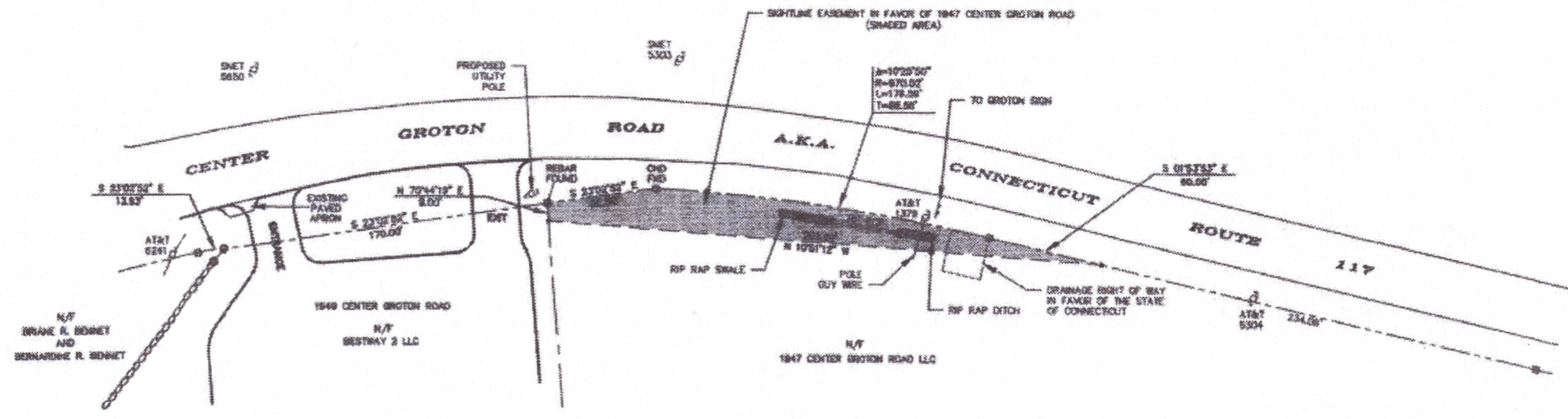
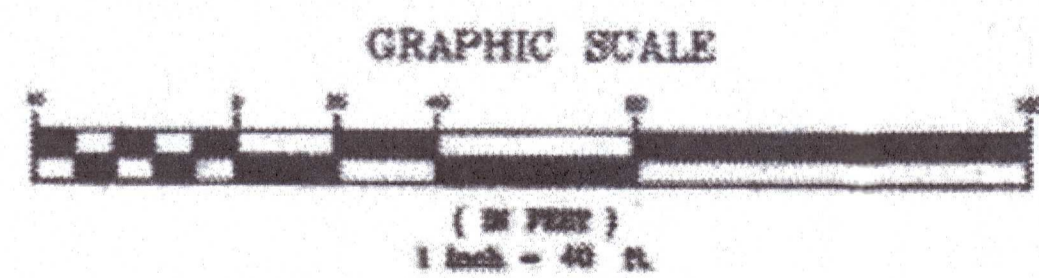


- MAP REFERENCES:
- 1) MAP SHOWING PROPERTY OF BRANE R. & BERNARDINE R. BIDNET CONNECTICUT ROUTE 117 LEDYARD, CONNECTICUT PREPARED BY JOHN KOPKO JR. & ASSOCIATES INC. DATE: OCT. 1988 SCALE: 1"=50' SHEET 1 OF 1.
 - 2) CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP TOWN OF LEDYARD CENTER GROTON ROAD FROM THE GROTON TOWN LINE NORTHERLY TO TO THE COLONEL LEDYARD HIGHWAY SCALE 1"=40' DATE 5/88 NUMBER 71-18 SHEET NO. 14 OF 14.
 - 3) PROPERTY SURVEY PROPERTY OF MAUREN RUDY MARCH 1947 CENTER GROTON ROAD (CONNECTICUT ROUTE 117) LEDYARD, CONNECTICUT SCALE: 1"=50' DATE: FEBRUARY 16, 2004 SACISARE-BONLEY ENGINEERS, INC. SHEET 1 OF 1.
 - 4) PROPERTY SURVEY PROPOSED LOT SPLIT 1947 CENTER GROTON ROAD LEDYARD, CONNECTICUT DATE 5/30/2017 SCALE 1"=50' SHEET NO. 1 OF 1 PROJECT NO. 17-056-00 WESTCOTT AND MAPES, INC.



LEGEND

-----	STONE WALL
-----	PROPERTY LINE
-----	STREET LINE
⊕	UTILITY POLE
⊕ PND	CONNECTICUT HIGHWAY DEPARTMENT MONUMENT FOUND
⊕	CONNECTICUT HIGHWAY DEPARTMENT MONUMENT NOT FOUND



**SIGHTLINE EASEMENT PLAN
OVER PROPERTY OF
1947 CENTER GROTON ROAD LLC
IN FAVOR OF
1949 CENTER GROTON ROAD
CONNECTICUT ROUTE 117
A.K.A.
CENTER GROTON ROAD
LEDYARD, CONNECTICUT
SCALE: 1"=40'
APRIL 2018**

THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY.

NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS BEING ACCURATELY LOCATED OR DEPICTED.

THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN. JOB# 17-0326.DWG FWK/JES

THIS IS AN ORIGINAL MAP OR PLAN PREPARED BY DIETER & GARDNER SURVEYORS

DIETER & GARDNER
LAND SURVEYORS & PLANNERS
P.O. BOX 555
1641 ROUTE 12
GALES FERRY, CT. 06335
(860) 484-7426
FAX (860) 464-0228
EMAIL: DIETER.GARDNER@DIETNET

INSTR # M201800036
VOL 2018 PG 2903
RECORDED 12/12/2018 01:27:22 PM
PATRICIA A. RILEY, TOWN CLERK LEDYARD CT

THIS DRAWING AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-20A-1 THROUGH 20-20A-4 OF THE CONSTITUTION OF THE STATE OF CONNECTICUT AS AMENDED BY THE STATE OF CONNECTICUT. THE SURVEYOR, INC. IT IS A NECESSARY SURVEY CONFORMING TO THE REQUIREMENTS OF THE STATE OF CONNECTICUT. THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

DATE: APRIL 26, 2018

RECEIVED
MAY 21 2026
Land Use Department

MAP REFERENCES

- A. MAP ENTITLED "PROPERTY SURVEY PROPERTY OF MAUREEN RUTH MARSH 1947 CENTER GROTON ROAD (CONNECTICUT ROUTE 117) LEDYARD, CONNECTICUT" SCALE 1"=50' DATED FEBRUARY 16, 2004 REVISED TO 12/19/06 BY DIGESARE-BENTLEY.
- B. MAP ENTITLED "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 4/87. (PRELIMINARY)
- C. MAP ENTITLED "PLAN SHOWING SUBDIVISION PROPERTY OF BRIANE R. BENNET AND BERNARDINE R. BENNET 719 COLONEL LEDYARD HIGHWAY LEDYARD, CONNECTICUT" SCALE 1"=40' DATED MAY 2011 REVISED TO AUGUST 1, 2011 BY DIETER & GARDNER.
- D. MAP ENTITLED "PROPERTY/TOPOGRAPHIC SURVEY 1939 CENTER GROTON ROAD LEDYARD, CONNECTICUT" SCALE 1"=30' DATED 9/22/05 BY WESTCOTT AND MAPES, INC.
- E. MAP ENTITLED "MAP SHOWING PROPERTY OF BRIANE R. & BERNARDINE R. BENNET CONNECTICUT ROUTE 117 LEDYARD, CONNECTICUT" SCALE 1"=50' DATED OCT. 1988 BY JOHN KOPKO JR. & ASSOC.
- F. MAP ENTITLED "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 TO 11-8-84.
- G. MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP NEW LONDON COUNTY, CONNECTICUT ALL JURISDICTIONS" PANEL 359 OF 554 MAP NUMBER 09011C0359G EFFECTIVE DATE JULY 18, 2011.

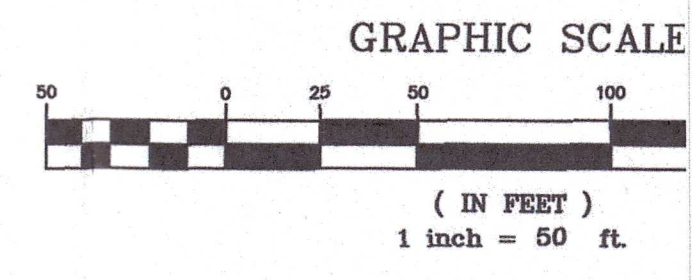
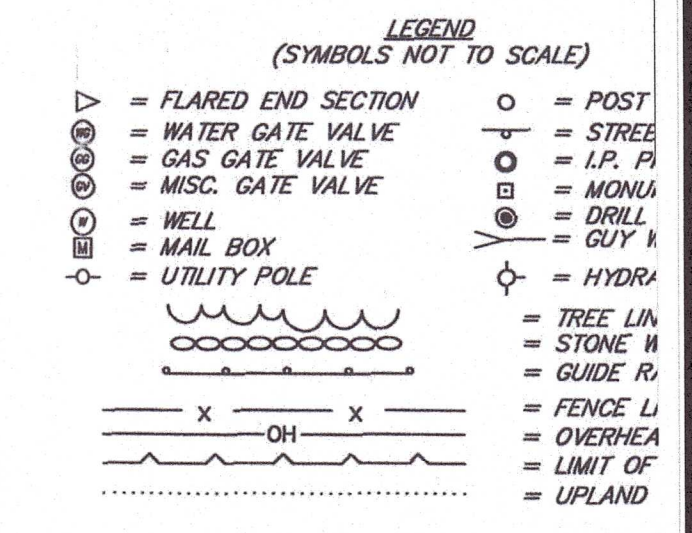
NOTES

