

REFERENCE MAPS

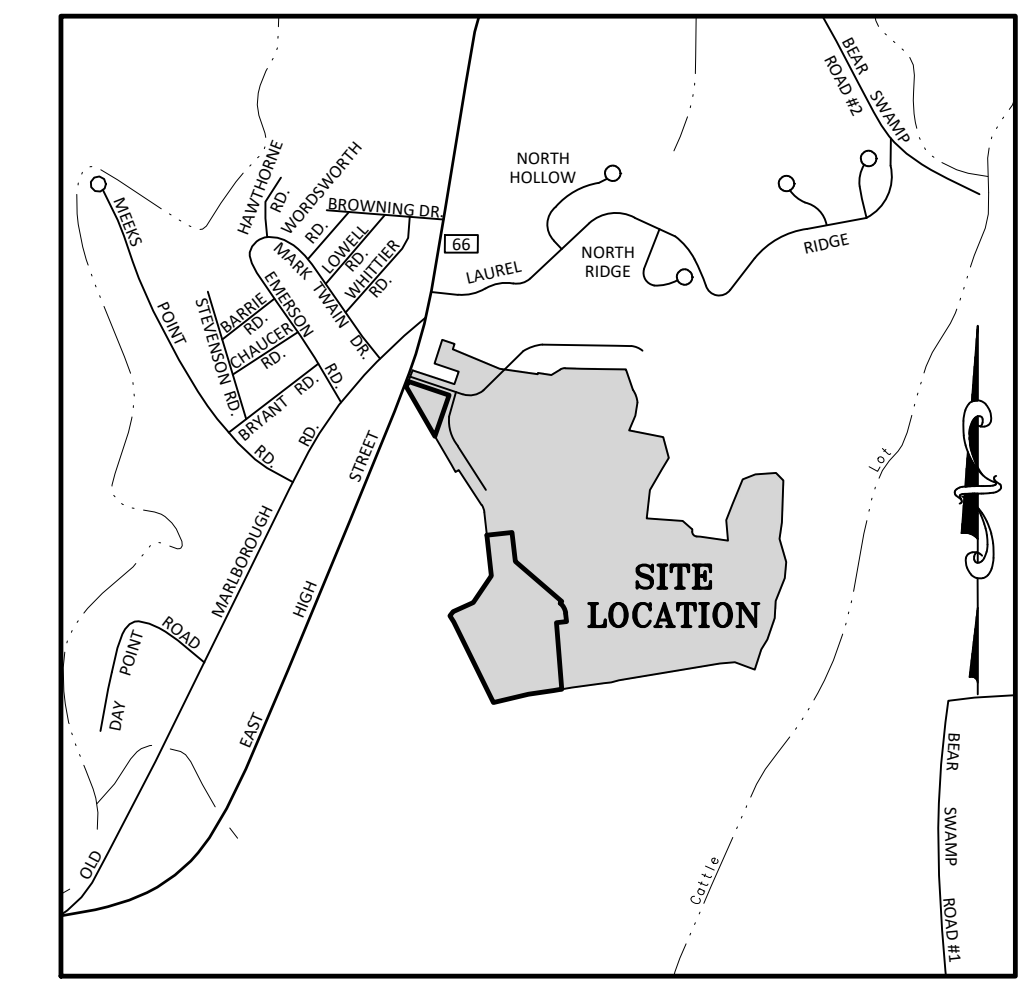
- A. BOUNDARY SURVEY PREPARED FOR EDGEWATER HILL, LLC, EAST HIGH STREET, EAST HAMPTON, CONNECTICUT, SCALE 1"= 80', DATE: MAY 14, 2008, SHEETS VO-01 AND VO-02, PREPARED BY FUSS & O'NEILL, MANCHESTER, CT.
- B. PROPERTY SURVEY "TREE SPLIT PLAN" PREPARED FOR EDGEWATER HILL ENTERPRISES, LLC, EAST HIGH STREET, EAST HAMPTON, CONNECTICUT, DATED: JANUARY 2018, SCALE: 1"= 40', JOB I.D. NO. 17-2524-5, SHEET 1 OF 1 PREPARED BY BOUNDARIES, LLC.
- C. BOUNDARY SURVEY PREPARED FOR EDGEWATER HILL, LLC, EAST HIGH STREET, EAST HAMPTON, CONNECTICUT, SCALE 1"= 80', DATE: AUGUST 2011, SHEETS VO-01 AND VO-02, PREPARED BY FUSS & O'NEILL, MANCHESTER, CT.
- D. EDGEWATER HILL EAST HAMPTON - CT MASTER PLAN FEBRUARY 21, 2012 PREPARED FOR EDGEWATER HILL, LLC, 18 LAUREL RIDGE, EAST HAMPTON, CONNECTICUT, PREPARED BY FUSS & O'NEILL, MANCHESTER, CONNECTICUT.
- E. IMPROVEMENT LOCATION SURVEY PREPARED FOR EDGEWATER HILL PROPERTIES, LLC, EAST HIGH STREET, EAST HAMPTON, CONNECTICUT, SCALE 1"= 40', DATE: MARCH 10, 2015, SHEET 1 OF 1, PREPARED BY MILONE & MACBROOM, CHESHIRE, CONNECTICUT.
- F. COMPILED PLAN, MAP DEPICTING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS PROPERTY OF: EDGEWATER HILL PROPERTIES, LLC, EAST HIGH STREET, EAST HAMPTON, CONNECTICUT, SCALE 1"= 40', DATE MARCH 10, 2015, SHEETS 1 AND 2 OF 2, PREPARED BY MILONE & MACBROOM, CHESHIRE, CONNECTICUT.
