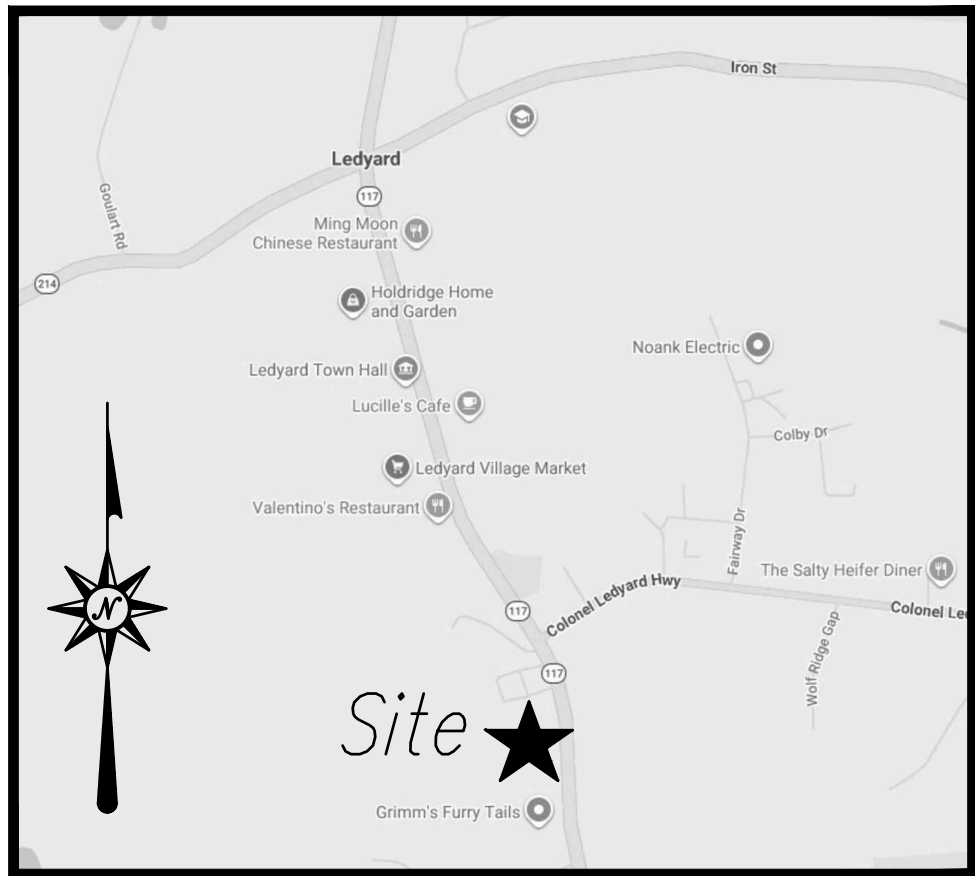
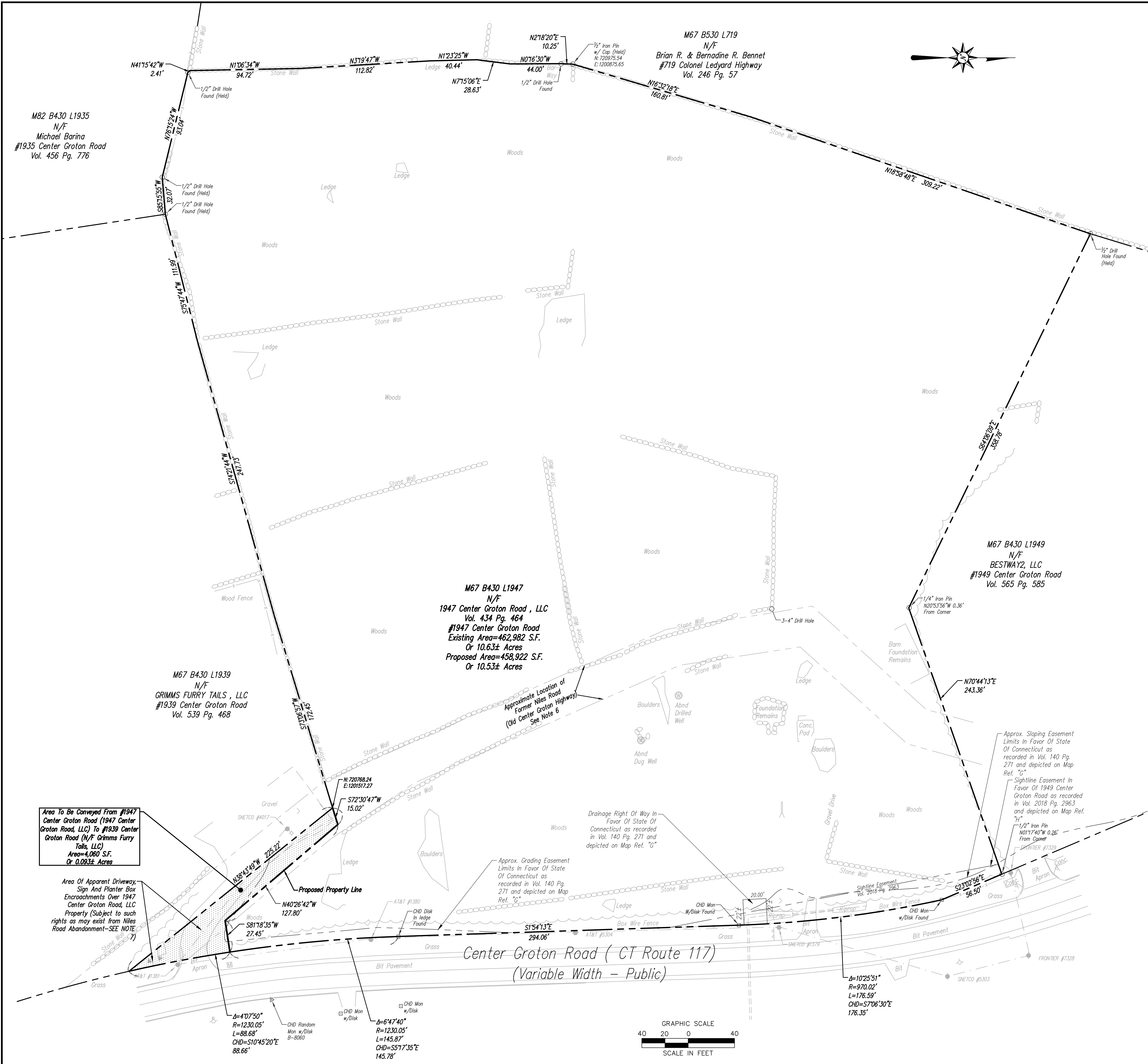