1. THIS SURVEY 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, 1998. SURVEY TYPE: BOUNDARY SURVEY-PROPOSED LOT SPLIT. BOUNDARY DETERMINATION CATEGORY: THIS SURVEY IS A DEPENDANT RESURVEY.
- OVERALL PROPERTY LINES DEPICTED ON THIS SURVEY ARE BASED ON MAP REFERENCE A, AND DO NOT REPRESENT AN OPINION BY THE SURVEYOR.
- THE OVERALL SUBJECT PARCEL HAS A CLOSURE ERROR OF 0.07'.
- PROPOSED LOT SPLIT LINES ARE ORIGINAL.
- THIS SURVEY CONFORMS TO A HORIZONTAL ACCURACY OF A-2.
- THE PURPOSE OF THIS SURVEY IS TO DEPICT A PROPOSED LOT SPLIT AND SOME EXISTING CONDITIONS ON THE SUBJECT PARCEL AS OF THE DATE OF THE SURVEY.
- NOTES FROM MAP REFERENCE A, PAROL TESTIMONY FROM THE PREVIOUS PROPERTY OWNER AND DEED RESEARCH APPEAR TO INDICATE THAT THIS PARCEL IS A PORTION OF AN OVERALL 48 ACRE PARCEL, (L.L.R. VOL. 5, PG. 162), DATED 10/24/1876. THE SUBJECT PARCEL APPEARS TO HAVE BEEN MIS-IDENTIFIED AS CONTAINING 35 ACRES IN SEVERAL DEEDS DATING BACK TO 1950, (L.L.R. VOL. 19, PG. 168), UNTIL IT WAS SURVEYED IN 2004. (MAP REFERENCE A).
- NO RECORD OF ANY SPLITS OR SUBDIVISION CAN BE FOUND SINCE 1950.
2. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND DEED INFORMATION.
3. BEARINGS AND COORDINATES ON THIS SURVEY ARE BASED ON MAP REFERENCE A.
4. NILES ROAD WAS ABANDONED BY PLANNING COMMISSION VOTE 5-0 ON NOVEMBER 5, 2009 AND DURING TOWN COUNCIL MEETING VOTE 9-0 ON FEBRUARY 24, 2010.
5. SOME PLANIMETRICS SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY WESTCOTT AND MAPES. NILES ROAD R.O.W., RIP-RAP DRAINAGE DITCH, STONE WALLS, DRIVEWAYS, LEDGES AND REMAINS OF BUILDINGS WERE DIGITIZED FROM MAP REFERENCE A.
6. FIELD WORK BY WESTCOTT AND MAPES COMPLETED DURING THE MONTH OF JUNE, 2017.
7. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL FACTS THAT MAY BE REVEALED BY A CURRENT AND ACCURATE TITLE COMMITMENT.
- A. A PORTION OF THE SOUTHERLY PROPERTY LINE APPEARS TO HAVE BEEN REVISED TO THE CENTER OF THE ABANDONED NILES ROAD. THIS HAS CAUSED A PORTION OF THE DRIVEWAY TO 1939 CENTER GROTON ROAD TO ENCRoACH THE SUBJECT PROPERTY LINE. NO EASEMENT HAS BEEN FOUND FOR THIS ENCRoACHMENT.
- B. DRAINAGE EASEMENT TO THE STATE OF CONNECTICUT AS DEPICTED ON MAP REFERENCE A AND F, AND DESCRIBED IN L.L.R. VOL. 140, PG. 271.
- C. SLOPE, GRADING, DRAINAGE AND CONSTRUCTION EASEMENTS AS DEPICTED ON MAP REFERENCE F.
8. THE SUBJECT PARCEL IS CURRENTLY OWNED BY 1947 CENTER GROTON ROAD, LLC.
9. THE SUBJECT PARCEL IS LOCATED IN THE "LCV1" DISTRICT OF THE TOWN OF LEDYARD. ZONING INFORMATION SHOWN HEREON IS TAKEN FROM RECORD PLANS, DEEDS AND TOWN ZONING ORDINANCES AND DOES NOT REPRESENT AN OPINION BY THE SURVEYOR.
10. AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP REFERENCED IN MAP REFERENCE G, THE SUBJECT PARCEL IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
11. WETLANDS FLAGS WERE SET IN THE FIELD BY SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC. ON JUNE 1, 2017.
12. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION, INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE, WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
13. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC...) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS, EXISTING STRUCTURES, AND/OR EXISTING DRAWINGS.
14. UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
15. ALL BUILDINGS AND STRUCTURES WERE LOCATED AND MEASURED AT GROUND LEVEL. THE SURVEYOR MAKES NO DETERMINATIONS OR GUARANTEES AS TO THE ABSENCE, EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES, FOUNDATIONS, FOOTINGS, PROJECTIONS, WALLS, TANKS, SEPTIC SYSTEMS, ETC. NO TEST PITS, EXCAVATIONS OR GROUND PENETRATING RADAR WERE PERFORMED AS PART OF THIS SURVEY.
16. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. UNLESS NOTED BELOW, SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPLETE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON.

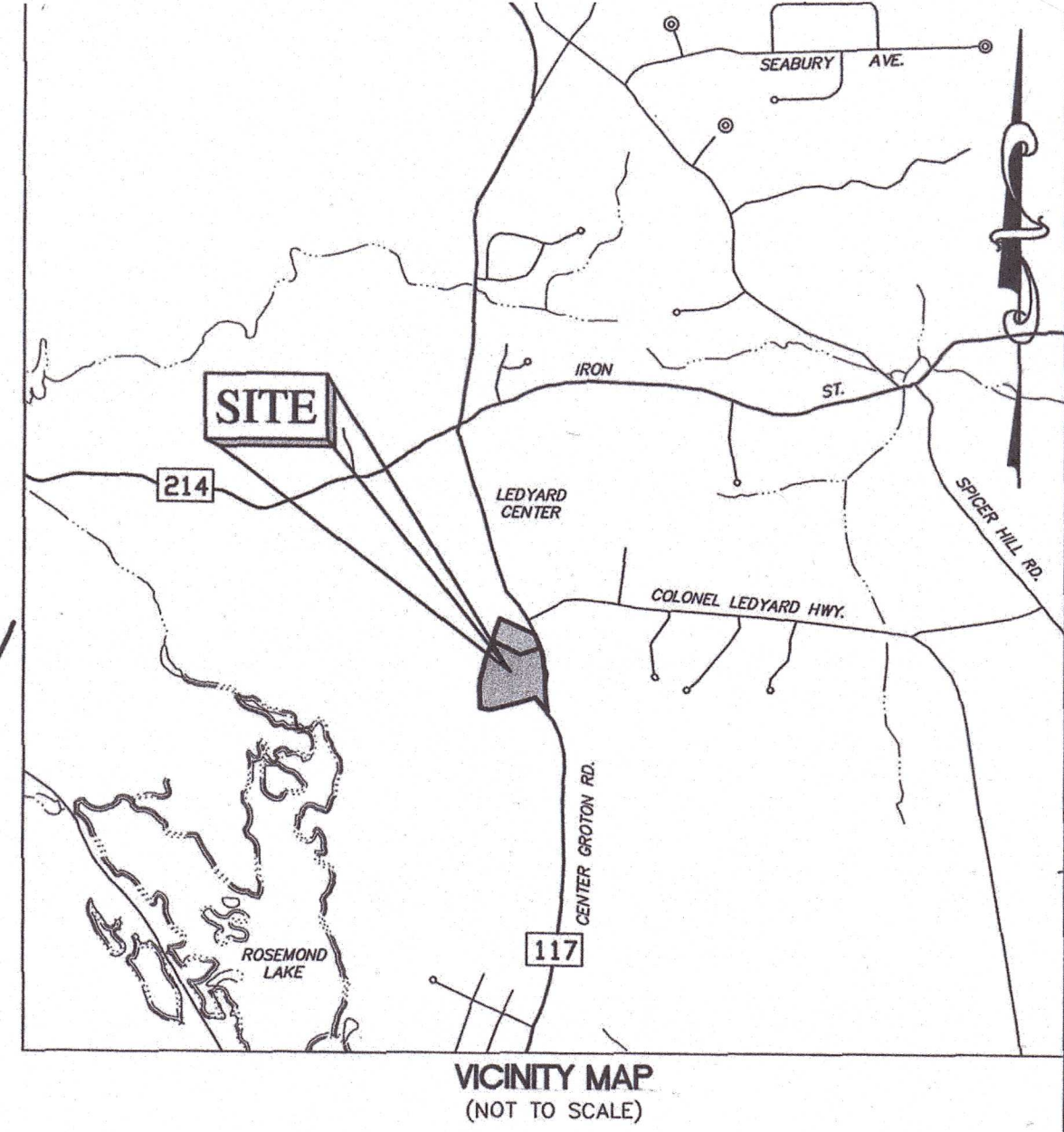
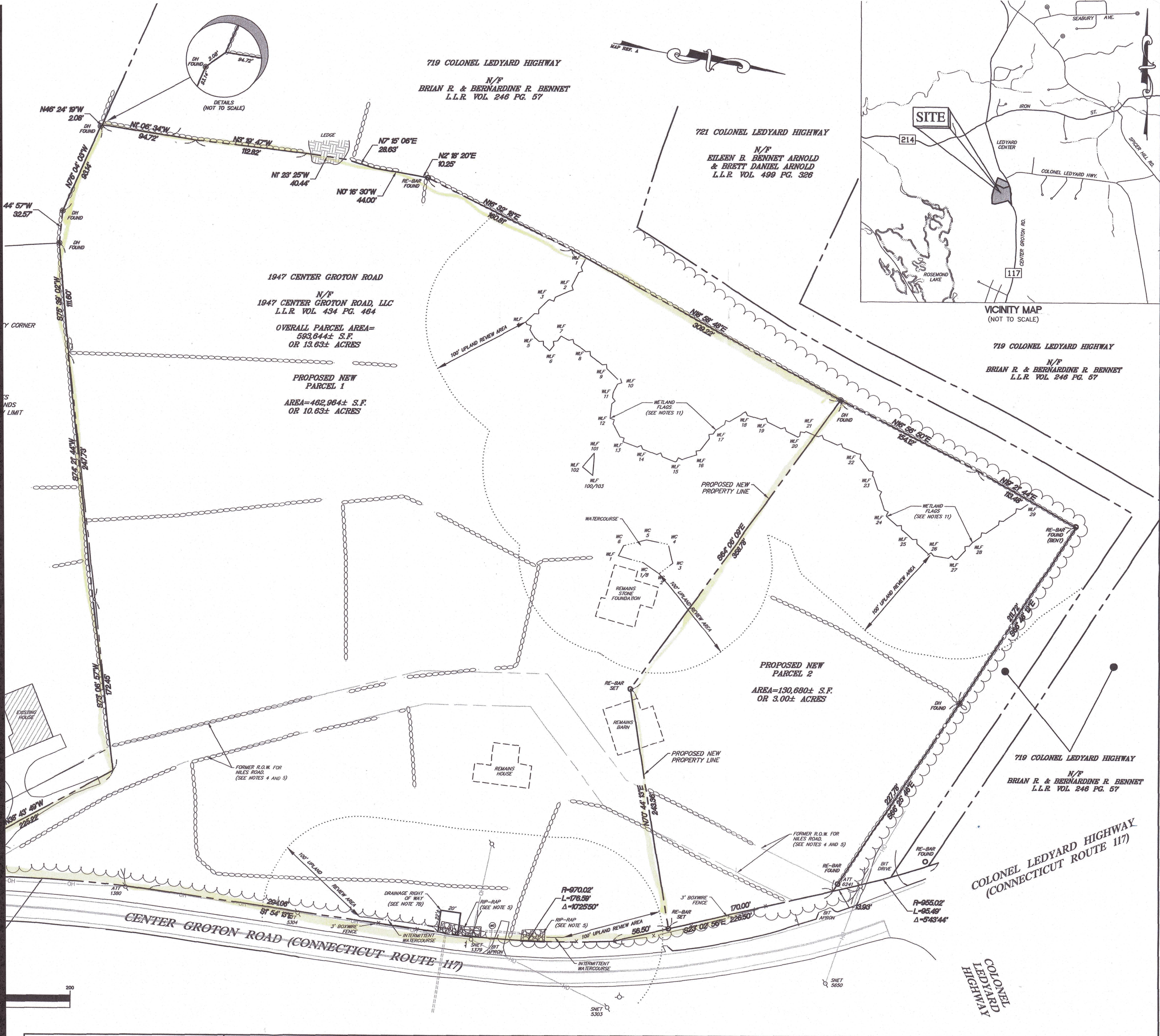
THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.