- G. ALTA/NSPS LAND TITLE SURVEY, PREPARED FOR EDGEWATER HILL APARTMENT, LLC, 140 EAST HIGH STREET, EAST HAMPTON, CONNECTICUT, DATED: OCTOBER 27, 2016, LAST REVISED NOVEMBER 14, 2016, PREPARED BY BOUNDARIES, LLC.
- H. IMPROVEMENT LOCATION SURVEY, LOT LINE MODIFICATION PLAN, PREPARED FOR EDGEWATER HILL PROPERTIES, LLC, 000 EAST HIGH STREET, EAST HAMPTON, CONNECTICUT, DATE: MAY 2016, LAST REVISED AUGUST 26, 2016, SHEETS: 1-5, PREPARED BY: BOUNDARIES, LLC.
- I. PROPERTY SURVEY, PREPARED FOR EDGEWATER HILL PROPERTIES, LLC, EAST HIGH STREET, EAST HAMPTON, CONNECTICUT, DATE: MAY 2017, SHEET 1, PREPARED BY: BOUNDARIES, LLC.
- J. PLAN OF PROPERTY OF JOHN & MARY BEERLE, TO BE TRANSFERRED TO CHARLES & HAZEL BARBER, EAST HAMPTON CONNECTICUT, SCALE: 1"=40', DATED: 1959 PREPARED BY: C.A. CAMPBELL ENG.
- K. AS-BUILT SURVEY, PREPARED FOR BAKER HILL COMMONS, CONNECTICUT ROUTE 66, EAST HAMPTON, CONNECTICUT, SCALE: 1"=40', DATED: OCTOBER 28, 1987, SHEET 1 OF 2, PREPARED BY: DUTCH & ASSOCIATES.
- L. BOUNDARY LINE SURVEY, PREPARED FOR JOHN & MARY WEINZLER, EAST HIGH STREET - CONNECTICUT ROUTE 66, EAST HAMPTON, CONNECTICUT, SCALE: 1"=20', DATED: OCTOBER 25, 1988, PREPARED BY: TOWNE ENGINEERING, INC.

