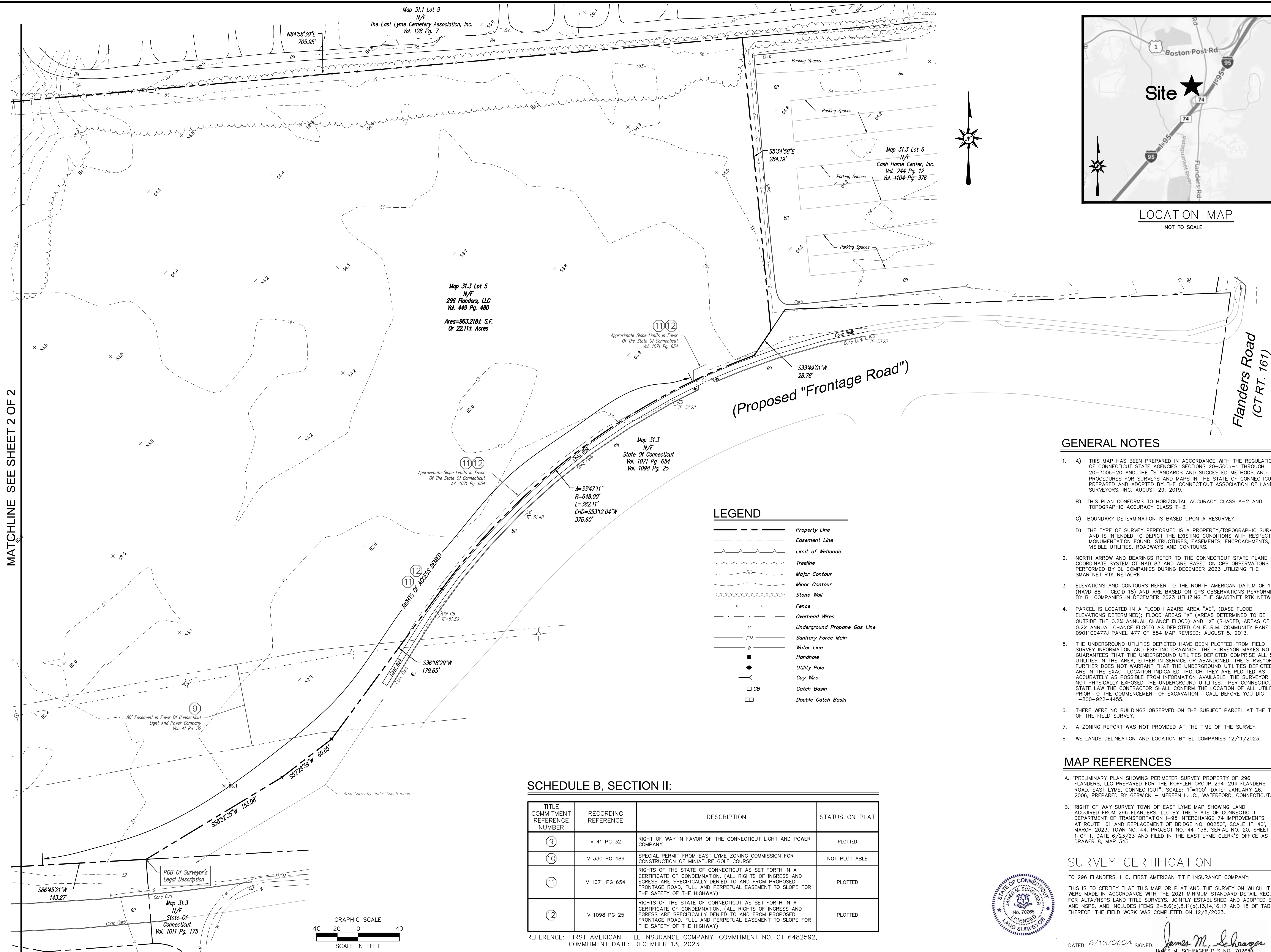
- A. "PRELIMINARY PLAN SHOWING PERIMETER SURVEY PROPERTY OF 296 FLANDERS, LLC PREPARED FOR THE KOFFLER GROUP 294-294 FLANDERS ROAD, EAST LYME, CONNECTICUT", SCALE: 1"=100', DATE: JANUARY 26, 2006, PREPARED BY GERWICK - MERRELL L.L.C., WATERFORD, CONNECTICUT.
- B. "RIGHT OF WAY SURVEY TOWN OF EAST LYME MAP SHOWING LAND ACQUIRED FROM 296 FLANDERS, LLC BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION I-95 INTERCHANGE 74 IMPROVEMENTS AT ROUTE 161 AND REPLACEMENT OF BRIDGE NO. 00250", SCALE 1"=40', MARCH 23, 2005, TOWN OF 44, PROJECT NO. 44-156, SERIAL NO. 20, SHEET 1 OF 1, DATE 02/27/2005, FILED IN THE EAST LYME CLERK'S OFFICE AS DRAWER 8, MAP 345.