LOCATION MAP
NOT TO SCALE

GENERAL NOTES

- A) THIS MAP HAS BEEN 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 MAPS IN THE STATE OF CONNECTICUT" PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AUGUST 29, 2019.
A) THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
B) BOUNDARY DETERMINATION OF THE EXISTING PROPERTY LINES IS BASED UPON A RESURVEY OF MAP REFERENCE I. BOUNDARY DETERMINATION OF THE PROPOSED PROPERTY LINES IS BASED ON AN ORIGINAL SURVEY.
C) THE TYPE OF SURVEY PERFORMED IS A BOUNDARY SURVEY, AND IS INTENDED TO DEPICT THE NEW PROPERTY BOUNDARY WITH RESPECT TO MONUMENTATION FOUND, STRUCTURES, EASEMENTS, ENCROACHMENTS, AND ROADWAYS.
- NORTH ARROW AND BEARINGS REFER TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (CT NAD 83 - EPOCH 11) AND ARE BASED ON LEICA SMARTNET VRS GPS OBSERVATIONS PERFORMED BY BL COMPANIES IN JANUARY 2026.
- PARCEL IS LOCATED IN A FLOOD HAZARD AREA "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON FIRM COMMUNITY PANEL NO. 090157 PANEL 367 OF 554 EFFECTIVE: JULY 18, 2011.
- 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 IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE PLOTTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY EXPOSED THE UNDERGROUND UTILITIES. PER CONNECTICUT STATE LAW THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION. CALL BEFORE YOU DIG 1-800-922-4455.
- 1939 CENTER GROTON ROAD DRIVEWAY WAS RECONSTRUCTED IN ITS CURRENT LOCATION PER THE STATE DEPARTMENT OF TRANSPORTATION PER MAP REFERENCE G.
- NILES ROAD WAS ABANDONED BY PLANNING COMMISSION VOTE 5-0 ON NOVEMBER 5, 2009 AND DURING A TOWN COUNCIL MEETING VOTE 9-0 ON FEBRUARY 24, 2010.
NOTE: A PORTION OF THE SOUTHERLY PROPERTY LINE EXTENDING TO THE CENTER OF THE ABANDONED NILES ROAD, FROM THE GROTON TOWN LINE NORTHERLY TO THE COLONEL LEDYARD HIGHWAY, CAUSES A PORTION OF THE DRIVEWAY TO APPARENTLY ENCROACH ONTO THE SUBJECT PROPERTY. NO EASEMENT WAS FOUND FOR THIS BUT MAY BE SUBJECT TO SUCH RIGHTS OR APPARENT ACCESS EASEMENT LEADING TO BOTH THE SUBJECT PROPERTY AND THE ADJOINING PROPERTY ALONG THE FORMER NILES ROAD (ABANDONED) PER THE DRIVEWAY REALIGNMENT DESIGN BY CDOT DEPICTED ON MAP REF G AND DESCRIBED IN DEED VOL. 140 AT PAGE 271.