NOTES

- THE SUBJECT PROPERTY MAY BE TOGETHER WITH, AND SUBJECT TO, THE FOLLOWING EASEMENTS, AGREEMENTS, RIGHTS OR ENCUMBRANCES RECORDED IN TOWN OF EAST HAMPTON LAND RECORDS:
1. A NON-EXCLUSIVE PERMANENT ACCESS AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENT FROM MATLOR, RE, LLC TO LCS PROPERTIES, LLC, RECORDED IN VOLUME 512, PAGE 894 ON APRIL 11, 2011.
  2. A SPECIAL PERMIT ISSUED TO MR. STEPHEN MOTTO, DREAM DEVELOPERS OF CONNECTICUT, LLC, RECORDED IN VOLUME 515, PAGE 1029 ON AUGUST 9, 2011.
  3. A VOLUNTARY SEWER LIEN BY AND BETWEEN THE TOWN OF EAST HAMPTON WATER POLLUTION CONTROL AUTHORITY+ AND LCS PROPERTIES, LLC, RECORDED IN VOLUME 549, PAGE 1029 ON JUNE 7, 2014.
  4. A PERMIT ISSUED BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION TO DREAM DEVELOPERS OF CT, LLC, RECORDED IN VOLUME 550, PAGE 721 ON SEPTEMBER 16, 2014.
  5. AN ELECTRICAL DISTRIBUTION EASEMENT FROM EDGEWATER HILL PROPERTIES, LLC, TO THE CONNECTICUT LIGHT AND POWER COMPANY, dba EVERSOURCE ENERGY, RECORDED IN VOLUME 555, PAGE 965 ON MAY 27, 2015.
  6. A HOLD HARMLESS AGREEMENT BY AND BETWEEN THE EDGEWATER HILL PROPERTIES, LLC AND THE CONNECTICUT LIGHT AND POWER dba EVERSOURCE ENERGY RECORDED IN VOLUME 555, PAGE 965 ON MAY 27, 2015.
  7. A SPECIAL PERMIT PROVIDED TO THE TOWN OF EAST HAMPTON, AS APPLICANT, AND TO EDGEWATER HILL ENTERPRISES, LLC, AS OWNER, OF PROPERTY LOCATED ON MAP 10A/BLOCK 85/LOT 5D, RECORDED IN VOLUME 585, PAGE 1047 ON JUNE 28, 2018.
  8. A GRANT OF ACCESS AND UTILITY EASEMENTS FROM GEORGE A. LOOS AND MARY F. LOOS TO EDGEWATER HILL PROPERTIES, LLC, RECORDED IN VOLUME 569, PAGE 273 ON OCTOBER 3, 2016.
  9. A DECLARATION OF RECIPROCAL ACCESS AND UTILITY EASEMENT AGREEMENT BETWEEN EDGEWATER HILL PROPERTIES, LLC AND GEORGE A. LOOS AND MARY F. LOOS, RECORDED IN VOLUME 569, PAGE 278 ON OCTOBER 3, 2016.
  10. A FIRST AMENDMENT TO DECLARATION OF RECIPROCAL ACCESS AND UTILITY EASEMENT AGREEMENT BETWEEN EDGEWATER HILL PROPERTIES, LLC AND GEORGE A. LOOS AND MARY F. LOOS, RECORDED IN VOLUME 570, PAGE 103 ON OCTOBER 31, 2016.
  11. A SECOND AMENDMENT TO DECLARATION OF RECIPROCAL ACCESS AND UTILITY EASEMENT AGREEMENT AND GRANT OF SIGN EASEMENT BETWEEN EDGEWATER HILL PROPERTIES, LLC AND GEORGE A. LOOS AND MARY F. LOOS, RECORDED IN VOLUME 570, PAGE 273 ON NOVEMBER 4, 2016.
  12. A GRANT OF WATER FACILITIES EASEMENT FROM EDGEWATER HILL PROPERTIES, LLC, EDGEWATER HILL APARTMENTS, LLC AND EDGEWATER HILL ENTERPRISES, LLC TO THE CONNECTICUT WATER COMPANY, RECORDED IN VOLUME 586, PAGE 655 ON JULY 25, 2018.
  13. AN ELECTRIC DISTRIBUTION EASEMENT FROM EDGEWATER HILL PROPERTIES, LLC AND EDGEWATER HILL ENTERPRISES, LLC TO THE CONNECTICUT LIGHT AND POWER COMPANY dba EVERSOURCE ENERGY, RECORDED IN VOLUME 587, PAGE 293 ON AUGUST 20, 2018.
  14. A RECIPROCAL ACCESS, UTILITY AND DRAINAGE EASEMENT AGREEMENT BETWEEN EDGEWATER HILL ENTERPRISES, LLC, EDGEWATER HILL PROPERTIES, LLC, AND THE TOWN OF EAST HAMPTON RECORDED IN VOLUME 588, PAGE 593 ON SEPTEMBER 26, 2018.