SURVEY CERTIFICATION

TO 296 FLANDERS, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-5,6(o),8,11(o),13,14,16,17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12/8/2023.

DATED: 6/13/2024 SIGNED: James M. Schrage
JAMES M. SCHRAGER PLS NO. 70265

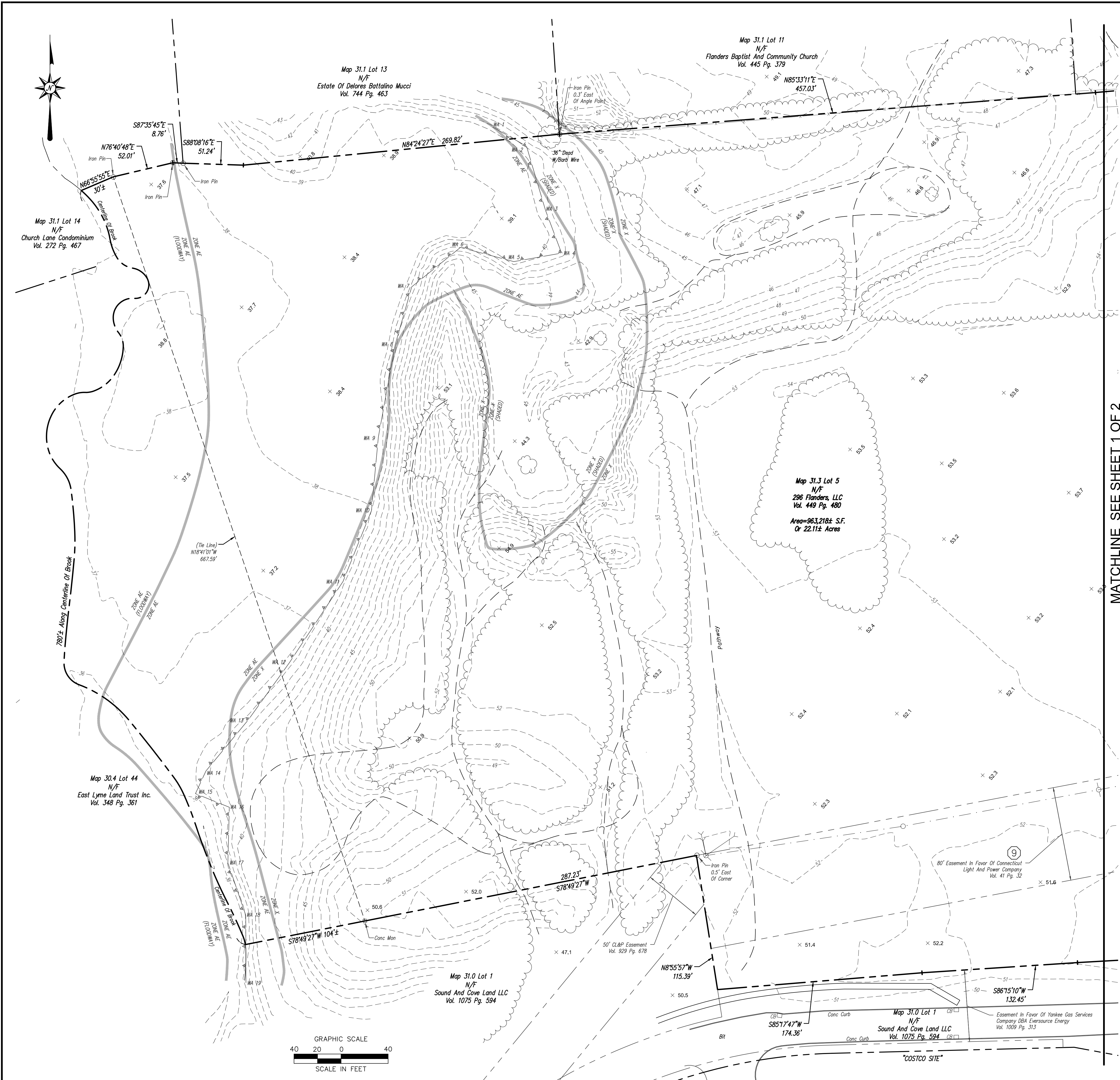


SCHEDULE B, SECTION II:

TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
⑨	V 41 PG 32	RIGHT OF WAY IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY.	PLOTTED
⑩	V 330 PG 489	SPECIAL PERMIT FROM EAST LYME ZONING COMMISSION FOR CONSTRUCTION OF MINATURE GOLF COURSE.	NOT PLOTTABLE
⑪	V 1071 PG 654	RIGHTS OF THE STATE OF CONNECTICUT AS SET FORTH IN A CERTIFICATE OF CONDEMNATION. (ALL RIGHTS OF INGRESS AND EGRESS ARE SPECIFICALLY DENIED TO AND FROM PROPOSED FRONTAGE ROAD, FULL AND PERPETUAL EASEMENT TO SLOPE FOR THE SAFETY OF THE HIGHWAY)	PLOTTED
⑫	V 1098 PG 25	RIGHTS OF THE STATE OF CONNECTICUT AS SET FORTH IN A CERTIFICATE OF CONDEMNATION. (ALL RIGHTS OF INGRESS AND EGRESS ARE SPECIFICALLY DENIED TO AND FROM PROPOSED FRONTAGE ROAD, FULL AND PERPETUAL EASEMENT TO SLOPE FOR THE SAFETY OF THE HIGHWAY)	PLOTTED

REFERENCE: FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. CT 6482592,