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

Robert M. Maguire
 ROBERT M. MAGUIRE, L.S. CONNECTICUT LICENSE NO. 70217
 DATE 6/13/17



THE INFORMATION CONTAINED HEREIN IS THE PROPRIETARY AND CONFIDENTIAL PROPERTY OF WESTCOTT AND MAPES. REPRODUCTIONS, PUBLICATION, DISTRIBUTION OR DUPLICATION IN WHOLE OR IN PART REQUIRES THE WRITTEN PERMISSION OF WESTCOTT AND MAPES, INC. THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE LIVE SIGNATURE AND SEAL OF THE DESIGNATED LICENSED PROFESSIONAL. UNAUTHORIZED USE, DISTRIBUTION AND/OR DUPLICATION SAID INFORMATION WILL RESULT IN SUBSTANTIAL DAMAGE TO WESTCOTT AND MAPES, INC. FOR WHICH YOU MAY BE LIA



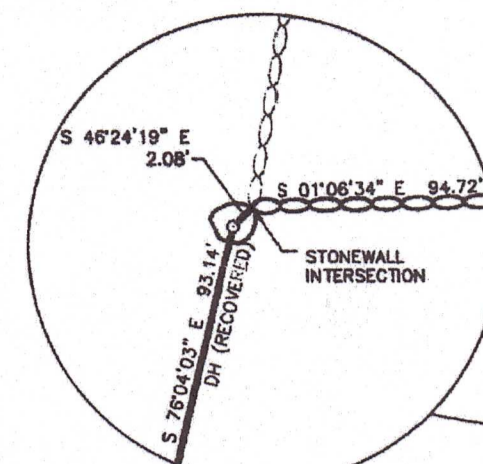
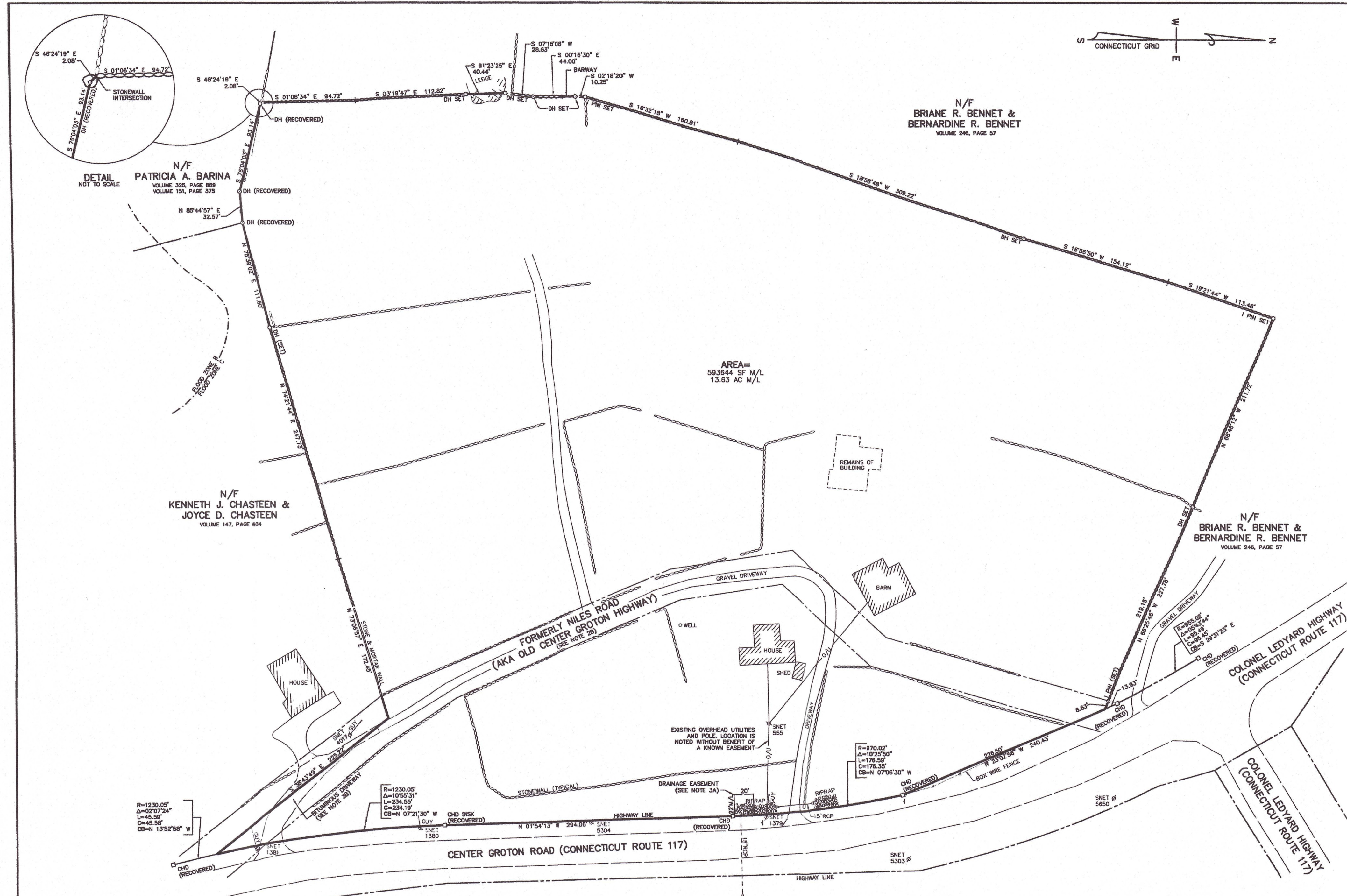
Revisions			Project Title
No.	Date	Description	
			1947 CENTER GROTON ROAD LEDYARD, CONNECTICUT

Westcott and Mapes, Inc.
 Consulting Engineers since 1916

142 Temple Street
 New Haven, CT 06510
 TEL (203) 789-1260 • FAX (203) 789-8261
 E-mail address: westcottandmapes@aol.com

**PROPERTY SURVEY
 PROPOSED
 LOT SPLIT**

Designed	RM	Date	5/30/2017
Drawn	RM	Scale	1" = 50'
Approved	RM	Project No.	17-058-00
File Name	1705800base.dwg	Sheet No.	1 of 1



N/F PATRICIA A. BARINA
 VOLUME 326, PAGE 889
 VOLUME 151, PAGE 375

N/F KENNETH J. CHASTEEN & JOYCE D. CHASTEEN
 VOLUME 147, PAGE 804

N/F BRIANE R. BENNET & BERNARDINE R. BENNET
 VOLUME 246, PAGE 57

N/F BRIANE R. BENNET & BERNARDINE R. BENNET
 VOLUME 246, PAGE 57

AREA =
 593644 SF M/L
 13.63 AC M/L

- LEGEND**
- AC ACRES
 - IPN JS REBAR WITH CAP STAMPED "DICESARE BENTLEY ENG"
 - RCF REINFORCED CONCRETE PIPE
 - INV INVERT
 - M/L MORE OR LESS
 - N/F NOW OR FORMERLY
 - SF SQUARE FEET
 - UP UTILITY POLE
 - DH DRILL HOLE
 - CHD CONNECTICUT HIGHWAY DEPARTMENT MONUMENT
 - SIGN

COPYRIGHT © DICESARE - BENTLEY ENGINEERS, INC.
 THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND HAVE BEEN PREPARED SPECIFICALLY FOR THE OWNER FOR THIS PROJECT AT THIS SITE, AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THE ENGINEER.