CONVEYANCES

- RECORD TITLE TO THE SUBJECT PARCELS IS REFERENCED TO THE FOLLOWING DEEDS RECORDED IN TOWN OF EAST HAMPTON LAND RECORDS:
- A. A WARRANTY DEED FROM EDGEWATER HILL PROPERTIES, LLC TO TERRY L. KONRAD, RECORDED IN VOLUME 589, PAGE 293 ON OCTOBER 3, 2018.
  - B. A WARRANTY DEED FROM TERRY L. KONRAD TO EDGEWATER HILL PROPERTIES, LLC, RECORDED IN VOLUME 569, PAGE 296 ON OCTOBER 3, 2016. (PARCEL A)
  - C. A WARRANTY DEED FROM TERRY L. KONRAD TO EDGEWATER HILL APARTMENTS, LLC, RECORDED IN VOLUME 569, PAGE 289 ON OCTOBER 3, 2016. (PARCEL B)
  - D. A QUIT CLAIM DEED FROM GEORGE A. LOOS AND MARY F. LOOS TO EDGEWATER HILL ENTERPRISES, LLC, RECORDED IN VOLUME 580, PAGE 285 ON NOVEMBER 20, 2017. (LOT 10A/85/5C)
  - E. A WARRANTY DEED FROM GEORGE A. LOOS AND MARY F. LOOS TO EDGEWATER HILL ENTERPRISES, LLC, RECORDED IN VOLUME 582, PAGE 195 ON JANUARY 1, 2018.
  - F. A SPECIAL WARRANTY DEED FROM EDGEWATER HILL ENTERPRISES, LLC TO THE TOWN OF EAST HAMPTON, RECORDED IN VOLUME 588, PAGE 589 ON SEPTEMBER 26, 2018.
  - G. A QUIT CLAIM DEED FROM EDGEWATER HILL PROPERTIES, LLC TO EDGEWATER HILL ENTERPRISES, LLC, RECORDED IN VOLUME 589, PAGE 419 ON OCTOBER 25, 2018.
  - H. A QUIT CLAIM DEED FROM EDGEWATER HILL ENTERPRISES, LLC TO EDGEWATER HOMES, LLC, RECORDED IN VOLUME 592, PAGE 309 ON MARCH 7, 2019.
  - I. A BOUNDARY LINE AGREEMENT BETWEEN EDGEWATER HILL PROPERTIES, LLC AND EDGEWATER HILL ENTERPRISES, LLC, RECORDED IN VOLUME 594, PAGE 257 ON SEPTEMBER 28, 2019.
  - J. A QUIT CLAIM DEED FROM GEORGE A. LOOS AND MARY F. LOOS TO EDGEWATER HILL ENTERPRISES, LLC, RECORDED IN VOLUME 601, PAGE 684 ON FEBRUARY 25, 2019.



