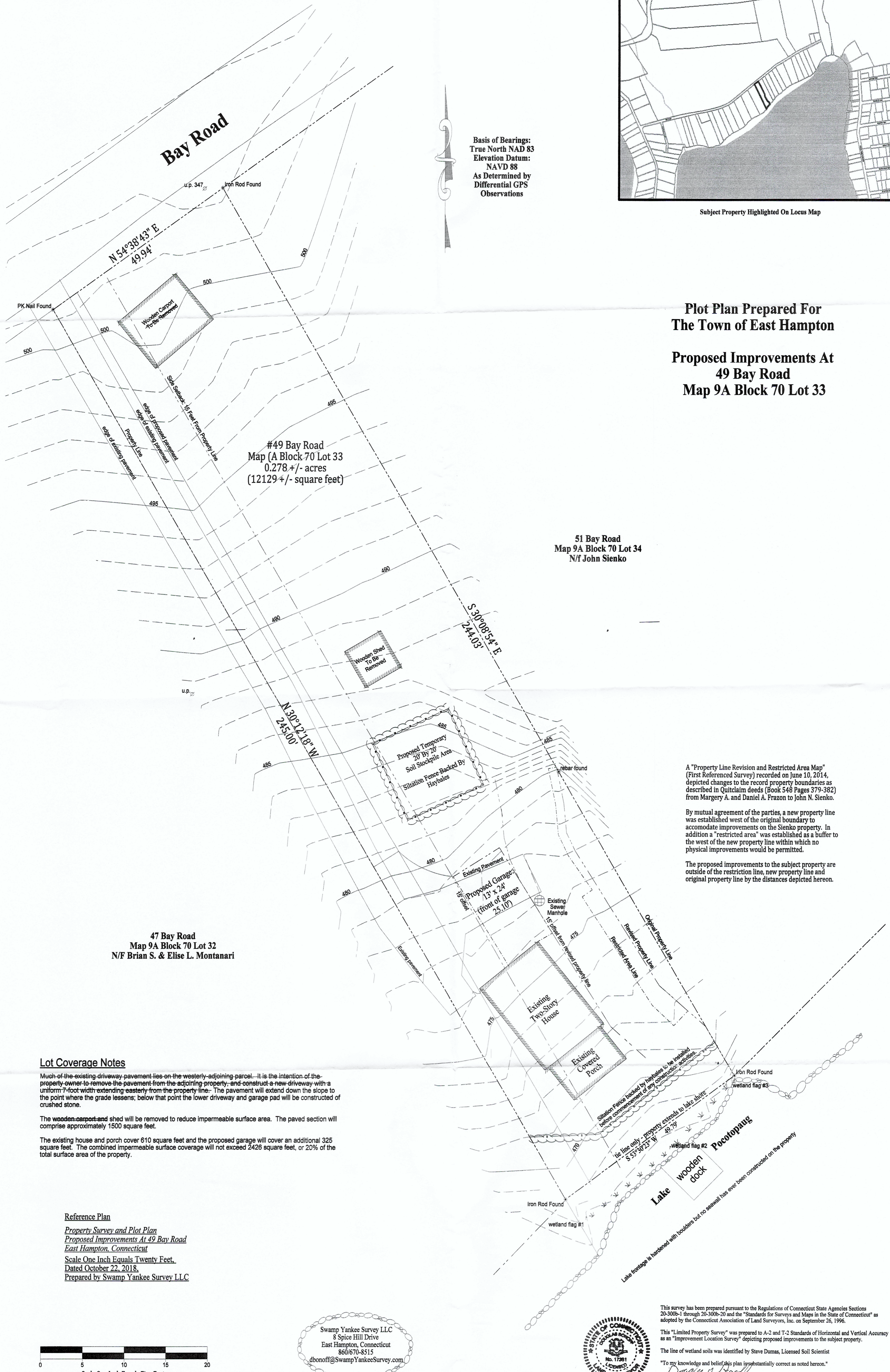


Subject Property Highlighted On Locus Map

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



**Plot Plan Prepared For
The Town of East Hampton
Proposed Improvements At
49 Bay Road
Map 9A Block 70 Lot 33**



#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

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

A "Property Line Revision and Restricted Area Map" (First Referenced 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.

Lot Coverage Notes

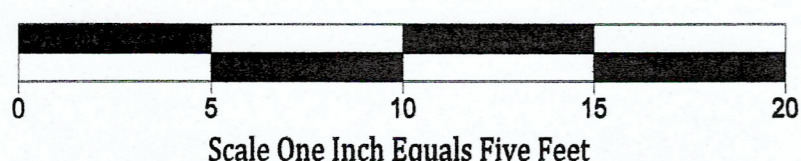
Much of the existing driveway pavement lies on the westerly-adjoining parcel. It is the intention of the property owner to remove the pavement from the adjoining property, and construct a new driveway with a uniform 7-foot width extending easterly from the property line. The pavement will extend down 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 carport and shed will be removed to reduce impermeable surface area. The paved section will comprise approximately 1600 square feet.

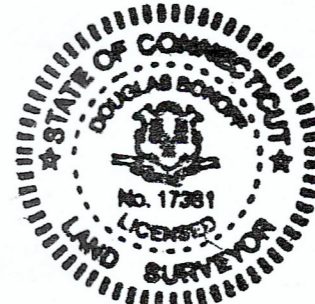
The existing house and porch cover 610 square feet and the proposed garage will cover an additional 325 square feet. The combined impermeable surface coverage will not exceed 2426 square feet, or 20% of the total surface area of the property.

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
dbonoff@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 "Limited Property Survey" was prepared to A-2 and T-2 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 Dumas, Licensed Soil Scientist

"To my knowledge and belief, this plan is substantially correct as noted hereon."

Douglas M. Bonoff
CT LS #17381
November 30, 2018