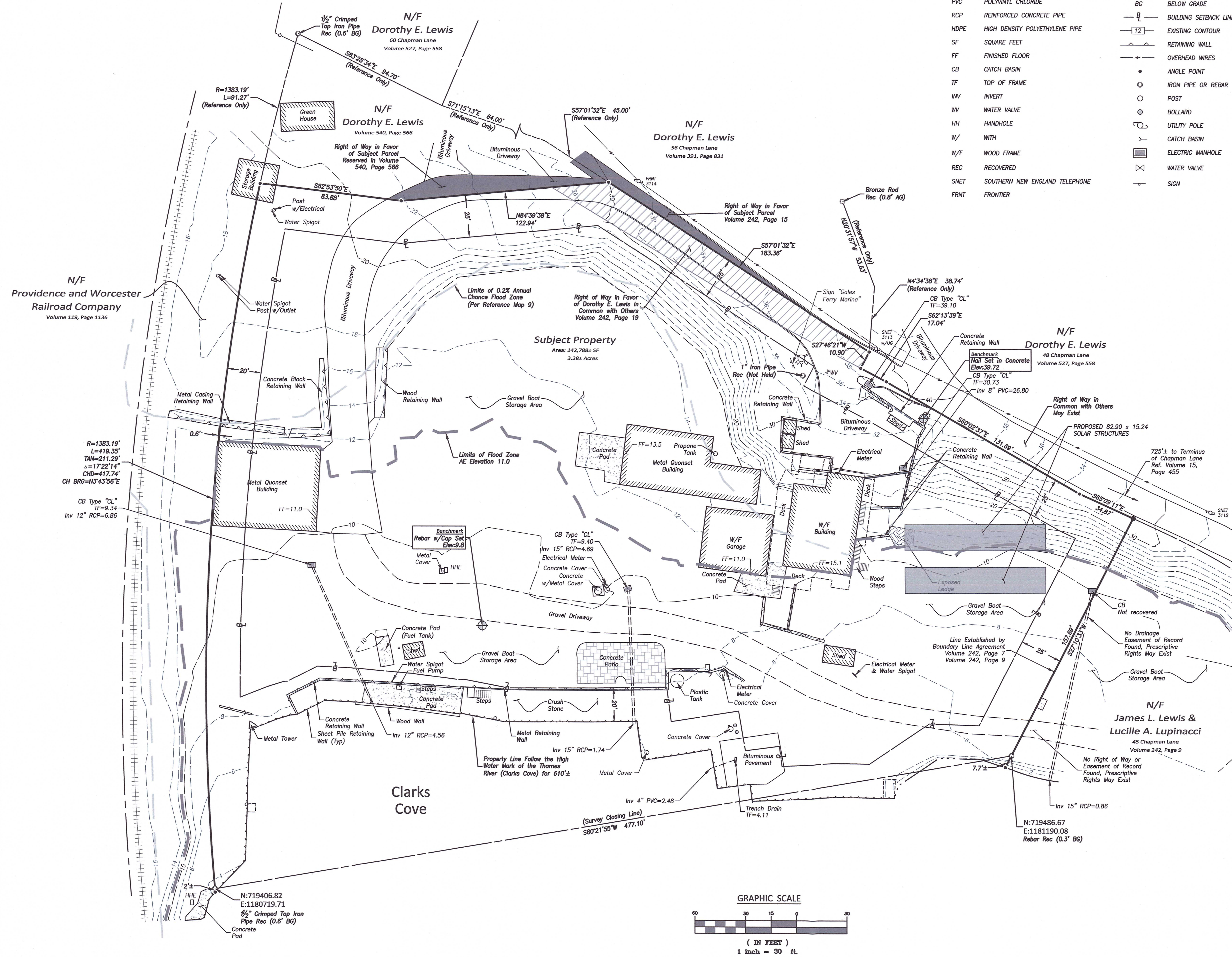
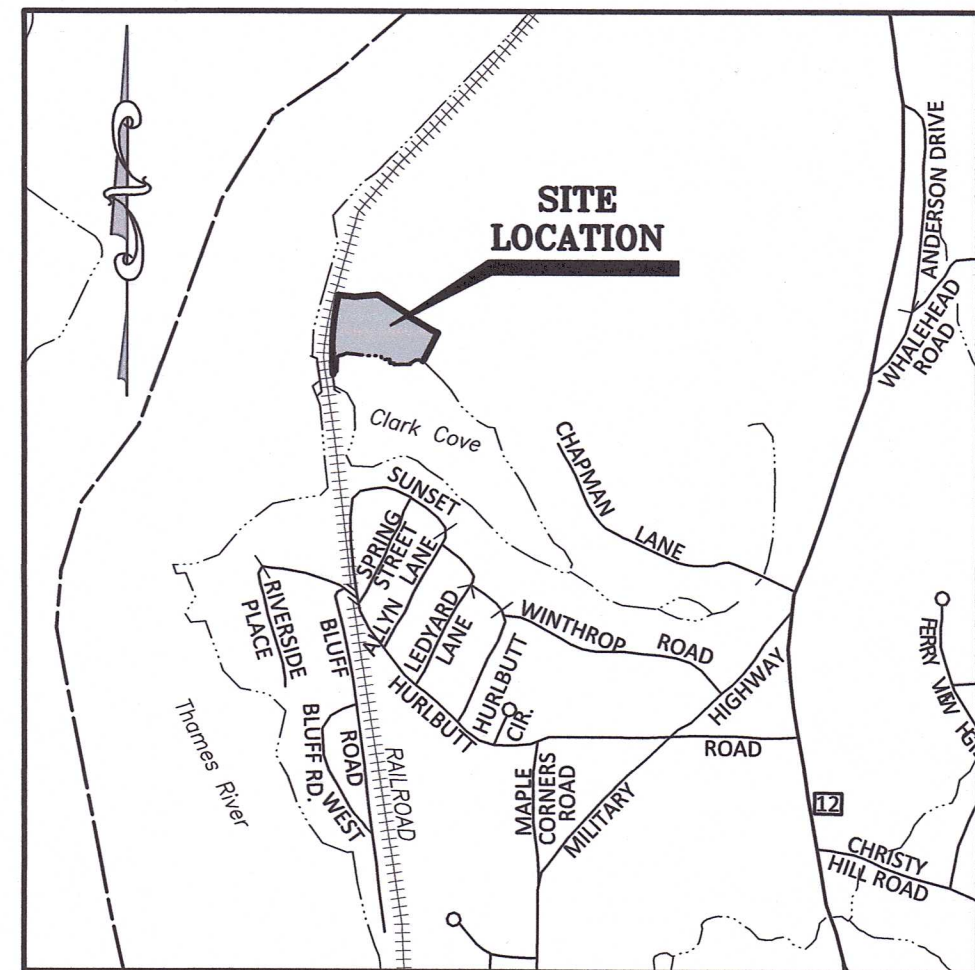




