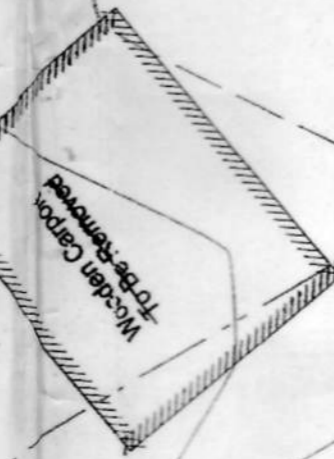


Subject Property Highlighted On Locus Map

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

Bay Road



PK Nail Found

$N56^{\circ}38'43'' E$
49.94'

PK Nail Found

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

Site Setback - 15 Feet From Property Line
edge of proposed pavement
edge of existing pavement
Property Line
edge of existing pavement

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

$S30^{\circ}08'54'' E$
244.03'

$N30^{\circ}12'18'' W$
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-adjacent parcel, is to be the intersection or 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

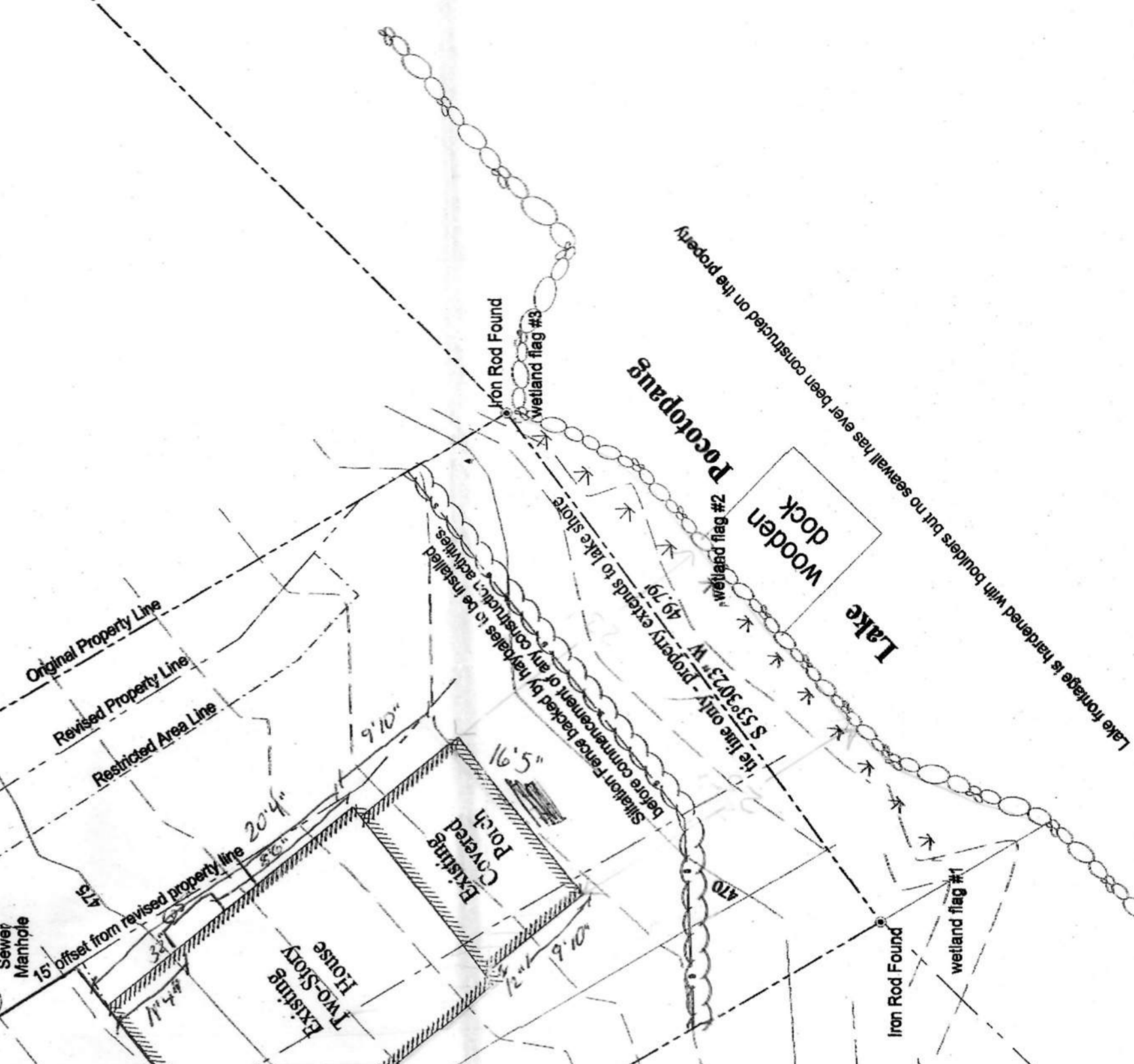


This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
This "Plotted Property Survey" was prepared by A-2 and T-3 Standards of Horizontal and Vertical Accuracy as an "Improvement Location Survey" depicting proposed improvements to the subject property.
The title 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
CT LS 171581
November 16, 2018

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.