LOCATION MAP

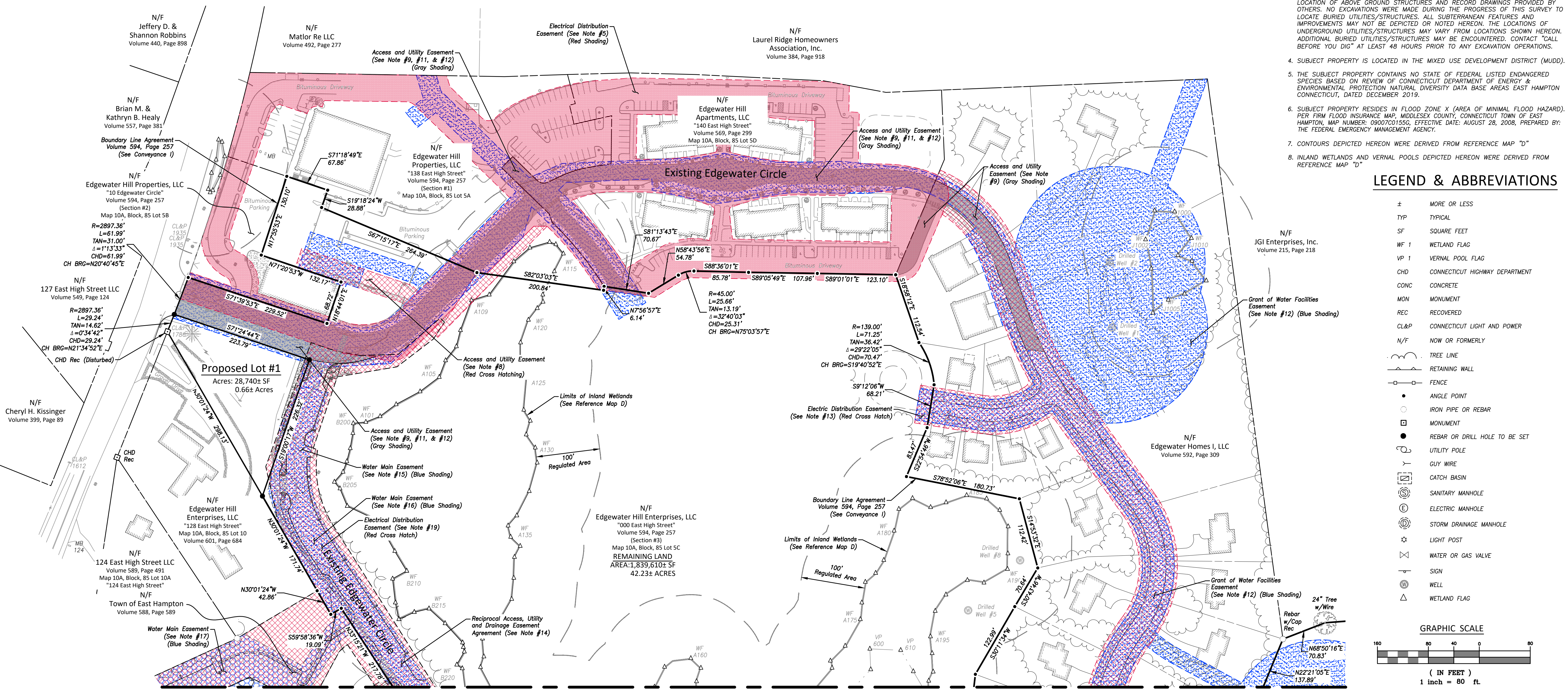
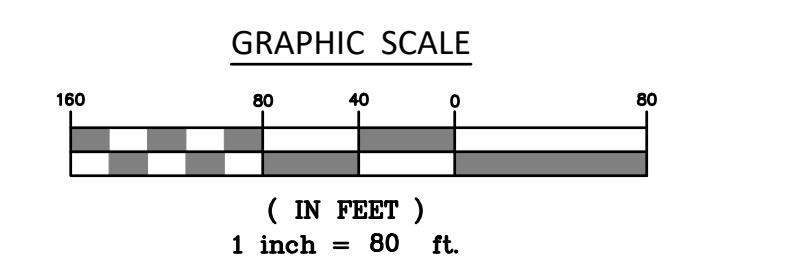
SCALE: 1"=1000'