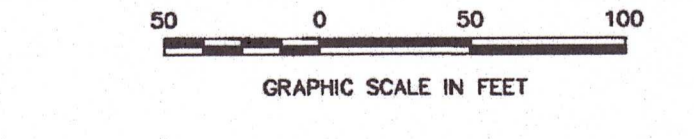
SURVEY CERTIFICATION

I, MICHAEL J. SCANLON, A REGISTERED LAND SURVEYOR, LICENSE NO. 14662, IN AND FOR THE STATE OF CONNECTICUT AND LEGALLY DOING BUSINESS IN NEW LONDON COUNTY, DOES HEREBY CERTIFY TO PEOPLE'S BANK, ITS SUCCESSORS AND/OR ASSIGNS, CONNECTICUT ATTORNEY'S TITLE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AND 1947 CENTER GROTON ROAD, LLC, ITS SUCCESSORS AND/OR ASSIGNS:

- (1) THIS MAP REPRESENTS A TRUE AND ACCURATE SURVEY MADE BY ME IN FEBRUARY 2004 AND UPDATED ON DECEMBER 19, 2006.
- (2) THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN HEREON ARE ACCURATE.
- (3) THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
- (4) THE AREA OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDING AND IMPROVEMENTS AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY ARE AS SHOWN AND ALL BUILDINGS AND IMPROVEMENTS ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET-BACK LINES OF THE PROPERTY.
- (5) THERE ARE NO VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS AND IMPROVEMENTS.
- (6) THERE ARE NO APPARENT EASEMENTS OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME OTHER THAN THOSE SHOWN AND DEPICTED ON THE SURVEY (SEE SURVEY NOTES 25, 3A & 3B).
- (7) THERE ARE NO ENCROACHMENTS ON THE ADJOINING PROPERTIES, OR STREETS, BY ANY OF SAID BUILDINGS, STRUCTURES AND IMPROVEMENTS.

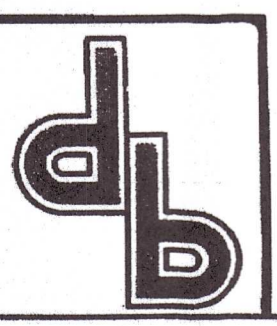
- (8) THERE ARE NO VISIBLE ENCROACHMENTS ON SAID DESCRIBED PROPERTY BY STREETS, ALLEYS OR BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY.
- (9) ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS, OR ARE LOCATED ON-SITE (SEPTIC & WATER).
- (10) THE PARCEL DESCRIBED IN THIS SURVEY DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH ANY MAPS ENTITLED: "FLOOD INSURANCE RATE MAP" OR "FLOOD HAZARD FLOODWAY BOUNDARY MAP," "FLOOD HAZARD BOUNDARY MAP" OR "FLOOD BOUNDARY AND FLOODWAY MAP" PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR A FLOOD HAZARD BOUNDARY MAP PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- (11) THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY KNOWN AS CENTER GROTON ROAD, CONNECTICUT ROUTE 117.
- (12) THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY DOES NOT FORM A MATHEMATICALLY CLOSED POLYGON.

MICHAEL J. SCANLON
 REGISTRATION NO. 14662
 DATE: DECEMBER 19, 2006



NO	DATE	DESCRIPTION
2	12/19/06	UPDATE & LONG FORM CERTIFICATION
1	02/25/04	DISTANCE CORRECTED

THIS IS AN ORIGINAL ON MYLAR
 PREPARED BY DICESARE-BENTLEY ENG., INC.



NOTES

1. THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-308B-1 THROUGH 20-308B-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 A PERIMETER SURVEY. THE BOUNDARY DETERMINATION CATEGORY IS FIRST SURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO CLASS 1-2.
- NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS THE PRINT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW OR THEREON.
2. REFERENCE IS MADE TO LEDYARD LAND EVIDENCE RECORDS VOLUME 204 AT PAGE 801 FOR A QUIT CLAIM DEED DATED NOVEMBER 2, 1885 REGARDING RECORD TITLE TO THE SUBJECT PROPERTY. IT IS THE SURVEYOR'S PROFESSIONAL OPINION THAT THE PROPERTY DESCRIPTION CONTAINED IN THE DEED IS ERRONEOUS WITH RESPECT TO THE CALL FOR 35 ACRES. THE PERIMETER BOUNDARY ESTABLISHED BY THIS SURVEY CONTAINS AN AREA OF 13.63 ACRES.
- A. AS TO LAND WESTERLY OF NILES ROAD
 REFERENCE IS MADE TO A DEED FROM ROBERT CHAPMAN TO TIMOTHY TUTTLE DATED MAY 3, 1813 AND RECORDED IN THE GROTON LAND RECORDS AT VOLUME 18 PAGE 61 FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY ON THE WESTERLY SIDE OF NILES ROAD. THIS 10 ACRE PARCEL IS A PORTION OF A 38 ACRE PARCEL CONTAINED IN 48 (38 + 8 + 4) ACRES OF REAL ESTATE IDENTIFIED IN THE INVENTORY OF THE REVEREND TIMOTHY TUTTLE ESTATE RECORDED IN LEDYARD PROBATE JOURNAL VOLUME 2 RECORDS 1859-1897 AT PAGES 190-191 DATED SEPTEMBER 27, 1864.
- B. AS TO LAND SHOWN AS NILES ROAD
 NILES ROAD (AKA CENTER GROTON HIGHWAY) WAS PRESUMABLY ABANDONED BY THE TOWN OF LEDYARD UPON THE FIRST RELOCATION OF CENTER GROTON ROAD. REFERENCE IS MADE TO A WARRANTY DEED DATED JULY 22, 1941 FROM CHESTER L. PRICE TO THE TOWN OF LEDYARD RECORDED IN THE LEDYARD LAND RECORDS IN VOLUME 15 AT PAGE 631 FOR A DEDICATION OF LAND FOR HIGHWAY PURPOSES. NO DEED OR OTHER DOCUMENT WAS FOUND EITHER ACKNOWLEDGING OR TRANSFERRING FEE TITLE TO THE ABANDONED PORTION OF THE BED OF NILES ROAD ALTHOUGH SUCH A DOCUMENT MAY EXIST.
- C. AS TO LAND EASTERLY OF NILES ROAD AND WESTERLY OF THE PRESENT LOCATION OF CENTER GROTON ROAD
 THIS PARCEL IS ALSO A PORTION OF THE 38 ACRE PARCEL CONTAINED IN 48 (38 + 8 + 4) ACRES OF REAL ESTATE IDENTIFIED IN THE INVENTORY OF THE REVEREND TIMOTHY TUTTLE ESTATE RECORDED IN LEDYARD PROBATE JOURNAL VOLUME 2 RECORDS 1859-1897 AT PAGES 190-191 DATED SEPTEMBER 27, 1864. THE EASTERLY LINE OF THIS PARCEL WAS ESTABLISHED PURSUANT TO A WARRANTY DEED DATED NOVEMBER 20, 1884 FROM HENRY W. MARSH AND IVA V. MARSH TO THE STATE OF CONNECTICUT FOR THE CONSTRUCTION OF PRESENT CENTER GROTON ROAD.
- D. AS TO ALL PARCELS
 THIS PROPERTY IS A PORTION OF 48 ACRES OF PROPERTY CONVEYED BY HARRIET N. SMITH (DAUGHTER OF REV. TIMOTHY TUTTLE) BY WARRANTY DEED TO EDWARD COOK RECORDED IN LEDYARD LAND RECORDS VOLUME 5 AT PAGE 182 DATED OCTOBER 24, 1874. IT IS NOTED THAT NO RECORD OF TRANSFERRING TITLE FROM THE ESTATE OF REV. TIMOTHY TUTTLE TO HARRIET N. SMITH WAS FOUND ALTHOUGH SUCH A RECORD MAY EXIST.

THE FOREGOING CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THIS SURVEY. THIS EXPRESSION OF PROFESSIONAL OPINION IS BASED UPON THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF AND WAS DEVELOPED IN ACCORDANCE WITH COMMONLY ACCEPTED PROCEDURES CONSISTENT WITH APPLICABLE STANDARDS OF PRACTICE. THE CERTIFYING SURVEYOR'S CONCLUSIONS ARE NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND SHOULD NOT BE CONSIDERED TO BE A SUBSTITUTE FOR THE CONCLUSIONS THAT MAY BE DRAWN FROM A MORE IN-DEPTH LEGAL ANALYSIS.

3. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO, OR MAY BENEFIT FROM, THE FOLLOWING:
 - A. SEE VOLUME 140 AT PAGE 271 FOR DRAINAGE AND SLOPE RIGHTS IN FAVOR OF THE STATE OF CONNECTICUT.
 - B. THE SOUTHERLY PORTION OF THE PARCEL SHOWN AS NILES ROAD MAY BE SUBJECT TO AND/OR BENEFIT BY AN APPARENT ACCESS EASEMENT LEADING TO BOTH THE SUBJECT PROPERTY AND ALSO LAND SHOWN AS "N/F KENNETH J. CHASTEEN AND JOYCE D. CHASTEEN" AS EVIDENCED BY THE EXISTING DRIVEWAY ACROSS THE PARCEL.
4. THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE LEDYARD CENTER DESIGN DISTRICT (FLOOD) ZONE DISTRICT.
5. "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP TOWN OF LEDYARD, CONNECTICUT NEW LONDON COUNTY PANEL 15 OF 20, COMMUNITY-PANEL NUMBER 090157 0015 B, MAP REVISED: APRIL 1, 1981, FEDERAL EMERGENCY MANAGEMENT AGENCY INDICATES THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN FLOOD HAZARD ZONE C.
6. THE SUBJECT PROPERTY IS SHOWN ON THE TOWN OF LEDYARD TAX ASSESSOR MAP 87, BLOCK 430 AS LOT 1847 AND HAS AN ASSIGNED STREET ADDRESS OF 1947 CENTER GROTON ROAD.
7. THE BASIS FOR BEARINGS IS BASED ON THE CONNECTICUT GRID COORDINATE SYSTEM, NAD27 BASED ON MAP REFERENCES 1 & 2.
8. THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY ON FEBRUARY 12, 2004 AND UPDATED DECEMBER 19, 2006. RECORD TITLE AND ADJOINER INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS ON JANUARY 29, 2004 AND UPDATED ON DECEMBER 19, 2006.

MAP REFERENCES

1. 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' APRIL 1983 TOWN NO. 71-73 SERIAL NO. 68 SHEET 1 OF 1.
2. PRELIMINARY CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP TOWN OF LEDYARD CENTER GROTON ROAD FROM THE GROTON TOWN LINES NORTHERLY TO THE COLONEL LEDYARD HIGHWAY SCALE 1"=40' NUMBER 71-18 SHEETS 13 AND 14 OF 14.
3. RESUBDIVISION OF LOT 1833 & 1835 PROPERTY OF NEWTON E. & HARRIET H. ROWLEY CENTER GROTON ROAD LEDYARD CONNECTICUT SCALE: 1"=50' SEPTEMBER 1973 DICESARE-BENTLEY-WELLING ENGRS. INC.

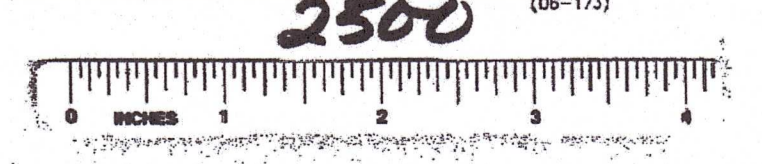
PROPERTY SURVEY
PROPERTY OF MAUREEN RUTH MARSH
1947 CENTER GROTON ROAD
(CONNECTICUT ROUTE 117)
LEDYARD, CONNECTICUT

SCALE: 1"=50'
 DATE: FEBRUARY 18, 2004

DICESARE-BENTLEY ENGINEERS, INC.
 100 FORT HILL ROAD
 GROTON, CONNECTICUT
 (860) 448-0400

RECEIVED FOR RECORD AT LEDYARD, CT ON 15 07 2006
 ATTY: [Signature] B.L. [Signature] TOWN CLERK

DWG. NO: 04-010.01 SHEET 1 OF 1



2500

DRAWING NUMBER 2720

APPROVED BY THE LEDYARD PLANNING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND. ALL IMPROVEMENTS SHALL BE COMPLETED BY 7/29/2016 DATE.

M. P. [Signature] CHAIRMAN OR SECRETARY DATE 3/20/2012

EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING COMMISSION ON _____ DATE _____

LOT NUMBERS ASSIGNED BY THE ASSESSOR: 721 ASSESSOR DATE 5/2/12

IWVC APPLICATION# 12-11

APPROVED, 6-7-11

NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)

NOT APPLICABLE AT THIS TIME. (WITHIN A REGULATED AREA; NO REGULATED ACTIVITY PROPOSED AT THIS TIME.)

Mary Ann Chinatti 10-21-11 WETLANDS OFFICER DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT: 12/13/11 DATE

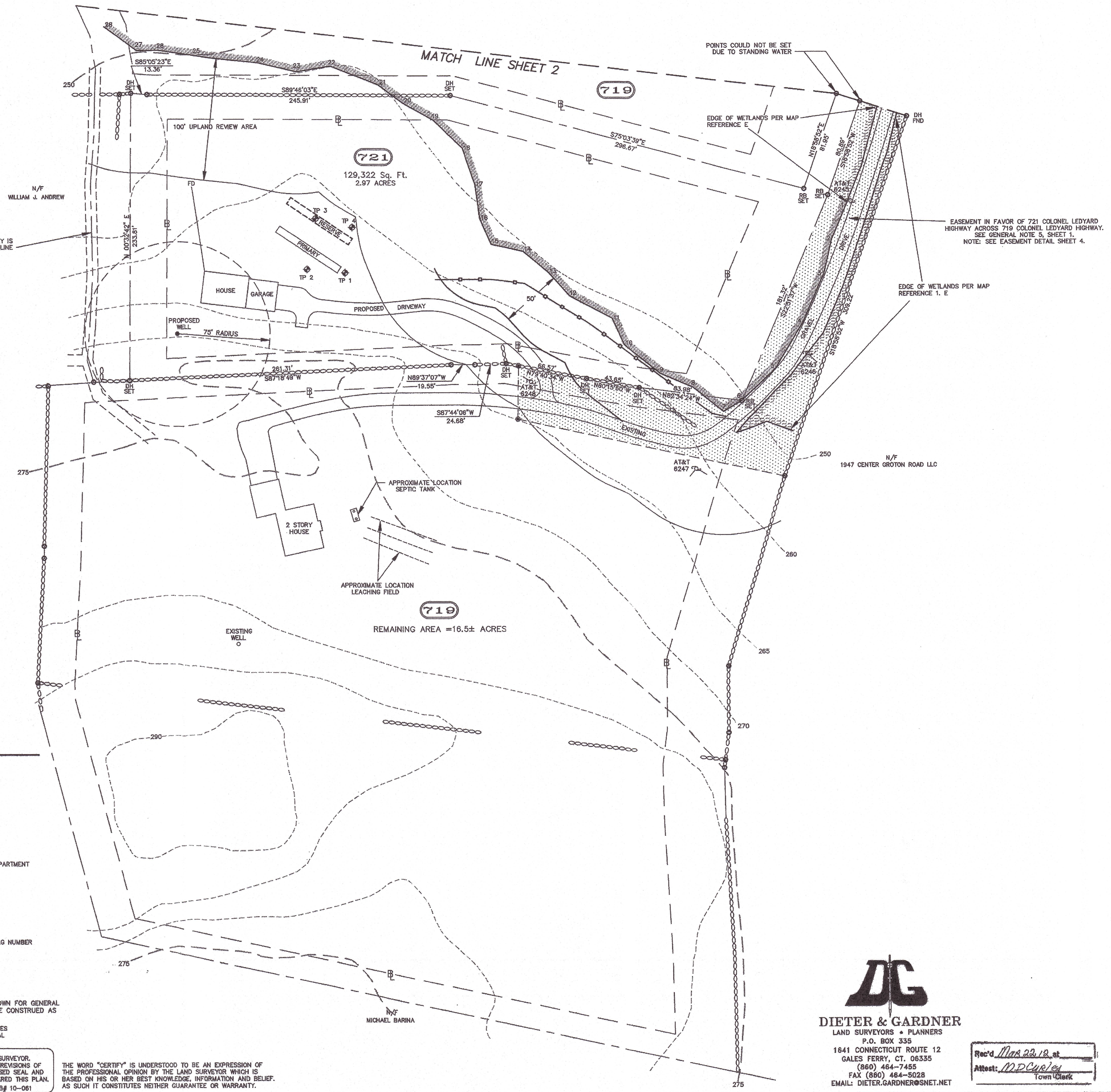
[Signature] PUBLIC WORKS DIRECTOR/TOWN ENGINEER DATE

EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING COMMISSION

SECRETARY OF THE LEDYARD PLANNING COMMISSION DATE _____

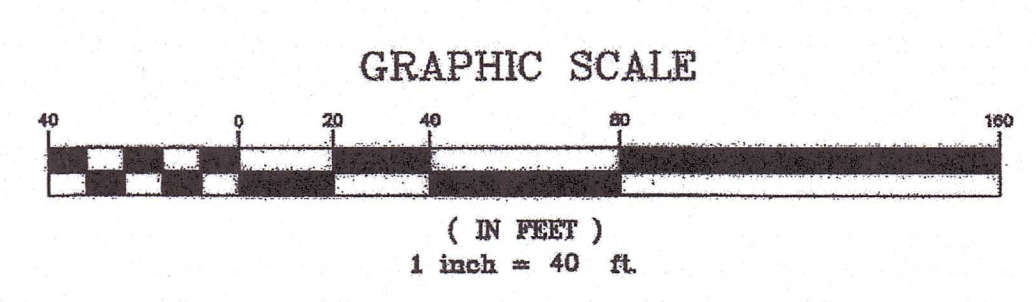
APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION: 3-22-12 DATE

[Signature] ZONING ENFORCEMENT OFFICER DATE



I HAVE REVIEWED THE INLAND WETLAND BOUNDARY AS DELINEATED I AM OF THE OPINION THAT THE WETLAND BOUNDARY IS SHOWN SUBSTANTIALLY CORRECT ON THIS MAP.

