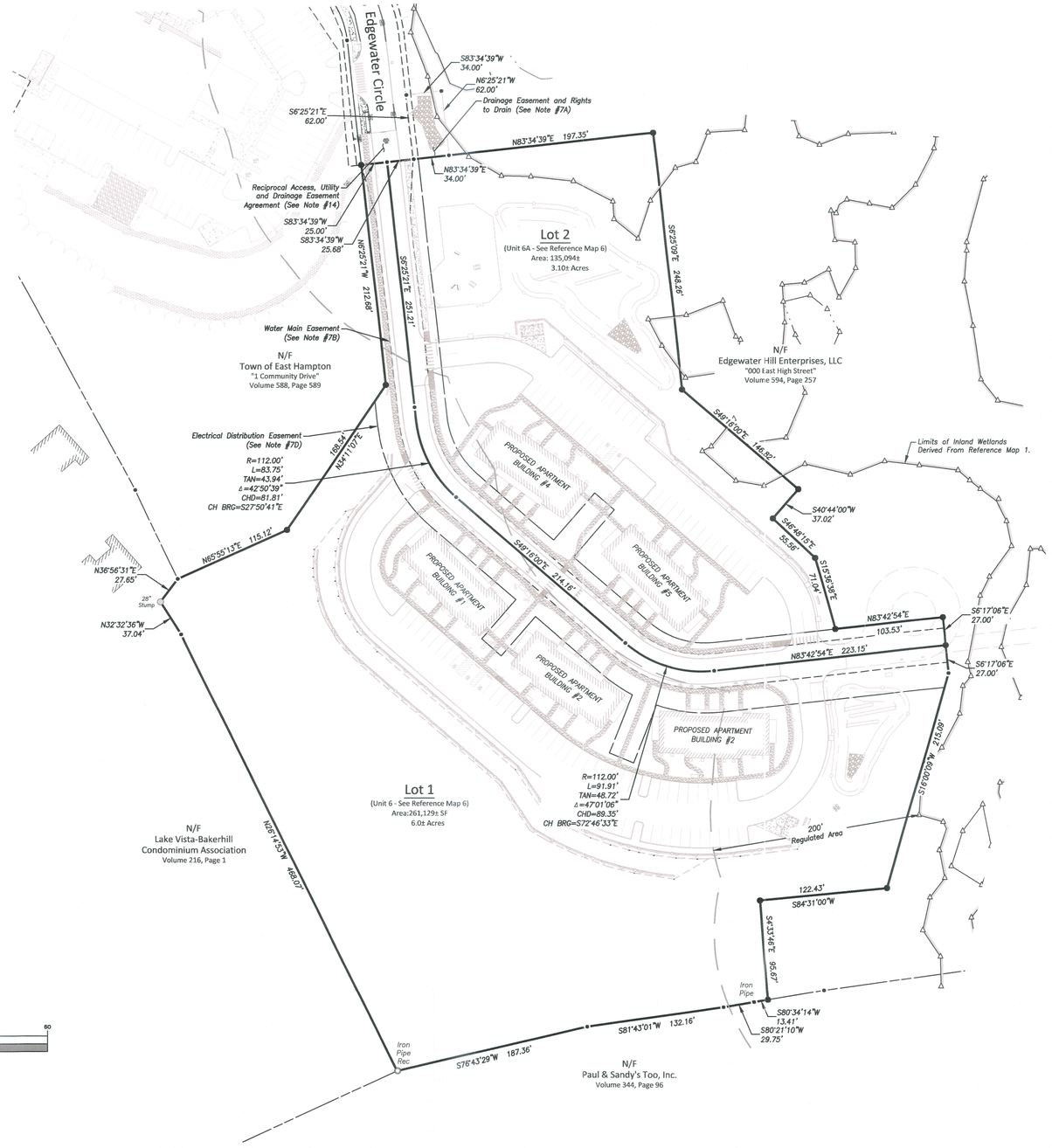


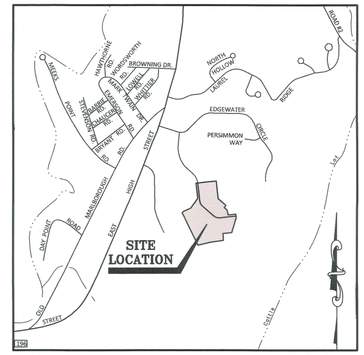
LEGEND & ABBREVIATIONS

±	MORE OR LESS
TYP	TYPICAL
SF	SQUARE FEET
REC	RECOVERED
CL&P	CONNECTICUT LIGHT AND POWER
N/F	NOW OR FORMERLY
•	ANGLE POINT
○	IRON PIPE OR REBAR
●	REBAR OR DRILL HOLE TO BE SET

GRAPHIC SCALE

120 60 30 0 60

(IN FEET)
1 inch = 60 ft.