COMMITMENT DATE: DECEMBER 13, 2023

Jun 13, 2024 9:38am jmhngar G:\085232232023\08\DWG\AL230224901.dwg
Layout: AL-1 24x36 40x60 252



SURVEYOR'S LEGAL DESCRIPTION

ALL THAT PIECE OR PARCEL OF LAND SITUATED IN THE TOWN OF EAST LYME, COUNTY OF NEW LONDON AND STATE OF CONNECTICUT CONTAINING 963,218 SQUARE FEET, MORE OR LESS, OR 22.11 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY SOUND AND COVE LAND LLC AND THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY STATE OF CONNECTICUT;

THENCE RUNNING ALONG SAID LAND OF SOUND AND COVE LAND LLC THE FOLLOWING SIX (6) COURSES AND DISTANCES: SOUTH 86°45'21" WEST A DISTANCE OF 143.27 FEET TO A POINT; SOUTH 86°15'10" WEST A DISTANCE OF 132.45 FEET TO A POINT; SOUTH 85°17'47" WEST A DISTANCE OF 174.36 FEET TO A POINT; NORTH 8°55'57" WEST A DISTANCE OF 115.39 FEET TO A POINT; SOUTH 78°49'27" WEST A DISTANCE OF 287.23 FEET TO A CONCRETE MONUMENT; SOUTH 78°49'27" WEST A DISTANCE OF 104 FEET, MORE OR LESS, TO THE CENTERLINE OF A BROOK;

THENCE ALONG LAND NOW OR FORMERLY EAST LYME LAND TRUST INC. AND LAND NOW OR FORMERLY CHURCH LANE CONDOMINIUM, PARTLY BY EACH, ALONG THE CENTERLINE OF SAID BROOK 780 FEET, MORE OR LESS, TO A POINT;

