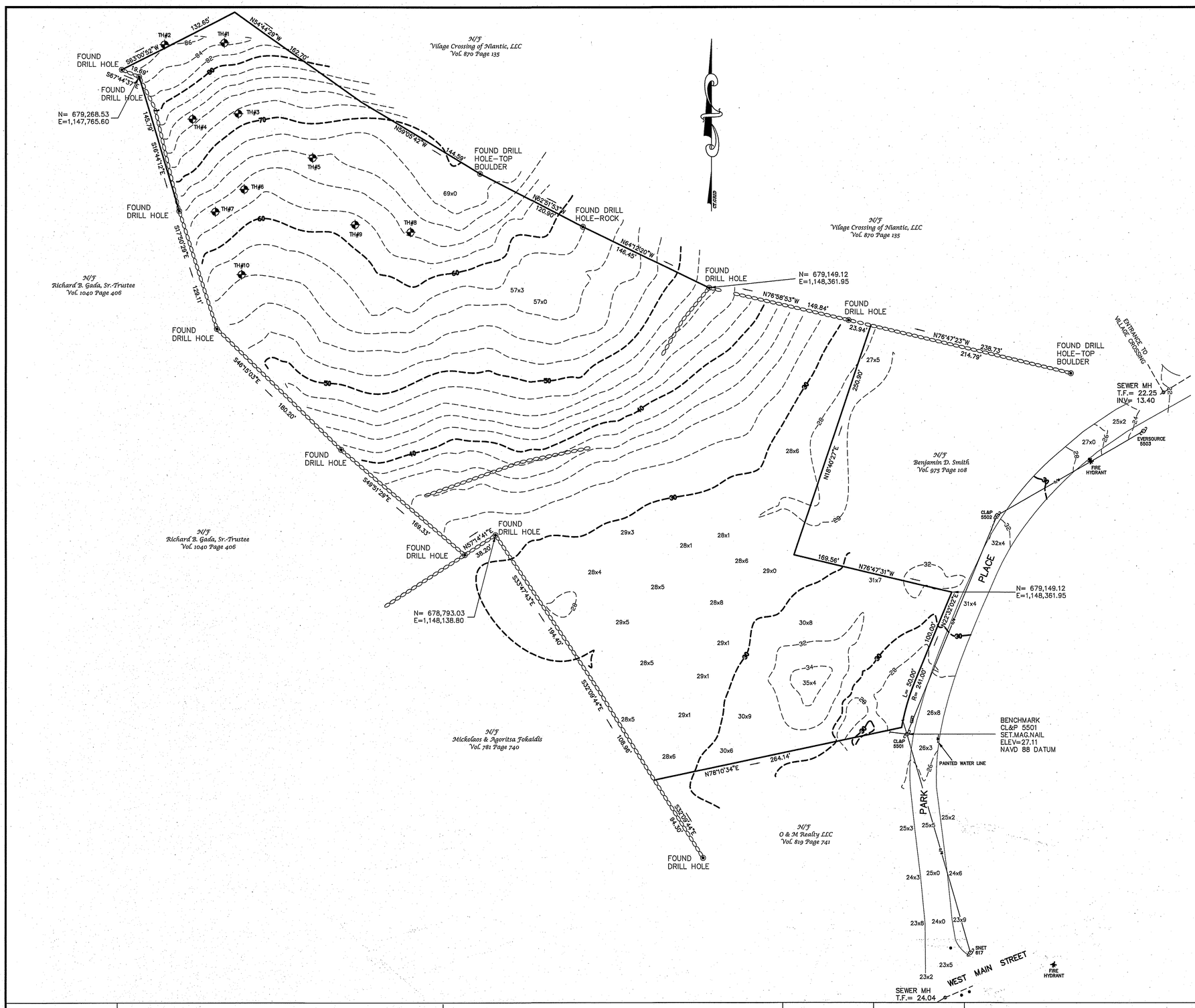

NOTES

1. THIS SURVEY AND MAP HAS BEEN 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 TOPGRAPHIC SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A–2 AND T–2 IS INTENDED TO SHOW THE PROPERTY BOUNDARY AND EXISTING TOPOGRAPHY CONDITIONS.
2. TOTAL AREA OF SUBJECT PROPERTY EQUALS 304,715 S.F. OR 6.98 ACRES.
3. SUBJECT PROPERTY LIES IN ZONING DISTRICT R–40.
4. SAID PREMISES ARE SUBJECT TO A RIGHT OF WAY TO SAID LAND NOW OR FORMERLY OF JOSEPH ROMAGNA. REFERENCE MAP B–NOTE 4.
5. SUBJECT PROPERTY LIES IN FLOOD ZONE X PER FIRM PANEL 09011C0479J–DATED: 5/5/13. ELEVATIONS ARE REFERENCED TO NAVD 1988 DATUM.

REFERENCE MAPS

A. TOWN OF EAST LYME TAX ASSESSOR'S MAP 11.1 LOT 11.

B. PROPERTY SURVEY–PREPARED FOR PAZZ CONSTRUCTION LLC–PARK PLACE–EAST LYME, CONNECTICUT–SCALE: 1"=50'–DATED: AUGUST 14, 2022–PREPARED BY ROBERT C. SIMONI–LICENSED LAND SURVEYOR.

LEGEND

	IRON PIPE RECOVERED
	IRON PIN RECOVERED
	MERESTONE RECOVERED
	CONNECTICUT HIGHWAY MONUMENT RECOVERED
	DRILL HOLE RECOVERED
	IRON PIN TO BE SET
	DRILL HOLE TO BE SET
	MONUMENT TO BE SET
	EXISTING CONTOUR
300	PROPOSED CONTOUR
B	BUILDING LINE
W	WATER LINE
U	UTILITIES (PHONE,ELEC.,CABLE TV,ETC.)
	UTILITY POLE
	STONE WALL
	WIRE FENCE
	TREE LINE / LIMITS OF CLEARING
30x0	SPOT ELEVATION

THIS MAP AND SURVEY CONFORMS TO A CLASS A–2 & T–2 SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS SUBSTANTIALLY CORRECT AS NOTED HEREON (SEE NOTE 1).

ROBERT C. SIMONI, L.S. LS No. 17254

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DRAWN BY: RCS DATE: JANUARY 23, 2023

NO.	DATE	DESCRIPTION	BY
2	1-31-23	ADDED TEST HOLES	RCS
1	1-24-23	ADDED SEWER MANHOLES & UTILITIES	RCS

REVISIONS

ROBERT C. SIMONI
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STATE OF CONNECTICUT ROBERT C. SIMONI No. 17254 LICENSED LAND SURVEYOR

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

TITLE:
TOPOGRAPHIC SURVEY PREPARED FOR PAZZ CONSTRUCTION LLC

LOCATION: PARK PLACE - EAST LYME, CONNECTICUT

SHEET NUMBER 1 OF 1

BS–PAZZ–PARKPLACE–TOPO3.dwg