[Signature] 10/20/11
MICHAEL G. SCHAEFER
SOIL SCIENTIST



PLAN SHOWING
SUBDIVISION
PROPERTY OF
BRIANE R. BENNET
AND
BERNARDINE R. BENNET
719 COLONEL LEDYARD HIGHWAY
LEDYARD, CONNECTICUT
SCALE: 1"=40'
MAY 2011
REVISED AUGUST 1, 2011

DIETER & GARDNER
LAND SURVEYORS • PLANNERS
P.O. BOX 355
1641 CONNECTICUT ROUTE 12
GALES FERRY, CT. 06335
(860) 464-7455
FAX (860) 464-5028
EMAIL: DIETER.GARDNER@NET.NET

Rec'd Mar 29, 12 at
Attest: *[Signature]*
Town Clerk

TITLE: LAND SURVEYOR CT No. 14206
DATE: MAY 23, 2011
MAY 21 2026
Land Use Department

LEGEND

	STONE WALL
	PROPERTY LINE
	STREET LINE
	DRILL HOLE FOUND
	REBAR FND
	DRILL HOLE SET
	REBAR SET
	CONNECTICUT HIGHWAY DEPARTMENT MONUMENT FOUND
	UTILITY POLE
	EXISTING CONTOUR
	STREET ADDRESS
	EDGE OF WETLANDS & FLAG NUMBER
	BUILDING SETBACK LINE
	PROPOSED SILL FENCE

NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

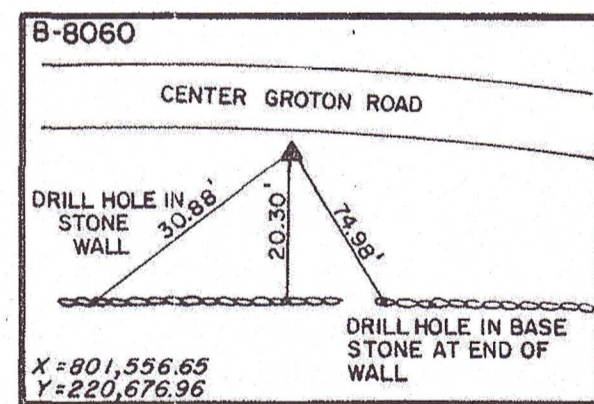
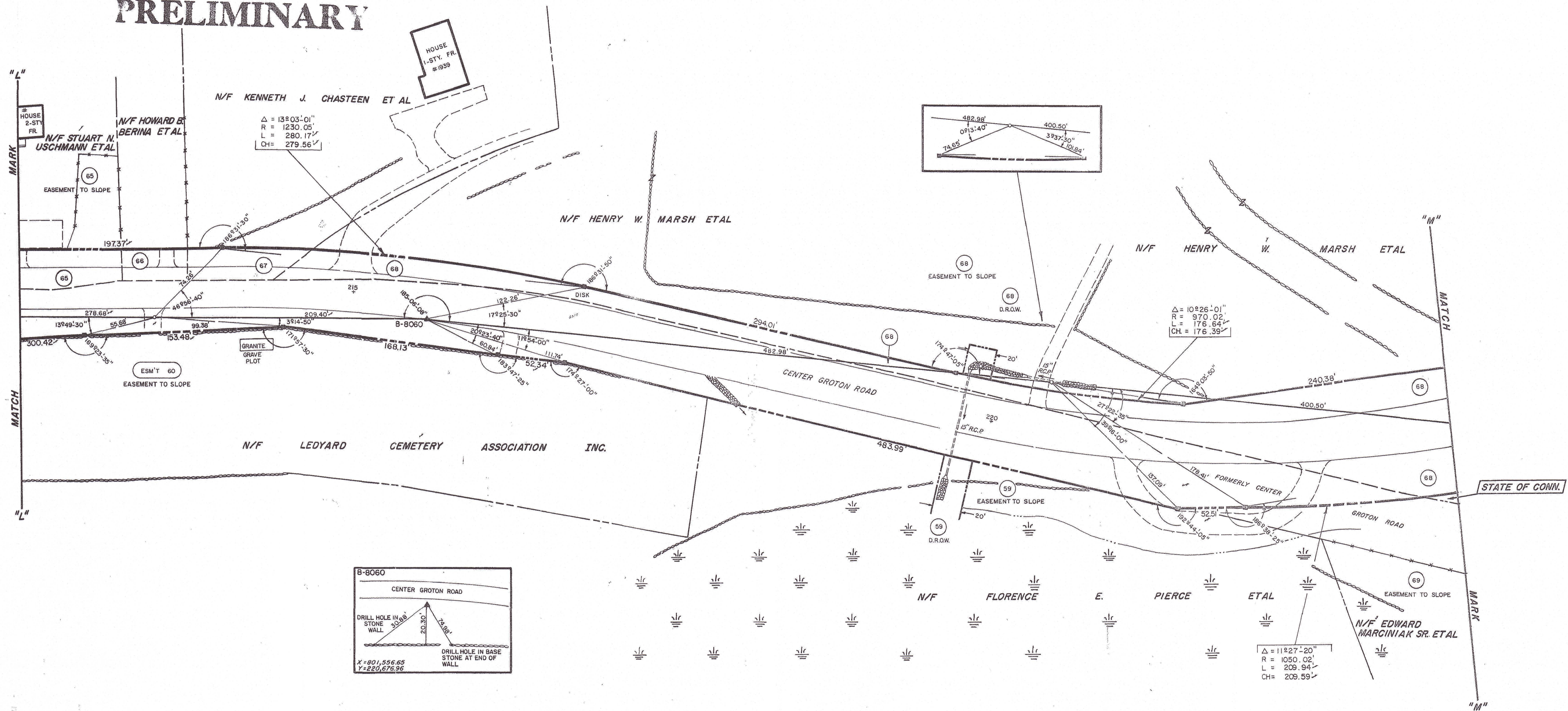
THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.

© THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN. JOB# 10-061

THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY.

2720

PRELIMINARY



PRELIMINARY

TIES AND BLOW-UPS SHOWN IN BOXES NOT TO SCALE. COORDINATES SHOWN ON THIS MAP REFER TO THE CONNECTICUT COORDINATE SYSTEM NAD 1927.

STATION AND PARCEL NUMBERS, UNLESS OTHERWISE NOTED, REFER TO CONSTRUCTION PROJECT NO. 71-73.

TOPOGRAPHY IS BASED ON 1984 CONSTRUCTION PLANS.

OWNERSHIP BASED ON CONSTRUCTION PROJECT NO. 71-73.

THE INFORMATION ON THIS MAP IS SUBJECT TO REVISION AS DISCLOSED BY SUBSEQUENT EXAMINATION OF LAND RECORDS AND ON SITE INSPECTION.

LEGEND

- CONN. DEPT. OF TRANSPORTATION BOUNDARY MONUMENT
- NO PERMANENT POINT SET
- ⊙ ANCIENT OR LOCAL MONUMENT ON HIGHWAY LINE
- ▲ BASE LINE MONUMENT
- IRON PIN, PIPE OR BRASS PIN
- MONUMENTED NON ACCESS LINE
- - - MONUMENTED HWY. LINE, UNLIMITED ACCESS
- INTERIOR NON ACCESS LINE
- STREET LINE AND PROPERTY LINE
- - - EASEMENT LINE
- PARCEL LINE AND CONNECTING LINE

SYMBOL	REVISION	DATE
★		
★		
★		
★		
★		
★		

APPROVED _____ CHIEF OF SURVEYS

APPROVED **ROBERT W. GUBALA**
TRANSPORTATION CHIEF ENGINEER

DATE _____

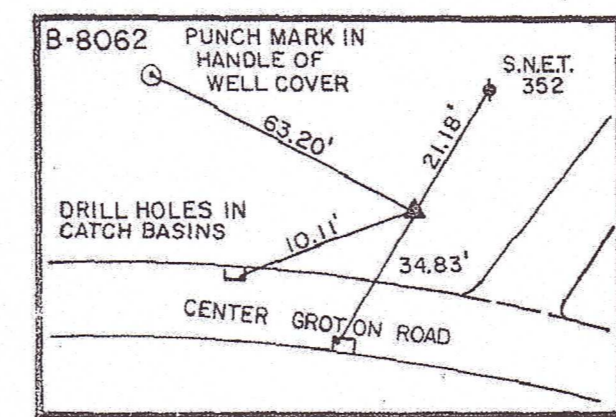
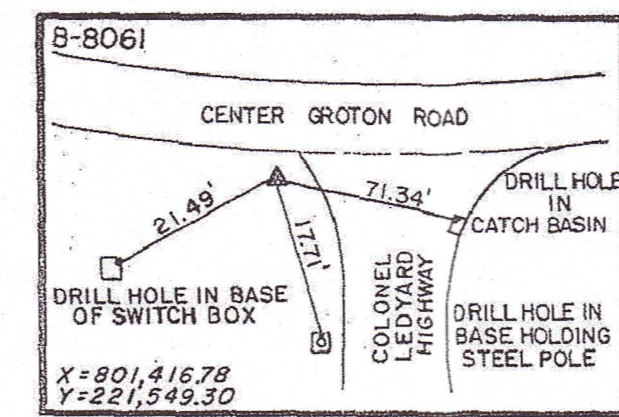
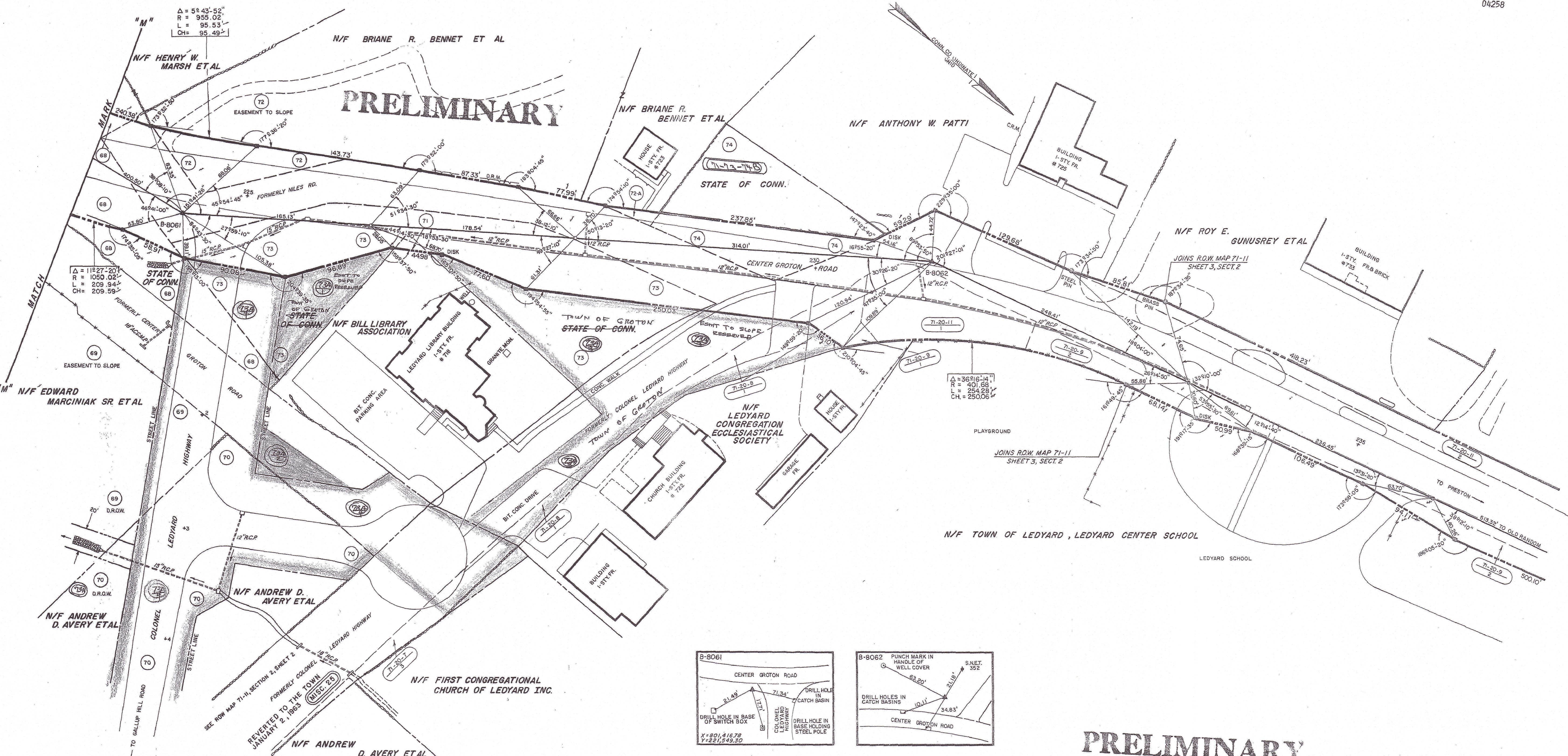
I hereby certify that this map and survey were prepared in accordance with the standards of a Class A-1 survey as defined in the Code of Practice for Standards of Accuracy of Surveys and Maps, adopted December 10, 1975 as amended by the Connecticut Association of Land Surveyors, Inc.