LEGEND & ABBREVIATIONS

±	MORE OR LESS	N/F	NOW OR FORMERLY
TYP	TYPICAL	AG	ABOVE GRADE
PVC	POLYVINYL CHLORIDE	BG	BELOW GRADE
RCP	REINFORCED CONCRETE PIPE	BL	BUILDING SETBACK LINE
HDPE	HIGH DENSITY POLYETHYLENE PIPE	EX	EXISTING CONTOUR
SF	SQUARE FEET	RW	RETAINING WALL
FF	FINISHED FLOOR	OW	OVERHEAD WIRES
CB	CATCH BASIN	AP	ANGLE POINT
TF	TOP OF FRAME	IP	IRON PIPE OR REBAR
INV	INVERT	PO	POST
WV	WATER VALVE	BO	BOLLARD
HH	HANDHOLE	UP	UTILITY POLE
W/	WITH	CB	CATCH BASIN
W/F	WOOD FRAME	EM	ELECTRIC MANHOLE
REC	RECOVERED	WV	WATER VALVE
SNET	SOUTHERN NEW ENGLAND TELEPHONE	SG	SIGN
FRNT	FRONTIER		



LOCATION MAP
SCALE: 1"=1000'

SURVEY NOTES

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO 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" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS A PROPERTY AND TOPOGRAPHIC SURVEY BASED ON RESURVEY AND CONFORMS TO HORIZONTAL CLASS A-2 AND TOPOGRAPHIC CLASS T-2 ACCURACY STANDARDS. IT IS INTENDED TO BE USED TO DEPICT THE EXISTING CONDITIONS AT THE TIME OF SURVEY.
- NORTH ORIENTATION DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN DATUM 1983 (NAD83) BASED UPON GLOBAL POSITIONING SYSTEM OBSERVATIONS, OBSERVED ON MARCH 3, 2025.
- VERTICAL DATUM DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BASED UPON GLOBAL POSITIONING SYSTEM OBSERVATIONS USING GEODE18 ON MARCH 3, 2025.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE LOCATION OF ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY OTHERS. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ALL SUBTERRANEAN FEATURES AND IMPROVEMENTS MAY NOT BE DEPICTED OR NOTED HEREON. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. CONTACT "CALL BEFORE YOU DIG" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OPERATIONS.
- THE FIELD SURVEY WAS COMPLETED ON MARCH 3, 2025. LAND RECORD AND RELATED RESEARCH WAS COMPLETED ON FEBRUARY 4, 2025.
- RECORD TITLE TO THE SUBJECT PROPERTY MAY BE REFERENCED TO A WARRANTY DEED FROM GALES FERRY MARINA, INC. TO CLARK COVE REAL ESTATE, LLC RECORDED NOVEMBER 4, 2019 IN THE TOWN OF LEDYARD LAND RECORDS VOLUME 581, PAGE 365.
- THE SUBJECT PARCEL LIES WITHIN THE TOWN OF LEDYARD CAM (COASTAL AREA MANAGEMENT) ZONE AND IS SUBJECT TO THE REQUIREMENTS OF SECTION 12.1 OF THE TOWN OF LEDYARD ZONING REGULATIONS.
- SUBJECT PROPERTY MAY BE SUBJECT TO AND TOGETHER WITH THE FOLLOWING:
 - SUBJECT TO CONDITIONS AND RESTRICTION & AGREEMENTS SET FORTH IN VOLUME 20, PAGE 433.
 - EASEMENT TO THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY VOLUME 102, PAGE 367.
 - EASEMENT IN FAVOR OF THE CONNECTICUT LIGHT & POWER COMPANY VOLUME 21, PAGES 29-33.
 - NOTICE OF LEASE IN FAVOR OF CLARK COVE MARINE, LLC D.B.A. GALES FERRY MARINA VOLUME 586, PAGE 939.
 - SUBJECT TO A RIGHT OF WAY OR EASEMENT TO DOROTHY TERRANOVA SET FORTH IN A QUIT CLAIM DEED, VOLUME 242, PAGE 17.
 - SUBJECT TO A RIGHT OF WAY OR EASEMENT TO JAMES L. LEWIS SET FORTH IN A QUIT CLAIM DEED, VOLUME 242, PAGE 19.
 - TOGETHER WITH A RIGHT OF WAY OR EASEMENT SET FORTH IN A QUIT CLAIM DEED TO GALES FERRY MARINA, INC. VOLUME 242, PAGE 15.
 - NOTICE OF PERMIT FROM THE STATE OF CONNECTICUT DEEP, VOLUME 544, PAGE 9.
 - LICENSE FROM TH ESTATE OF CONNECTICUT DEEP, VOLUME 568, PAGE 15.

