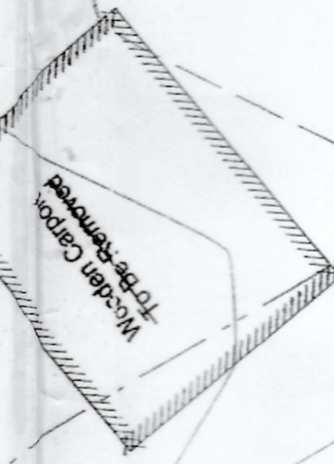


Subject Property Highlighted On Locus Map

Basis of Bearings:  
True North NAD 83  
Elevation Datum:  
NAVD 88  
As Determined by  
Differential GPS  
Observations

**Bay Road**



#49 Bay Road  
Map (A Block 70 Lot 33  
0.278 +/- acres  
(12129 +/- square feet)

51 Bay Road  
Map 9A Block 70 Lot 34  
N/F John Sienko

S 30° 08' 54" E  
244.03'

N 30° 12' 18" W  
245.00'

47 Bay Road  
Map 9A Block 70 Lot 32  
N/F Brian S. & Elise L. Montanari

**Lot Coverage Notes**

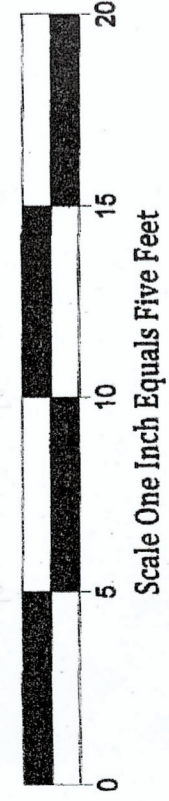
Much of the existing driveway, pavement line, on the westerly adjoining parcel, is, at the intention of the property owner to remove the pavement from the adjoining property, and construct a new driveway with a uniform 7-foot width extending easterly from the property line. The pavement will extend down the slope to the point where the grade lessens; below that point the lower driveway and garage pad will be constructed of crushed stone.

The wooden-scaffold shed will be removed to reduce impermeable surface area. The paved section will comprise approximately 1500 square feet.

The existing house and porch cover 610 square feet and the proposed garage will cover an additional 325 square feet. The combined impermeable surface coverage will not exceed 2425 square feet, or 20% of the total surface area of the property.

**Reference Plan**

Property Survey and Plot Plan  
Proposed Improvements At 49 Bay Road  
East Hampton, Connecticut  
Scale One Inch Equals Twenty Feet.  
Dated October 22, 2018.  
Prepared by Swamp Yankee Survey LLC



Swamp Yankee Survey LLC  
8 Spice Hill Drive  
East Hampton, Connecticut  
860/670-8515  
djohn@SwampYankeeSurvey.com

