

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 DAVID A. ANNINO, LS 70126 DATE
 THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

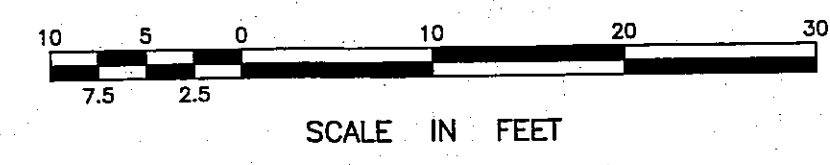
NO.	DATE	DESCRIPTION	BY

PROPERTY SURVEY
 LAND OF JOHN HARNEY AND MARGO K. HARNEY
 TAX MAP 91 LOT 76
 86 HILL CREST ROAD
 OLD LYME, CONNECTICUT

DATE:
 JUNE 4, 2019
 SCALE:
 1"=10'

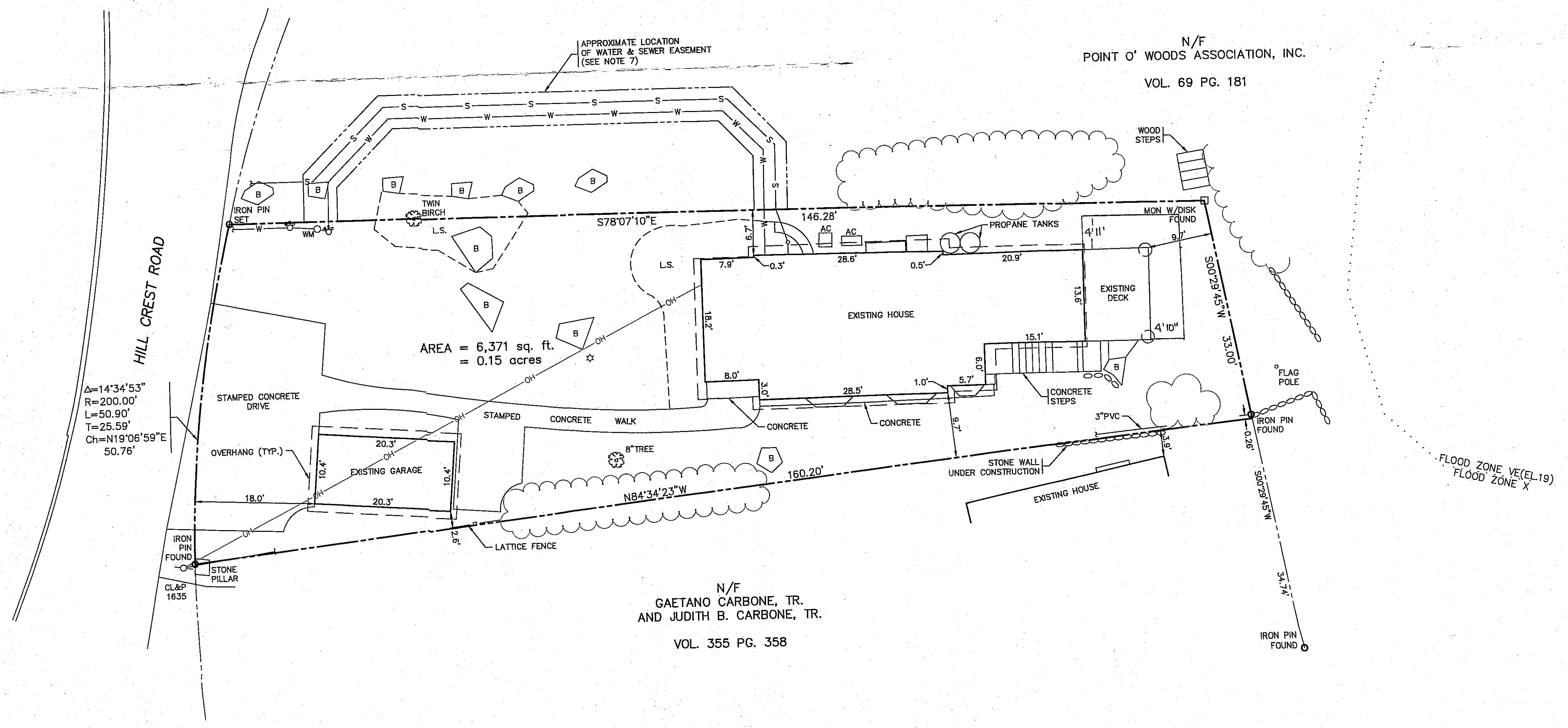
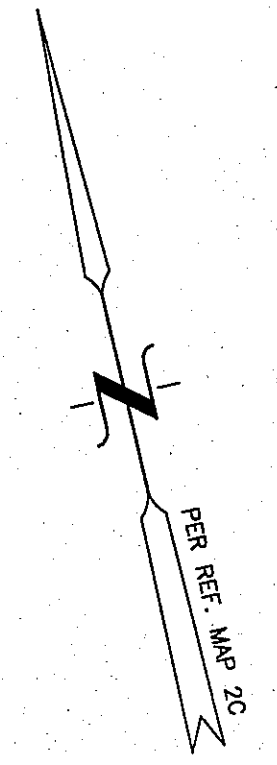
NOTES

