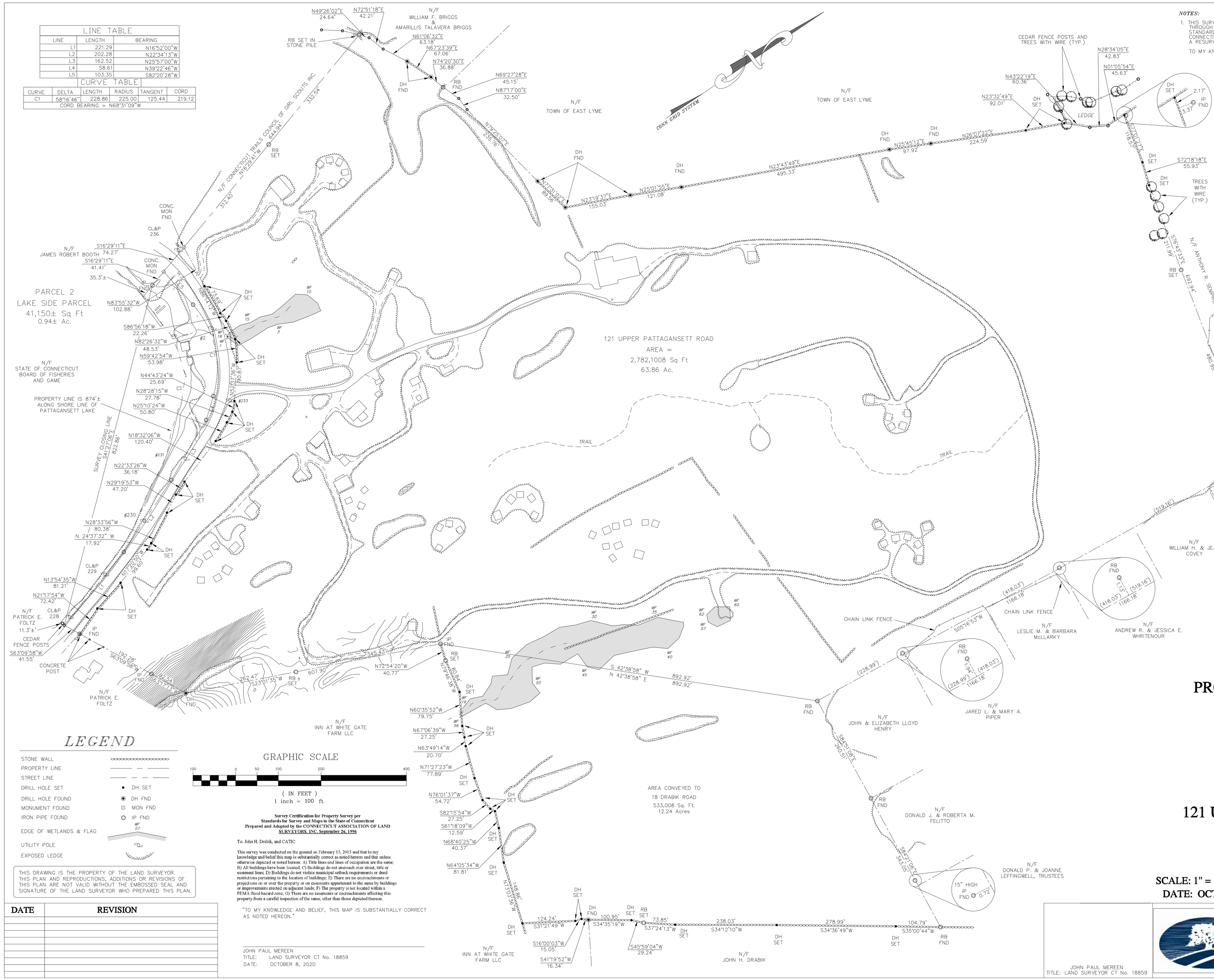
| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 221.29 | N16°52'00"W |
| L2 | 202.28 | N22°14'13"W |
| L3 | 162.52 | N25°57'00"W |
| L4 | 58.61 | N39°22'46"W |
| L5 | 103.35 | S82°20'28"W |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | DELTA | LENGTH | RADIUS | TANGENT | CORD |
| C1 | 58°16'46" | 228.86 | 225.00 | 125.44 | 219.12 |
| CORD BEARING = N68°31'09"W | | | | | |




## LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- DRILL HOLE SET — DH SET
- DRILL HOLE FOUND — DH FND
- MONUMENT FOUND — MON FND
- IRON PIPE FOUND — IP FND
- EDGE OF WETLANDS & FLAG — WF 57
- UTILITY POLE
- EXPOSED LEDGE

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.

GRAPHIC SCALE

100 0 50 100 200 400

( IN FEET )
1 inch = 100 ft.

**Survey Certification for Property Survey per Standards for Survey and Maps in the State of Connecticut Prepared and Adopted by the CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. September 26, 1996**

To: John H. Drabik, and CATIC

This survey was conducted on the ground on February 15, 2015 and that to my knowledge and belief this map is substantially correct as noted hereon and that unless otherwise depicted or noted hereon: A) Title lines and lines of occupation are the same; B) All buildings have been located; C) Buildings do not encroach over street, title or easement lines; D) Buildings do not violate municipal setback requirements or deed restrictions pertaining to the location of buildings; E) There are no encroachments or projections on or over the property or on easements appurtenant to the same by buildings or improvements erected on adjacent lands; F) The property is not located within a FEMA flood hazard zone; G) There are no easements or encroachments affecting this property from a careful inspection of the same, other than those depicted thereon.