LOCATION MAP

SCALE: 1"=1000'

SURVEY NOTES

1. 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 RESUBDIVISION PLAN BASED ON RESURVEY FOR THE PROPERTY BOUNDARY AND CONFORMS TO HORIZONTAL CLASS "A-2" ACCURACY STANDARDS. IT IS INTENDED TO BE USED FOR MUNICIPAL PERMITTING PURPOSES.
2. NORTH ORIENTATION DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN DATUM 1983 (NAD83) BASED UPON REFERENCE MAP 1.
3. 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.
4. SHADED BACKGROUND DATA PER REFERENCE MAP 3 AND IS CURRENTLY UNDER CONSTRUCTION. PREVIOUSLY APPROVED BY THE TOWN OF EAST HAMPTON, PLANNING AND ZONING COMMISSION SPECIAL PERMIT PZC-21-003, INLAND WETLANDS COMMISSION APPLICATION IW-20-035.
5. LAND RECORD AND RELATED RESEARCH WAS COMPLETED ON OCTOBER 23, 2023 .
6. RECORD TITLE TO THE SUBJECT PROPERTY MAY BE REFERENCED TO A WARRANTY DEED FROM EDGEWATER HILL ENTERPRISES, LLC, EDGEWATER HOMES I, LLC EDGEWATER HILL PROPERTIES AND EDGEWATER APARTMENTS TO SALT POND APARTMENTS, LLC RECORDED JUNE 4, 2021 IN THE TOWN OF EAST HAMPTON LAND RECORDS VOLUME 619 PAGE 1.
7. SUBJECT PROPERTY IS SUBJECT TO THE FOLLOWING ENCUMBRANCES AND EASEMENTS BUT NOT LIMITED TO:
   A. DRAINAGE EASEMENT OVER LANDS OF EDGEWATER HILL ENTERPRISES, LLC, VOLUME 619, PAGE 1.
   B. WATER MAIN EASEMENT IN FAVOR OF THE CONNECTICUT WATER COMPANY, VOLUME 632, PAGE 43.
   C. ACCESS EASEMENT IN FAVOR OF THE CONNECTICUT WATER COMPANY VOLUME 632, PAGE 48.
   D. ELECTRICAL DISTRIBUTION EASEMENT IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY D/B/A EVERSOURCE ENERGY VOLUME 632, PAGE 196.
   E. AMENDMENTS TO THE DECLARATION OF EDGEWATER HILL, VOLUME 641, PAGE 458,
8. INLAND WETLANDS DEPICTED HEREON WERE DERIVED FROM REFERENCE MAP 1.
9. THE SUBJECT PARCEL LIES IN THE MUDD ZONING DISTRICT.