- THIS SURVEY AND MAP WERE 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, 1996. IT IS A PROPERTY SURVEY CONFORMING TO THE HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2. BOUNDARY DETERMINATION/OPINION IS BASED UPON A RESURVEY OF THE MAP REFERENCED IN NOTE 2C. THIS MAP IS INTENDED TO DEPICT THE LOCATION OF EXISTING PROPERTY LINES, LINES OF OCCUPATION, EASEMENTS AND ENCROACHMENTS.
- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS ENTITLED:
 - "POINT O' WOODS BEACH PROPERTY AT SOUTH LYME, CONN. BELONGING TO THE CHAMPION POINT REALTY CO.", BY: DABOLL AND GRANDALL, SCALE: 1"=100' AND DATED: JUNE 1917.
 - "PLAN SHOWING SOME LAND OF POINT O' WOODS BEACH ASSOCIATION, INC. HILL CREST ROAD SOUTH LYME, CONNECTICUT", BY: TARBELL, HEINTZ & ASSOC., INC., SCALE: 1"=40' AND DATED: 4-28-94.
 - "PROPERTY SURVEY IN OLD LYME, CONNECTICUT PREPARED FOR: AUSTIN L. SEDICUM, JR.", BY: CHRISTOPHER C. DANFORTH, SCALE: 1"=20' AND DATED: MAY 30, 2003.
 - "EASEMENT MAP PREPARED TO SHOW UTILITY EASEMENT TO BE GRANTED TO DAVID S. RICHARDSON & YUKARI KIMBARA-RICHARDSON ACROSS PROPERTY OF POINT O' WOODS ASSOCIATION, INC. SEA & VIEW ROAD OLD LYME, CONNECTICUT", BY: GM2 ASSOCIATES, INC., SCALE: 1"=20' AND DATED: MAY 2010.
 - "PROPERTY/TOPOGRAPHIC SURVEY LAND OF DAVID S. RICHARDSON TAX MAP 9 LOT 74 72 SEA VIEW ROAD OLD LYME, CONNECTICUT", BY: ANNINO SURVEY, LLC, SCALE: 1"=10' AND DATED: MAY 10, 2019.
- THIS PARCEL IS ZONED "RESIDENCE R-10 DISTRICT". SETBACK REQUIREMENTS ARE GENERALLY: STREET LINE 25', REAR LINE 30' AND OTHER PROPERTY LINE 12'. LOT IS AN EXISTING NON-CONFORMING LOT.
- REFERENCE IS MADE TO THE FOLLOWING DEEDS: VOL. 426 PG. 403, VOL. 274 PG. 855 AND PG. 858 OF THE OLD LYME LAND RECORDS (OLLR).
- BEARINGS SHOWN HEREON REFER TO THE MAP REFERENCED IN NOTE 2C.
- THIS PARCEL IS SUBJECT TO RESTRICTIVE COVENANTS AS SET FORTH IN A DEED SEPTEMBER 11, 1917 AND RECORDED SEPTEMBER 15, 1917 IN VOL. 10 AT PG. 220 (OLLR).
- THIS PARCEL IS TOGETHER WITH A WATER AND SEWER EASEMENT AS SET FORTH IN A DEED DATED OCTOBER 5, 2010 AND RECORDED OCTOBER 26, 2010 IN VOL. 372 AT PG. 358 (OLLR) AND THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND INFORMATION PROVIDED BY OTHERS. THEIR TRUE LOCATION MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. UTILIZE THE "CALL BEFORE YOU DIG" NUMBER (1-800-922-4455) TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES.



LEGEND

- PROPERTY/STREET LINE
- - - BUILDING SETBACK LINE
- FLOOD ZONE
- - - - - EASEMENT LINE
- OH--- OVERHEAD WIRES
- UTILITY POLE/GUY
- IRON PIPE/PIN/DRILL HOLE
- MONUMENT/MERESTONE
- DECIDUOUS TREE
- ☼ CONIFEROUS TREE
- L.S. LANDSCAPED AREA
- - - - - SANITARY SEWER
- - - - - WATER LINE
- ⊕ WATER SHUTOFF
- WM WATER METER
- ☁ SHRUBS
- BOULDER
- STONE WALL
- ☆ LIGHT POLE



AREA = 6,371 sq. ft.
 = 0.15 acres

Δ=14°34'53"
 R=200.00'
 L=50.90'
 T=25.59'
 Ch=N19°06'59"E
 50.76'

N/F
 GAETANO CARBONE, TR.
 AND JUDITH B. CARBONE, TR.
 VOL. 355 PG. 358

N/F
 POINT O' WOODS ASSOCIATION, INC.
 VOL. 69 PG. 181

FLOOD ZONE VE(EL.19)
 FLOOD ZONE X