THENCE ALONG SAID LAND OF CHURCH LANE CONDOMINIUM THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 66°55'55" EAST A DISTANCE OF 30 FEET, MORE OR LESS, TO AN IRON PIN; NORTH 76°40'48" EAST A DISTANCE OF 52.01 FEET TO AN IRON PIN; SOUTH 87°35'45" EAST A DISTANCE OF 8.76 FEET TO AN IRON PIN;

THENCE ALONG LAND NOW OR FORMERLY ESTATE OF DELORES BATTALINO MUCCI SOUTH 88°08'16" EAST A DISTANCE OF 51.24 FEET TO A POINT; NORTH 84°24'27" EAST A DISTANCE OF 269.82 FEET TO A POINT;

THENCE ALONG LAND NOW OR FORMERLY FLANDERS BAPTIST AND COMMUNITY CHURCH AND LAND NOW OR FORMERLY THE EAST LYME CEMETERY ASSOCIATION, INC., PARTLY BY EACH, NORTH 85°33'11" EAST A DISTANCE OF 457.03 FEET TO A POINT;

THENCE ALONG SAID LAND OF THE EAST LYME CEMETERY ASSOCIATION, INC. NORTH 84°58'30" EAST A DISTANCE OF 705.95 FEET TO A POINT;

THENCE ALONG LAND NOW OR FORMERLY CASH HOME CENTER, INC. SOUTH 5°34'58" EAST A DISTANCE OF 284.19 FEET TO A POINT;

THENCE ALONG LAND NOW OR FORMERLY STATE OF CONNECTICUT THE FOLLOWING FIVE (5) COURSES AND DISTANCES: SOUTH 33°49'01" WEST A DISTANCE OF 28.78 FEET TO A POINT; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 648.00 FEET, A DELTA ANGLE OF 33°47'11", AN ARC LENGTH OF 382.11 FEET AND A CHORD BEARING OF SOUTH 53°12'04" WEST A CHORD DISTANCE OF 376.60 FEET TO A POINT; SOUTH 36°18'29" WEST A DISTANCE OF 179.65 FEET TO A POINT; SOUTH 52°28'39" WEST A DISTANCE OF 60.65 FEET TO A POINT; SOUTH 58°52'35" WEST A DISTANCE OF 153.08 FEET TO THE POINT AND PLACE OF BEGINNING.

LEGEND

	Property Line
	Easement Line
	Limit of Wetlands
	Treeline
	Major Contour
	Minor Contour
	Stone Wall
	Fence
	Overhead Wires
	Handhole
	Utility Pole
	Guy Wire
	Catch Basin
	Double Catch Basin

ZONING INFORMATION

LOCATION: TOWN OF EAST LYME, CONNECTICUT		
ZONE: GPDD (GATEWAY PLANNED DEVELOPMENT DISTRICT AND GATEWAY COMMONS MASTER DEVELOPMENT PLAN)		
USE: VACANT LOT		
ITEM #	ITEM	REQUIREMENTS
1	MINIMUM LOT AREA	40,000 SQUARE FEET
2	MINIMUM LOT FRONTAGE	150 FEET
3	MINIMUM FRONT SETBACK	25 FEET
4	MAXIMUM FRONT SETBACK	50 FEET
5	MINIMUM SIDE SETBACK	20 FEET
6	MINIMUM REAR SETBACK	20 FEET
7	MAXIMUM BUILDING HEIGHT	40 FEET
8	MAXIMUM BUILDING COVERAGE	40 PERCENT

Architecture
Engineering
Environmental
Land Surveying

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Meriden, CT 06450
(203) 630-1406
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LAND OF
296 FLANDERS, LLC
294-2 FLANDERS ROAD (CT ROUTE 161)
EAST LYME, CONNECTICUT

REVISIONS
No. Date
Disc.
Surveyed JW
Drawn JW/JS.
Reviewed JS.
Scale 1"=40'
Project No. 2302349
Date 01/12/2024
Field Book 589
CAD File: AL230234901
Title
ALTA/NSPS
LAND TITLE
SURVEY
Sheet No. 2 Of 2

AL-1

Xref(s) : XY230224901