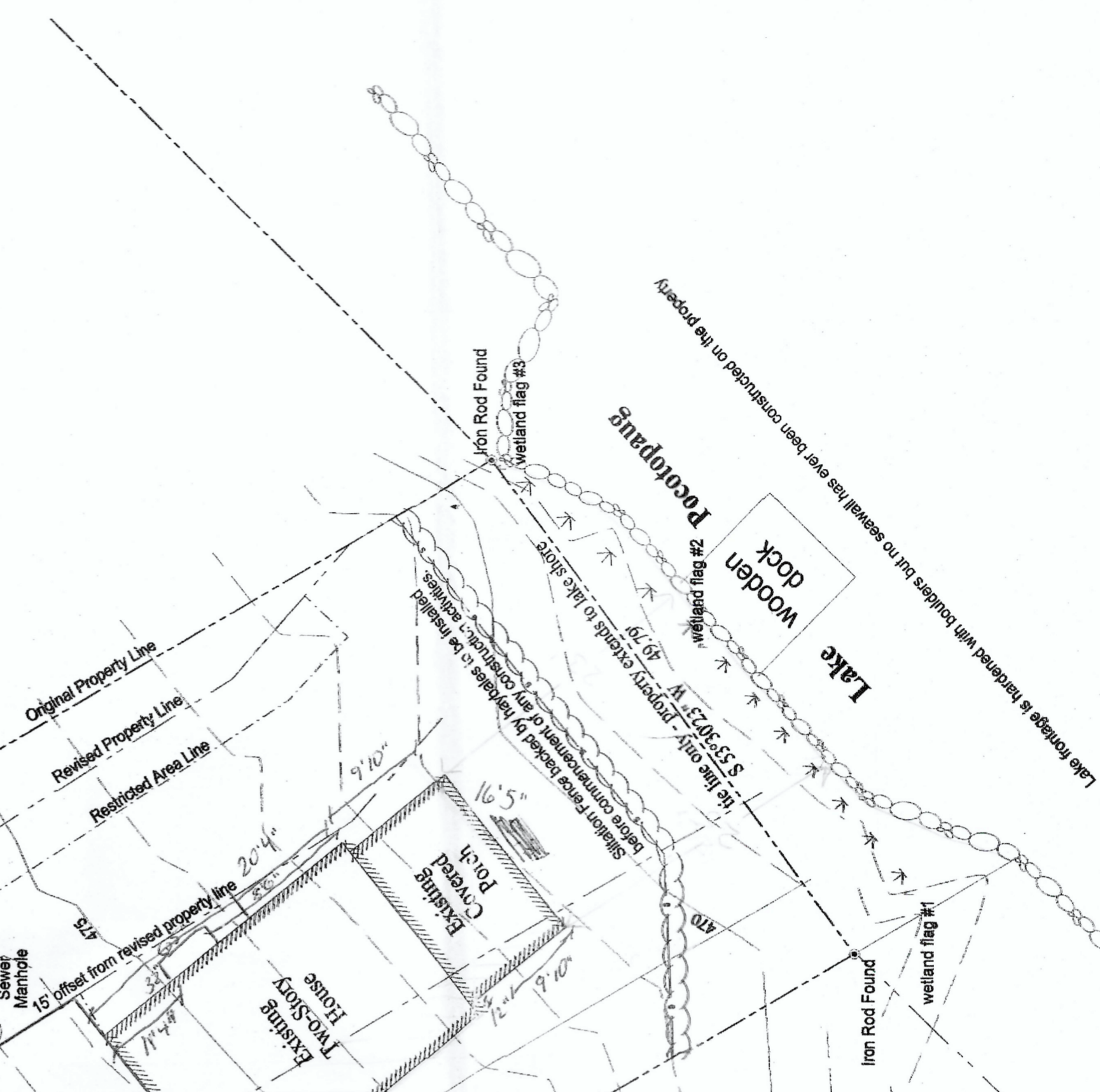


This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.  
This "Final Property Survey" was prepared by A-2 and E-3 Standards of Horizontal and Vertical Accuracy as an "Improvement Location Survey" depicting proposed improvements to the subject property.  
The line of wetland soils was identified by Steve Dunas, Licensed Soil Scientist.  
To my knowledge and belief this plan is substantially correct as noted hereon.  
Douglas M. Bonoff  
November 16, 2018  
CTLS 171751

A "Property Line Revision and Restricted Area Map" (First Reference Survey) recorded on June 10, 2014, depicted changes to the record property boundaries as described in Quitclaim deeds (Book 548 Pages 379-382) from Margery A. and Daniel A. Frazon to John N. Sienko.

By mutual agreement of the parties, a new property line was established west of the original boundary to accommodate improvements on the Sienko property. In addition a "restricted area" was established as a buffer to the west of the new property line within which no physical improvements would be permitted.

The proposed improvements to the subject property are outside of the restriction line, new property line and original property line by the distances depicted hereon.



Lake  
Wooden Dock

Lake coverage is hatched and hatched and hatched but no areas have been constructed. Wetland flag #2.