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REVISION TABLE	DATE	REVISION	BY	1

PROPERTY SURVEY
OF
1363 BALDWIN HILL ROAD
LEDYARD, CT
PREPARED FOR
RVE PROPERTIES

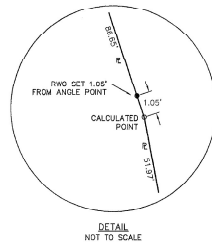
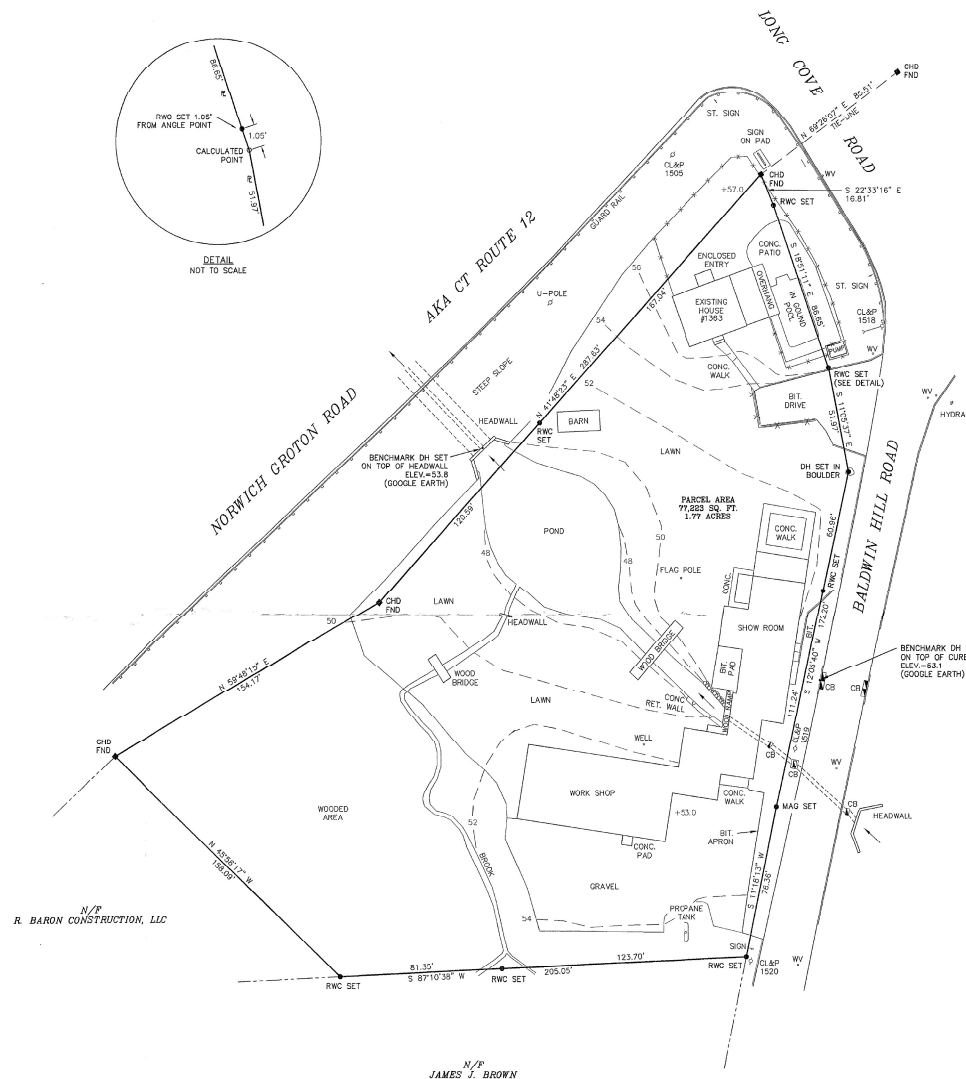
SHEET No.	1
SCALE:	1" = 30'
DATE:	January 10, 2020
PROJECT NO.	20-001
TITLE:	2020/DA/KENT
DRAWN BY:	RBK/NT/404
SURVEYED BY:	JS UC
DRAWN BY:	TJ JS

NOTES

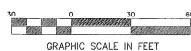
1. THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 36-200-1 THROUGH 36-200-20, "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY SURVEY. THE SURVEY'S DETERMINATION OF ACCURACY IS DEPENDENT SURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO CLASS 4-5 AND VERTICAL 1-2.
2. REFERENCE IS MADE TO TOWN OF LEDYARD LAND EVIDENCE RECORDS VOLUME 245 AT PAGES 696-697.
3. THE BASIS FOR BEARINGS WAS TAKEN FROM MAP REFERENCE #1.
4. THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF LEDYARD OF ZONE DISTRICT.
5. THE SUBJECT PROPERTY IS LOCATED IN HIGHWAY 77/16 AF, 77/16 AF, AND ZONE X.
6. THE SUBJECT PROPERTY IS SHOWN ON THE TOWN OF LEDYARD TAX ASSESSOR MAP AS P.L.M. 121-140-1363 AND HAS AN ASSIGNED STREET ADDRESS OF 1363 BALDWIN HILL ROAD.
7. ELEVATION DATUM IS APPROXIMATE GOOGLE EARTH.
8. THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEYS CONDUCTED IN JANUARY 2020. RECORD TITLE AND ADJOINER INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS IN JANUARY 2020.

MAP REFERENCES

1. "MAP SHOWING LAND OWNED BY WILLIAM J. AND ELMOR EMBELL, DOUGLASS ON ROUTE NO. 12 IN LEDYARD, CONNECTICUT, OCTOBER 5, 1875, SCALE 1"=40"
2. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF LEDYARD, NORWICH-GROTON ROAD FROM THE GROTON TOWN LINE NORTHERLY TO LONG COVE ROAD, SCALE 1"=40", MAP NUMBER 71-12, SHEET 3 OF 3, OCT. 11, 1955"
3. "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, NEW LONDON COUNTY, CONNECTICUT, ALL JURISDICTIONS, PANEL 304 OF 554, MAP NUMBER 0901003024, EFFECTIVE DATE AUGUST 5, 2013, FEDERAL EMERGENCY MANAGEMENT AGENCY"



LEGEND	
	PROPERTY LINE
	APPROX. ADJUTERS LINE
	EXISTING CONTOURS
	FENCE
	UTILITY POLE
	CONCRETE
	BITUMINOUS
	WATER VALVE
	CATCH BASIN
	SPOT GRADE
	UT. HWT. SURV. MONUMENT PLUMB
	REBAR W/CAP OR DRILL HOLE SET
	RWC / DH SET



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT
AS NOTED HEREON
JEROME J. DEMPSEY, L.S. 18441