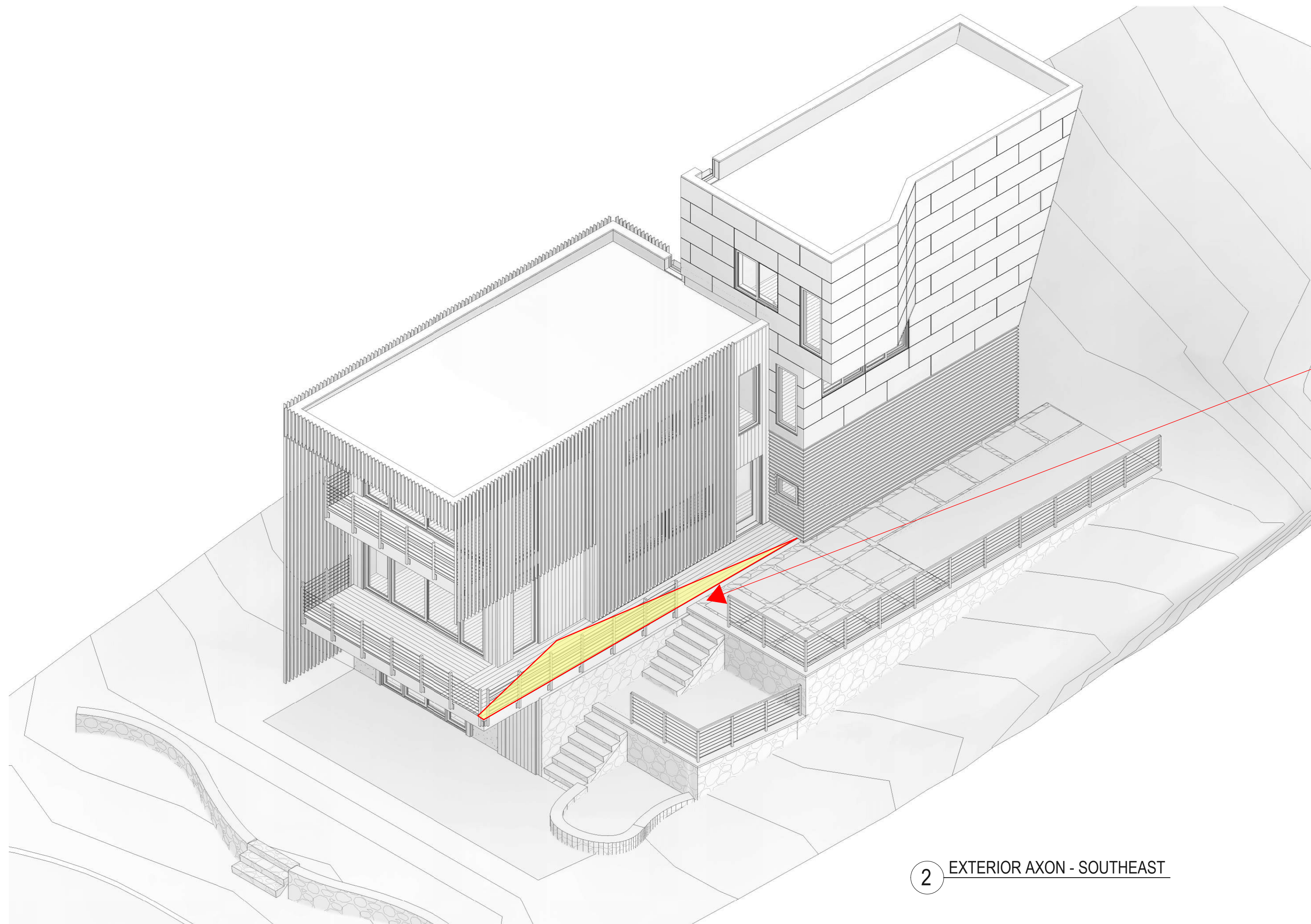
The proposed improvements to the subject property are outside of the restriction line, new property line and original property line by the distances depicted hereon.





49 Bay Rd

Exhibit 'A'



YELLOW HIGHLIGHTED AREA
ENCROACHING ON CURRENT SETBACK

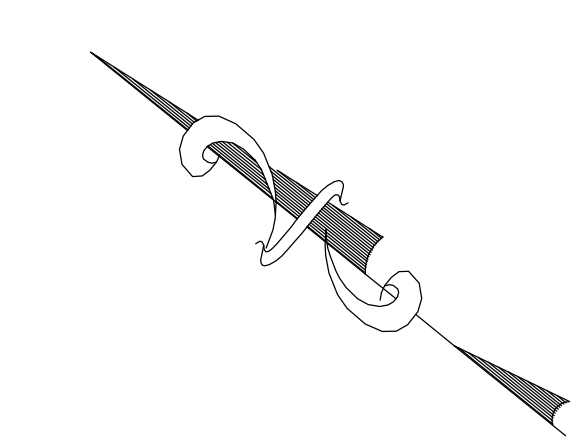


EXHIBIT 'B'

2 EXTERIOR AXON - SOUTHEAST

HERRICK RESIDENCE
49 BAY ROAD
EAST HAMPTON, CT

Site Plan
SCALE 1/8" = 1'-0"

09/16/2020

L101



4' wide east deck

49 Bay Rd

Exhibit 'C'