MAP REFERENCES

- "PROPERTY SURVEY PROPOSED LOT SPLIT, 1947 CENTER GROTON ROAD, LEDYARD, CT, SHEET 1 OF 1, SCALE 1"=50', DATED MAY 30, 2017, REVISED AUGUST 2017, PREPARED BY WESTCOTT AND MAPES, INC., NEW HAVEN, CT, AND FILED AS MAP#2923 IN THE TOWN OF LEDYARD CLERKS' OFFICE.
- "PROPERTY SURVEY PROPERTY OF MAUREEN RUTH MARSH, 1947 CENTER GROTON ROAD, CONNECTICUT ROUTE 117, LEDYARD, CT, SCALE 1"=50', DATED FEBRUARY 18, 2004, REVISED 12/19/2006, PREPARED BY DICESARE BENTLEY.
- "CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, TOWN OF LEDYARD, CENTER GROTON ROAD, FROM THE GROTON TOWN LINE NORTHERLY TO THE COLONEL LEDYARD HIGHWAY" SHEETS 12, 13 AND 14 OF 14, SCALE 1"=40', DATED APRIL 1987, NOTED PRELIMINARY.
- "PLAN SHOWING SUBDIVISION PROPERTY OF BRIAN R. BENNETT AND BERNADINE R. BENNETT, 719 COLONEL LEDYARD HIGHWAY, LEDYARD CT, SCALE 1"=40', DATED MAY 2011 REVISED AUGUST 1, 2011 BY DIETER & GARDNER.
- "PROPERTY/TOPOGRAPHIC SURVEY, 1939 CENTER GROTON ROAD, LEDYARD CT, SCALE 1"=30', DATED 9/22/2005, BY WESTCOTT AND MAPES, INC.
- "PROPERTY OF BRIAN R. BENNETT AND BERNADINE R. BENNETT, CONNECTICUT ROUTE 117, LEDYARD CT, SCALE 1"=50', DATED OCT 1988, BY JOHN KOPKO JR. & ASSOCIATES".
- "TOWN OF LEDYARD MAP SHOWING LAND ACQUIRED FROM HENRY W. MARSH ET AL, BY THE STATE OF CONNECTICUT, RECONSTRUCTION OF CONN. 117" SCALE 1"=40', DATED APRIL 1983, REVISED 11/8/1988, TOWN NO. 71, PROJECT NO. 71-73, SERIAL NO. 68, SHEET 1 OF 1 AND FILED IN THE TOWN OF LEDYARD CLERKS' OFFICE AS VOL. 140 PG. 271.
- "PROPERTY/TOPOGRAPHIC SURVEY, LAND OF 1947 CENTER GROTON ROAD, LLC, 1947 CENTER GROTON ROAD, TOWN OF LEDYARD, COUNTY OF NEW LONDON, STATE OF CONNECTICUT" SCALE: 1"=40', DATE: 01/13/2026, REVISED 5-19-2026. SHEET EX-1. PREPARED BY BL COMPANIES, MERIDEN, CT.

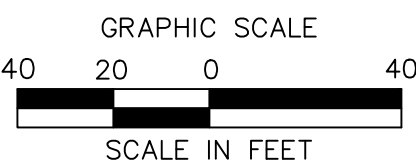


TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Donald A. Smith

DONALD A. SMITH, L.S. #70206

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.



LAND OF
1947 CENTER GROTON ROAD, LLC
1947 CENTER GROTON ROAD
TOWN OF LEDYARD, COUNTY OF NEW LONDON,
STATE OF CONNECTICUT

Architecture
Engineering
Environmental
Land Surveying
BL Companies
355 Research Parkway
Meriden, CT 06450
(203) 630-1406

REVISIONS
No. Date
Drawn K.S., J.T.
Reviewed D.A.S.
Scale 1"=40'
Project No. 2502197
Date 06/16/26
CAD File: BS250219701
Title
LOT LINE MODIFICATION PLAN
Sheet No.

BS-1