REFERENCE MAPS

1. PROPERTY SURVEY, RESUBDIVISION PLAN, PREPARED FOR EDGEWATER HILL ENTERPRISES, LLC, EAST HIGH STREET, EAST HAMPTON, CONNECTICUT, SCALE: 1"=80', DATED: MAY 2020, LAST REVISED: AUGUST 5, 2020, JOB I.D. NO. 20-2795-3, SHEETS 1 & 2 OF 2, PREPARED BY BOUNDARIES LLC.
2. SITE DEVELOPMENT PLANS, SALT POND APARTMENTS AT EDGEWATER HILL, PREPARED FOR EDGEWATER HILL ENTERPRISES, LLC, 000 EAST HIGH STREET (CT ROUTE 66) EAST HAMPTON, CONNECTICUT, DATED: DECEMBER 2020, LAST REVISED MARCH 8, 2021, SHEETS 1-23, PREPARED BY: BOUNDARIES LLC.
3. EASEMENT MAP, PROPOSED UTILITY EASEMENT OVER LANDS OF EDGEWATER HILL PROPERTIES, LLC, EDGEWATER HILL ENTERPRISES, LLC, AND THE TOWN OF EAST HAMPTON, EAST HIGH STREET – EAST HAMPTON, CONNECTICUT, SCALE: 1"=40', DATED: NOVEMBER 2018, LAST REVISED: DECEMBER 10, 2018, JOB I.D. NO. 17-2524-5, PREPARED BY BOUNDARIES LLC.
4. PROPERTY SURVEY, FREE SPLIT PLAN, PREPARED FOR EDGEWATER HILL ENTERPRISES, LLC, EAST HIGH STREET EAST HAMPTON, CONNECTICUT, SCALE: 1"=40', DATED: FEBRUARY 2018, JOB I.D. NO. 17-2524-5, PREPARED BY: BOUNDARIES LLC.
5. EXHIBIT A-3 PLANNED COMMUNITY DEVELOPMENT COMMON INTEREST COMMUNITY, PREPARED FOR EDGEWATER HILL ENTERPRISES, LLC, EAST HIGH STREET (CT ROUTE 66) & EDGEWATER CIRCLE, EAST HAMPTON, CONNECTICUT, DATED: SEPTEMBER 2020, LAST REVISED: MARCH 8, 2021,J OB I.D. NO. 20-2827, SHEETS 1-14, PREPARED BY BOUNDARIES LLC.
5. EXHIBIT A-3 AMENDMENT TO DECLARATION OF COMMON INTEREST COMMUNITY, PREPARED FOR EDGEWATER HILL ENTERPRISES, LLC, EAST HIGH STREET & EDGEWATER CIRCLE, EAST HAMPTON, CONNECTICUT, DATED: APRIL 2023, JOB I.D. NO. 20-2827-1 SHEETS 1-2, PREPARED BY BOUNDARIES LLC.
6. COMPILATION PLAN, MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY DBA EVERSOURCE ENERGY, ACROSS THE PROPERTY OF EDGEWATER HILL ENTERPRISES, LLC, AND THE TOWN OF EAST HAMPTON, EAST HIGH STREET (CT ROUTE 66) – EAST HAMPTON, CONNECTICUT, FILE NUMBER: E9023, SCALE:1"=40', DATED: MARCH 2019, LAST REVISED: MAY 29, 2019 JOB I.D. NO. 17-2524-5, PREPARED BY BOUNDARIES LLC.
7. EASEMENT MAP, PROPOSED UTILITY EASEMENT MODIFICATIONS OVER LANDS OF SALT POND APARTMENTS, LLC, 100 EDGEWATER CIRCLE, EAST HAMPTON, CONNECTICUT, SCALE: 1"=40', DATED: DECEMBER 2021, JOB I.D. NO. 20-2853, PREPARED BY: BOUNDARIES LLC.
8. COMPILATION PLAN, MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY DBA EVERSOURCE ENERGY, ACROSS THE PROPERTY OF SALT POND APARTMENTS, LLC, EDGEWATER CIRCLE – EAST HAMPTON, CONNECTICUT, FILE NUMBER: E22050, SCALE:1"=40', DATED: MAY 2022, JOB I.D. NO. 20-2853, PREPARED BY BOUNDARIES LLC.

RECEIVED
NOV 27 2023

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THIS DRAWING IS THE PROPERTY OF BOUNDARIES LLC AND HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT, AT THIS SITE, AND IS NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION OR OWNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF BOUNDARIES LLC.

"APPROVED BY THE TOWN OF EAST HAMPTON PLANNING AND ZONING COMMISSION"

DATE OF COMPLETION OF ALL WORK

SIGNATURE OF CHAIRMAN OR SECRETARY DATE

"APPROVED BY THE TOWN OF EAST HAMPTON INLAND WETLANDS AND WATERCOURSES COMMISSION"

SIGNATURE OF CHAIRMAN OR SECRETARY DATE

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

JOHN U. FAULISE JR. L.S. 70016 LICENSE NO. 11/21/23 DATE

CIVIL ENGINEERING LAND SURVEYING LAND USE PLANNING GIS SERVICES
BOUNDARIES
Boundaries LLC
179 Pachaug River Drive, Griswold, CT 06351
T 860.376.2006 | www.boundariesllc.net

Property Survey
Resubdivision Plan
Prepared for
Salt Pond Apartments, LLC
Edgewater Circle - East Hampton, Connecticut

SCALE: 1" = 60'
DATE: October 2023
JOB I.D. NO. 20-2853-2

Revisions

SHEET NO.
1
1

P:\CIVIL 3D PROJECTS\2020\20-2853-2 APARTMENTS-SUBDIVISION\DWG\SURVEY\SUBDIVISION.DWG