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

SCALE 1"=40'	NUMBER 71-18
SURVEY BY D. OLSON DATE 4/87	SHEET NO. 13 OF 14
PLOTTED BY J. BUNTZ-K. MOORE DATE 5/87	
TRACED BY J. KANE DATE 3/89	
APPROVED W. SCHISSLER DATE 5/89	

COPY



PRELIMINARY

THIS MAP SUPERSEDES A PORTION OF MAP 71-11 SECTION 2, SHEET 2 DATED APRIL 30, 1942

TIES AND BLOW-UPS SHOWN IN BOXES NOT TO SCALE. COORDINATES SHOWN ON THIS MAP REFER TO THE CONNECTICUT COORDINATE SYSTEM NAD 1927.

STATION AND PARCEL NUMBERS, UNLESS OTHERWISE NOTED, REFER TO CONSTRUCTION PROJECT NO. 71-73.

TOPOGRAPHY IS BASED ON 1984 CONSTRUCTION PLANS.

OWNERSHIP BASED ON CONSTRUCTION PROJECT NO. 71-73.

THE INFORMATION ON THIS MAP IS SUBJECT TO REVISION AS DISCLOSED BY SUBSEQUENT EXAMINATION OF LAND RECORDS AND ON SITE INSPECTION.

- LEGEND
- CONN. DEPT. OF TRANSPORTATION BOUNDARY MONUMENT
 - NO PERMANENT POINT SET
 - ⊙ ANCIENT OR LOCAL MONUMENT ON HIGHWAY LINE
 - ▲ BASE LINE MONUMENT
 - IRON PIN, PIPE OR BRASS PIN
 - MONUMENTED NON ACCESS LINE
 - MONUMENTED HWY. LINE, UNLIMITED ACCESS
 - INTERIOR NON ACCESS LINE
 - STREET LINE AND PROPERTY LINE
 - EASEMENT LINE
 - PARCEL LINE AND CONNECTING LINE

SYMBOL	REVISION	DATE
☆		
☆		
☆		
☆		
☆		
☆		

APPROVED _____ CHIEF OF SURVEYS

APPROVED ROBERT W. GUBALA TRANSPORTATION CHIEF ENGINEER

DATE _____

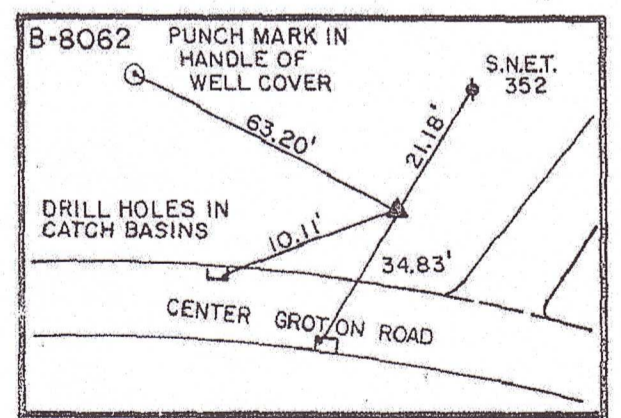
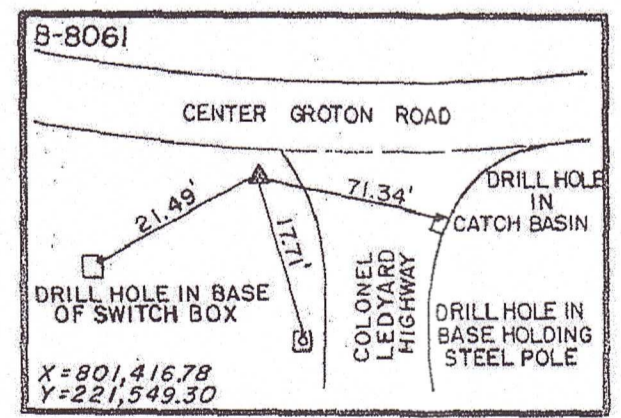
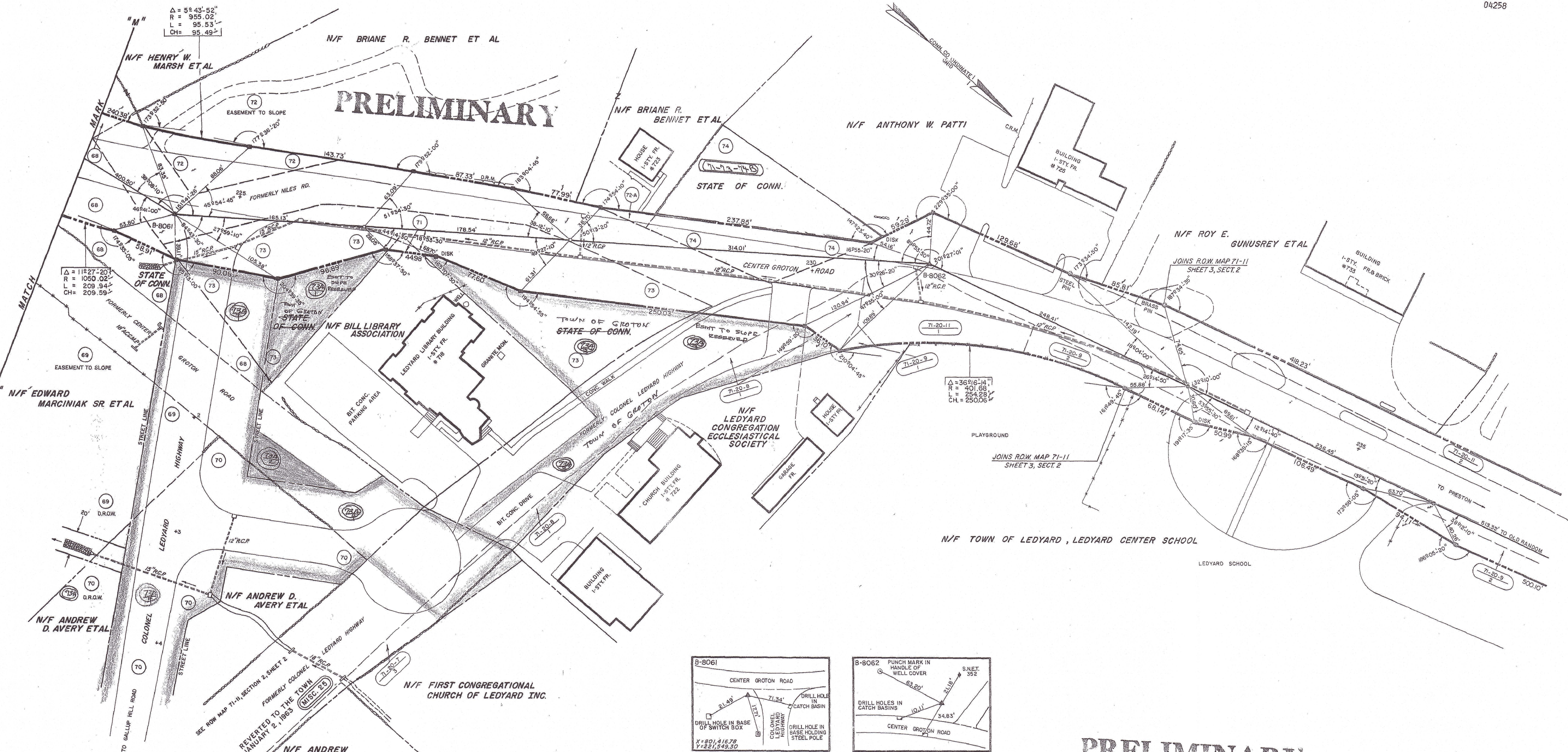
I hereby certify that this map and survey were prepared in accordance with the standards of a Class A-1 survey as defined in the Code of Practice for Standards of Accuracy of Surveys and Maps, adopted December 10, 1975 as amended by the Connecticut Association of Land Surveyors, Inc.