REFERENCE MAPS

- MONUMENTED PROPERTY SURVEY MAP, DEPICTING LAND OF GALES FERRY MARINA, INC., A PORTION OF LAND OF JAMES L. LEWIS AND LAND OF JAMES L. LEWIS & LUCILLE A. LUPINACCI, CHAPMAN LANE, LEDYARD, CONNECTICUT, SCALE: 1"=40', DATED: MARCH 26, 1994, PREPARED BY: DAVID L. STEIN, LAND SURVEYOR. (MAP# 1753).
- GENERAL LOCATION SURVEY DEPICTING BOUNDARY LINE ADJUSTMENT PREPARED FOR DOROTHY E. LEWIS, OFF CHAPMAN LANE, LEDYARD (VILLAGE OF GALES FERRY), CONNECTICUT, SCALE: 1"=30', DATED: OCTOBER 2015, JOB ID. NO.: 12-0273, PREPARED BY: MATTHEW & STEFON LAND SURVEYORS, LLC. (MAP# 2887).
- PLAN SHOWING PROPERTY OF RICHARD W. ALLYN TO BE CONVEYED TO GALES FERRY MARINA, INC. CHAPMAN LANE, LEDYARD, CONNECTICUT, SCALE: 1"=40', DATED: JULY 1985, PREPARED BY: GEORGE M. DIETER L.S. (MAP# 1171).
- PLAN SHOWING PARCELS OF LAND WITH BUILDINGS, PROPERTY OF JAMES L. LEWIS AND ALICE L. LEWIS, PENTWAY AT WEST END CHAPMAN LANE, LEDYARD, CONNECTICUT, SCALE: 1"=20', DATED: JUNE 1976, PREPARED BY: GEORGE M. DIETER L.S. (MAP# 672).
- PLAN SHOWING PROPERTY OF DOROTHY E. CHAMPLIN, PENTWAY AT WEST END CHAPMAN LANE, LEDYARD, CONNECTICUT, SCALE: 1"=20', DATED: AUGUST 1990, PREPARED BY: GEORGE M. DIETER L.S. (MAP# 1644).
- PLAN SHOWING LAND TO BE CONVEYED BY MARGARET S. BERARDINELLI TO CHARLES HEIDINGER LEDYARD, CONNECTICUT, SCALE: 1"=40', DATED: DECEMBER, 1963, PREPARED BY: GEORGE M. DIETER L.S. (MAP# 161).
- PLAN SHOWING REVISED & ACCEPTED RIGHT OF WAY OF CHAPMAN LANE IN THE TOWN OF LEDYARD, SCALE: 1"=40', DATED MAY 1955. (MAP #51A).
- RIGHT OF WAY AND TRACK MAPPING NORWICH AND WORCESTER R.R. CO. OPERATED BY THE NEW YORK NEW HAVEN AND HARTFORD R.R. CO. FROM WORCESTER TO GROTON STATION 58+40 TO STATION.
- NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, TOWN OF LEDYARD, PANEL 362 OF 554, MAP NUMBER 09011C0362J.

For Review
05/28/2026 4:11:32 PM

RECEIVED
AUG 19 2026
Land Use Department

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

JOHN U. FAULISE JR. L.S. 70016 5/20/2025
LICENSE NO. DATE

FDH2

Property & Topographic Survey

"Existing Conditions"

Prepared for

Clark Cove Real Estate LLC

55 Chapman Lane - Gales Ferry (Ledyard), Connecticut

SCALE: 1" = 30'
DATE: April 2025
JOB I.D. NO.: 25-3573
Revisions
Rev. 1. Add Proposed Solar
5-28-2026

SHEET NO.

1

1