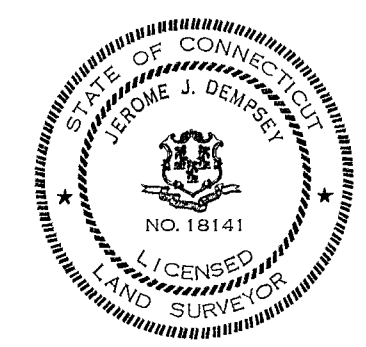




REVISION TABLE		BY	DATE
REVISION			

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

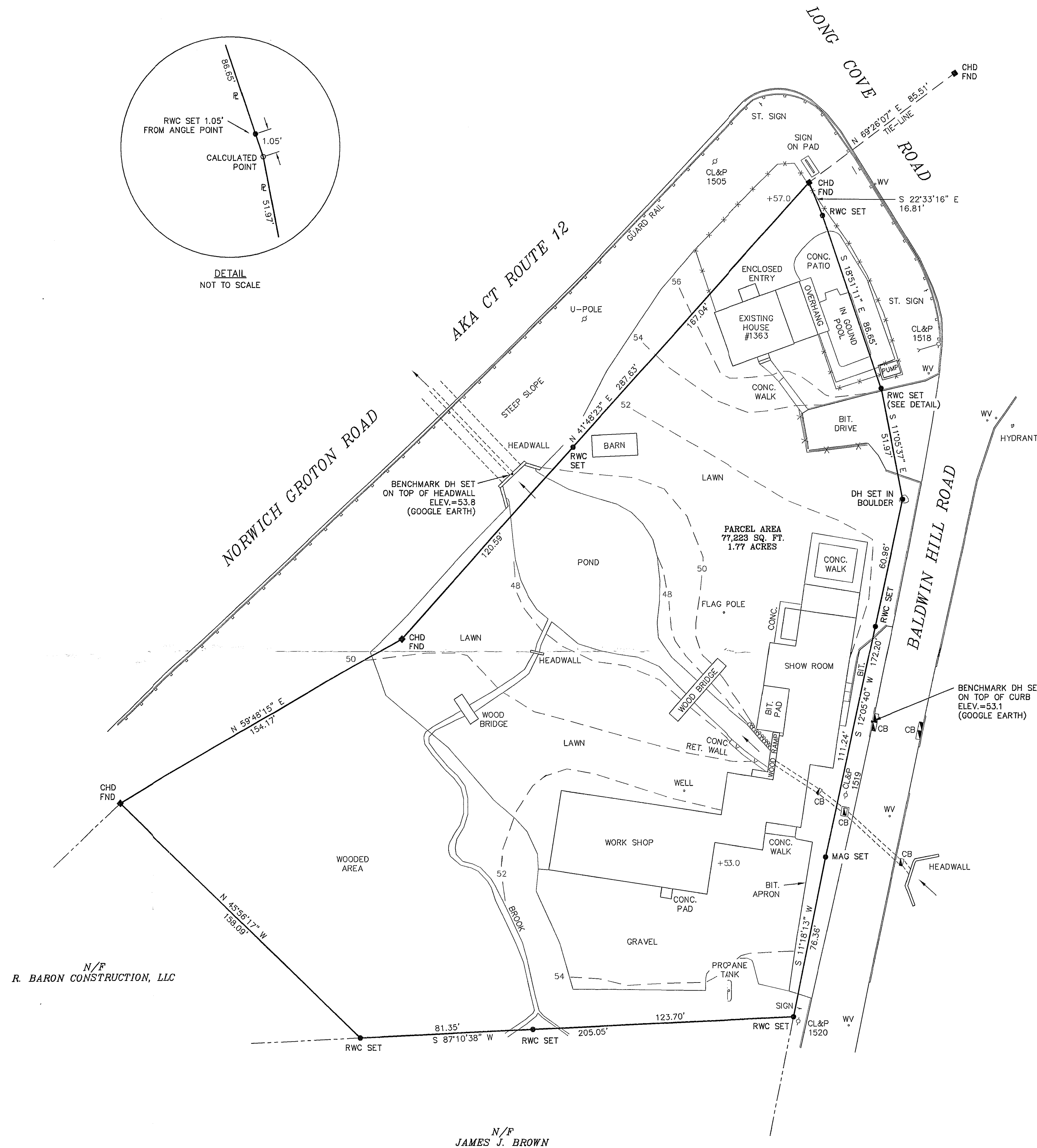
SHEET No.: 1 OF 1	
SCALE: 1" = 30'	
DATE: January 10, 2020	
PROJECT NO.: 20-001	
FILE: 2020/JDA/KENT	
DWG. NAME: RBKENT.dwg	
SURVEYED BY: JS GC	DRAWN BY: TJ JS

NOTES:

1. THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-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 BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2 AND VERTICAL T-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 CIP ZONE DISTRICT.
5. THE SUBJECT PROPERTY IS LOCATED IN FLOODWAY ZONE AE, ZONE AE, AND ZONE X.
6. THE SUBJECT PROPERTY IS SHOWN ON THE TOWN OF LEDYARD TAX ASSESSOR MAP AS P.I.N. 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.

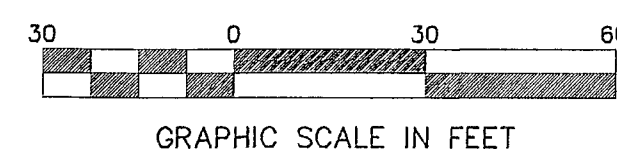
MAP REFERENCES:

1. "MAP SHOWING LAND OWNED BY WILLIAM J. AND EUNOR EWELL, DOUCETTE ON ROUTE NO. 12 IN LEDYARD, CONNECTICUT, OCTOBER 5, 1975, 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 71-13, SHEET 3 OF 3, OCT. 11, 1955"
3. "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, NEW LONDON COUNTY, CONNECTICUT, ALL JURISDICTIONS, PANEL 382 OF 554, MAP NUMBER 09011C0362J, EFFECTIVE DATE AUGUST 5, 2013, FEDERAL EMERGENCY MANAGEMENT AGENCY"



LEGEND

—	PROPERTY LINE
- - -	APPROX. ABUTTERS LINE
- - -	EXISTING CONTOURS
x x x	FENCE
-o-	UTILITY POLE
CONC.	CONCRETE
BIT.	BITUMINOUS
WV	WATER VALVE
CB	CATCH BASIN
+50.0	SPOT GRADE
■ CHD FND	CT. HWY. DEPT. MONUMENT FOUND
● RWC / DH SET	REBAR W/CAP OR DRILL HOLE SET



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

JEROME J. DEMPSEY, LS#18141