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

SCALE 1"=40'	NUMBER 71-18
SURVEY BY D. OLSON	DATE 4/87
PLOTTED BY J. BUNTZ-K. MOORE	DATE 5/87
TRACED BY J. KANE	DATE 3/89
APPROVED W. SCHLISSLER	DATE 5/89

SHEET NO. 14 OF 14



PRELIMINARY

THIS MAP SUPERSEDES A PORTION OF MAP 71-11 SECTION 2, SHEET 2 DATED APRIL 30, 1942

LEGEND

- CONN. DEPT. OF TRANSPORTATION BOUNDARY MONUMENT
- NO PERMANENT POINT SET
- ⊙ ANCIENT OR LOCAL MONUMENT ON HIGHWAY LINE
- ▲ BASE LINE MONUMENT
- IRON PIN, PIPE OR BRASS PIN
- MONUMENTED NON ACCESS LINE
- MONUMENTED HWY. LINE, UNLIMITED ACCESS
- INTERIOR NON ACCESS LINE
- STREET LINE AND PROPERTY LINE
- EASEMENT LINE
- PARCEL LINE AND CONNECTING LINE

SYMBOL	REVISION	DATE
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☆		
☆		

TIES AND BLOW-UPS SHOWN IN BOXES NOT TO SCALE. COORDINATES SHOWN ON THIS MAP REFER TO THE CONNECTICUT COORDINATE SYSTEM NAD 1927.

STATION AND PARCEL NUMBERS, UNLESS OTHERWISE NOTED, REFER TO CONSTRUCTION PROJECT NO. 71-73.

TOPOGRAPHY IS BASED ON 1984 CONSTRUCTION PLANS.

OWNERSHIP BASED ON CONSTRUCTION PROJECT NO. 71-73.

THE INFORMATION ON THIS MAP IS SUBJECT TO REVISION AS DISCLOSED BY SUBSEQUENT EXAMINATION OF LAND RECORDS AND ON SITE INSPECTION.

APPROVED _____ CHIEF OF SURVEYS

APPROVED **ROBERT W. GUBALA** TRANSPORTATION CHIEF ENGINEER

DATE _____

I hereby certify that this map and survey were prepared in accordance with the standards of a Class A-1 survey as defined in the Code of Practice for Standards of Accuracy of Surveys and Maps, adopted December 10, 1975 as amended by the Connecticut Association of Land Surveyors, Inc.

CONNECTICUT DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
 TOWN OF LEDYARD RECEIVED
 CENTER GROTON ROAD 21 2026
 Land Use Department

FROM THE GROTON TOWN LINE NORTHERLY TO THE COLONEL LEDYARD HIGHWAY

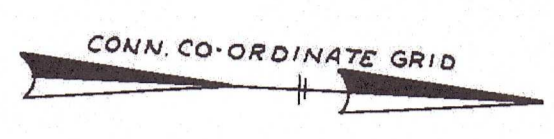
SCALE 1"=40'	NUMBER 71-18
SURVEY BY D. OLSON	DATE 4/87
PLOTTED BY J. BUNTZ-K. MOORE	DATE 5/87
TRACED BY J. KANE	DATE 3/89
APPROVED W. SCHISSLER	DATE 5/89

SHEET NO. 14 OF 14

COPY

801,000

- RIGHT TO GRADE AND REMOVE, USE OR RETAIN EXCAVATED MATERIAL ACQUIRED.
- DRAINAGE RIGHT OF WAY ACQUIRED.
- EASEMENT TO SLOPE FOR THE SUPPORT OF THE HIGHWAY ACQUIRED.
- RIGHT TO CONSTRUCT DRIVEWAYS ACQUIRED.
- EASEMENT TO SLOPE FOR THE DRAINAGE OF THE HIGHWAY AND REMOVE, USE OR RETAIN EXCAVATED MATERIAL ACQUIRED.
- RIGHT TO INSTALL SEDIMENTATION CONTROL BALES ACQUIRED.
- RIGHT TO INSTALL 15" R.C. PIPE AND CULVERT ENDS ACQUIRED.



HENRY W. MARSH ET AL

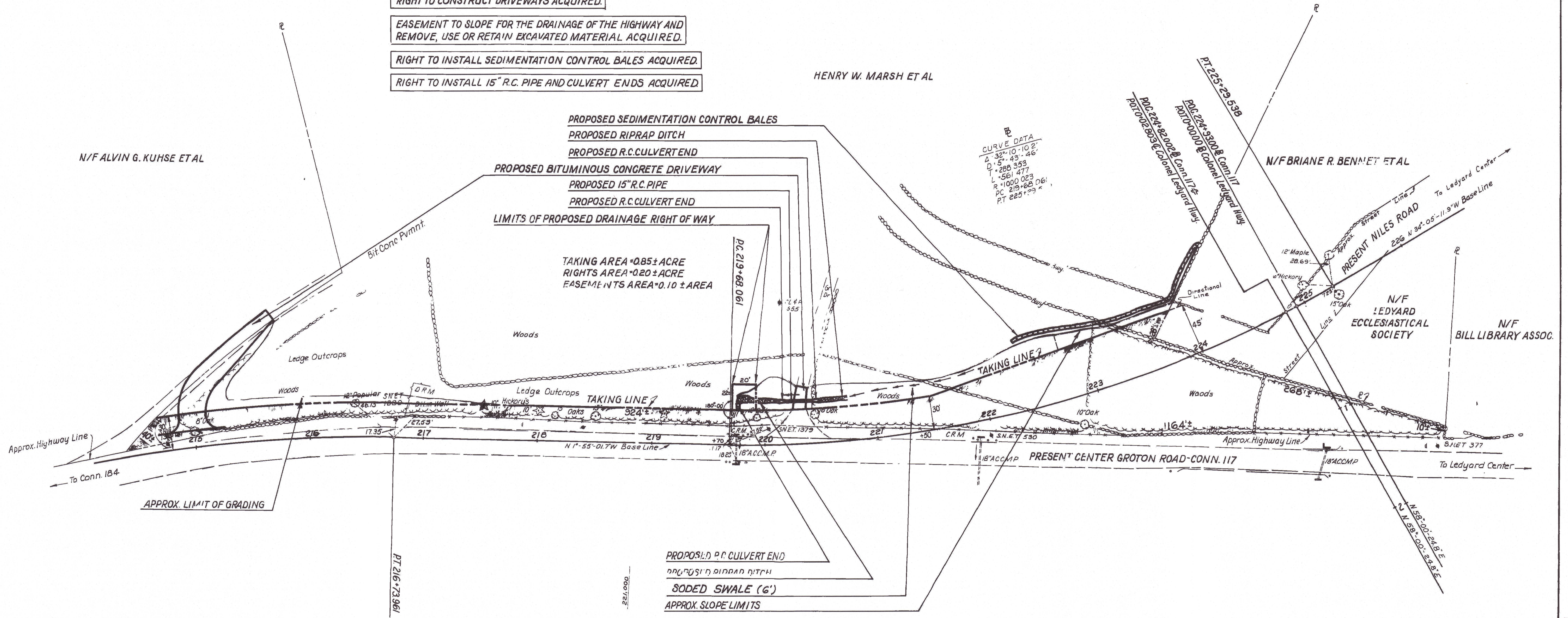
N/F ALVIN G. KUHSE ET AL

N/F BRIANE R. BENNET ET AL

- PROPOSED SEDIMENTATION CONTROL BALES
- PROPOSED RIPRAP DITCH
- PROPOSED R.C. CULVERT END
- PROPOSED BITUMINOUS CONCRETE DRIVEWAY
- PROPOSED 15" R.C. PIPE
- PROPOSED R.C. CULVERT END
- LIMITS OF PROPOSED DRAINAGE RIGHT OF WAY

TAKING AREA = 0.85 ± ACRE
RIGHTS AREA = 0.20 ± ACRE
EASEMENTS AREA = 0.10 ± AREA

CURVE DATA
 Δ = 32°-10'-10.2"
 D = 5°-43'-46"
 T = 288.353
 L = 561.477
 R = 1000.023
 PC = 219+68.061
 PT = 225+79.2



CURVE DATA
 Δ = 12°-49'-55.5"
 D = 4°-46'-28"
 T = 134.847
 L = 268.766
 R = 1200.051
 PC = 214+05.195
 PT = 216+73.961

- PROPOSED R.C. CULVERT END
- PROPOSED RIPRAP DITCH
- SOLED SWALE (6')
- APPROX. SLOPE LIMITS

Drawn By S.A.V. Date 4/83
 Checked By J.F.M. Date 4/83
 Appr. By _____ Date _____

THIS MAP CONFORMS TO CLASS D OF CODE OF CONNECTICUT TECHNICAL COUNCIL INC.

TOWN NO. 71
 PROJECT NO. 71-73
 SERIAL NO. 68
 SHEET 1 OF 1

I HEREBY CERTIFY THAT THIS MAP IS SUBSTANTIALLY CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

TRANS. ASS. _____
 TITLE _____
 DATE April 1983

RS 661(103)

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'
 ROBERT W. GUBALA
 TRANSPORTATION CHIEF ENGINEER - BUREAU OF HIGHWAYS

April 1983

69750