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

JOHN PAUL MEREEN
TITLE: LAND SURVEYOR CT No. 18859
DATE: OCTOBER 8, 2020

| DATE | REVISION |
|---|---|
| | |

***NOTES:***

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20–300b–1 THROUGH 20–300b–20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES – "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PERIMETER SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A–2.

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

2. MAP REFERENCES
   - A. "MAP OF PROPERTY OF FREDERICK W. HARVEY LAKE PATTAGANSETT EAST LYME, CONN. SCALE 1" = 60' BENJ. H. CHULHER, SURVEYOR JULY 1926"
   - B. "MAP OF FREDERICK W. HARVEY PROPERTY ON PATTAGANSETT LAKE TOWN OF EAST LYME, CONN. DEC. 1933 SCALE 1" = 40' ERNEST DESHREY"
   - C. "MAP OF PROPERTY OF FREDERICK W. HARVEY OFF PATTAGANSETT ROAD EAST LYME, CONN. SCALE 1" = 60' AUG. 1934 ERNEST DESHEFY"
   - D. "PLAN SHOWING PROPERTY OF NEW LONDON COUNCIL OF GIRL SCOUTS INC. ON PATTAGANSETT LAKE EAST LYME, CONN. SCALE 1" = 110' NOV. 1950 JOSEPH HOFFMAN LAND SURVEYOR"
   - E. "BOUNDARY SURVEY 191 UPPER PATTAGANSETT ROAD EAST LYME, CT. PROPERTY OF LEWIS S. & JEAN E. BULL SCALE 1" = 100' DEC. 10, 1966 DAVID M. COONROD"
   - F. "PARCEL OF LAND CONVEYED TO CONNECTICUT TRAILS COUNCIL OF GIRL SCOUTS, INC. EAST LYME, CONN. 1" = 80' C. BANNING 3/30/69"
   - G. "PLAN OF PROPERTY OF J. C. PENNY COMPANY, INC. IN THE TOWN OF EAST LYME, CONN. SCALE 1" = 100ft. CHANDLER, PALMER & KING NORWICH, CONN. MARCH 12, 1972 SHEET 1 OF 2"
   - H. "SECTION No. 1 HUCKLEBERRY HILL UPPER PATTAGANSETT ROAD EAST LYME, CT. OWNED BY H. JENETTE BOOTH & SALLY MacIVER SCALE 1"= 40' MARCH 21, 1974 McKAY ENGINEERING"
   - I. "MAP SHOWING PROPERTY OF STANLEY J. & HELEN M. DRABIK DRABIK ROAD & CHESTERFIELD ROAD EAST LYME, CONN. SCALE 1" = 100' DATE AUG. 11, 1982 REV. SEPT. 8, 1982 J. ROBERT PFANNER & ASSOCIATES"
   - J. "SUBDIVISION PLAN PREPARED FOR FLANDERS VILLAGE ROUTE 161 CHESTERFIELD ROAD EAST LYME, CONNECTICUT SCALE 1" = 40' AUGUST 1985 REV. OCT. 1985 SHEETS 1, 2 & 3 OF 16 JESS McMINN"
   - K. "NOTTINGHAM HILLS SUBDIVISION NIANTIC REAL ESTATE, LLC BOUNDARY PLAN DATE: 5/4/01 SHEET No. L1 ANCHOR ENGINEERING"
   - L. "LAND TO BE CONVEYED TO DARROW POND LLC FROM NEW ENGLAND NATIONAL MOSTOWY ROAD EAST LYME, CONNECTICUT J. ROBERT PFANNER & ASSOCIATES P.C. 1" = 300' DATE 4–05–05 LAST REVISED 5–11–05"
3. TOPOGRAPHY IS BASED ON NAVD 88 DATUM.
4. BEARINGS ARE BASED ON THE CONNECTICUT GRID SYSTEM.
5. WETLANDS WERE DELINEATED BY RICHARDS SNARSKI CERTIFIED SOIL SCIENTIST AND FIELD LOCATED BY GERWICK MEREEN, LLC.

*APPROVED BY THE EAST LYME PLANNING DEPARTMENT*

TOWN VPLANNER _____

APPROVAL DATE _____

PROPERTY SURVEY

SHOWING

# PROPERTY LINE ADJUSTMENT

PREPARED FOR

# JOHN H. DRABIK
# 18 DRABIK ROAD
# AND
# 121 UPPER PATTAGANSETT ROAD

EAST LYME, CONNECTICUT

SCALE: 1" = 100'
DATE: OCTOBER 8, 2020
JOB NO. 18-036

JOHN PAUL MEREEN
TITLE: LAND SURVEYOR CT No. 18859


GERWICK – MEREEN L.L.C.
191 BOSTON POST ROAD P.O. BOX 565
EAST LYME, CONNECTICUT 06333
TEL. (860)442–2201 FAX. (860)442–2205



F:\PROJECTS\18-036 DRABIK UPPER PATTAGANSETT RD\dwg\18-036 DRABIK A-2.dwg, 2/7/2022 10:46:06 AM