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 SEPTEMBER 29, 2019. IT IS A PROPERTY SURVEY AND CONFORMS TO HORIZONTAL CLASS A-2 AND TOPOGRAPHIC TO ACCURACY STANDARDS.
2. NORTH ORIENTATION DEPICTED HEREON IS 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 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS.
4. SUBJECT PROPERTY IS LOCATED IN THE MIXED USE DEVELOPMENT DISTRICT (M.U.D.D.).
5. THE SUBJECT PROPERTY CONTAINS NO STATE OF FEDERAL LISTED ENDANGERED SPECIES BASED ON REVIEW OF CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION NATURAL DIVERSITY DATA BASE AREA EAST HAMPTON CONNECTICUT, DATED DECEMBER 2019.
6. SUBJECT PROPERTY RESIDES IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD). PER FIRM FLOOD INSURANCE MAP, MIDDLESEX COUNTY, CONNECTICUT TOWN OF EAST HAMPTON, MAP NUMBER: 0900700155; EFFECTIVE DATE: AUGUST 28, 2008, PREPARED BY: THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. CONTOURS DEPICTED HEREON WERE DERIVED FROM REFERENCE MAP "D"
8. INLAND WETLANDS AND VERNAL POOLS DEPICTED HEREON WERE DERIVED FROM REFERENCE MAP "D"

LEGEND & ABBREVIATIONS

±	MORE OR LESS
TYP	TYPICAL
SF	SQUARE FEET
WF 1	WETLAND FLAG
VP 1	VERNAL POOL FLAG
CHD	CONNECTICUT HIGHWAY DEPARTMENT
CONC	CONCRETE
MON	MONUMENT
REC	RECOVERED
CL&P	CONNECTICUT LIGHT AND POWER
N/F	NOW OR FORMERLY
—	TREE LINE
—	RETAINING WALL
—	FENCE
•	ANGLE POINT
○	IRON PIPE OR REBAR
■	MONUMENT
○	REBAR OR DRILL HOLE TO BE SET
○	UTILITY POLE
—	GUY WIRE
⊕	CATCH BASIN
⊕	SANITARY MANHOLE
⊕	ELECTRIC MANHOLE
⊕	STORM DRAINAGE MANHOLE
⊕	LIGHT POST
⊕	WATER OR GAS VALVE
⊕	SIGN
⊕	WELL
⊕	WETLAND FLAG

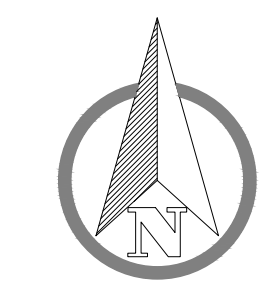


Match Line (See Sheet #2)

\*APPROVED BY THE TOWN OF EAST HAMPTON PLANNING AND ZONING COMMISSION\*

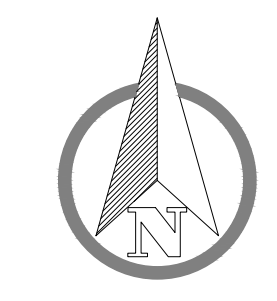
\*APPROVED BY THE TOWN OF EAST HAMPTON INLAND WETLANDS AND WATERCOURSES COMMISSION\*

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



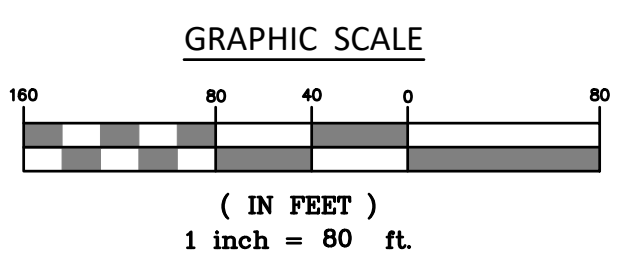
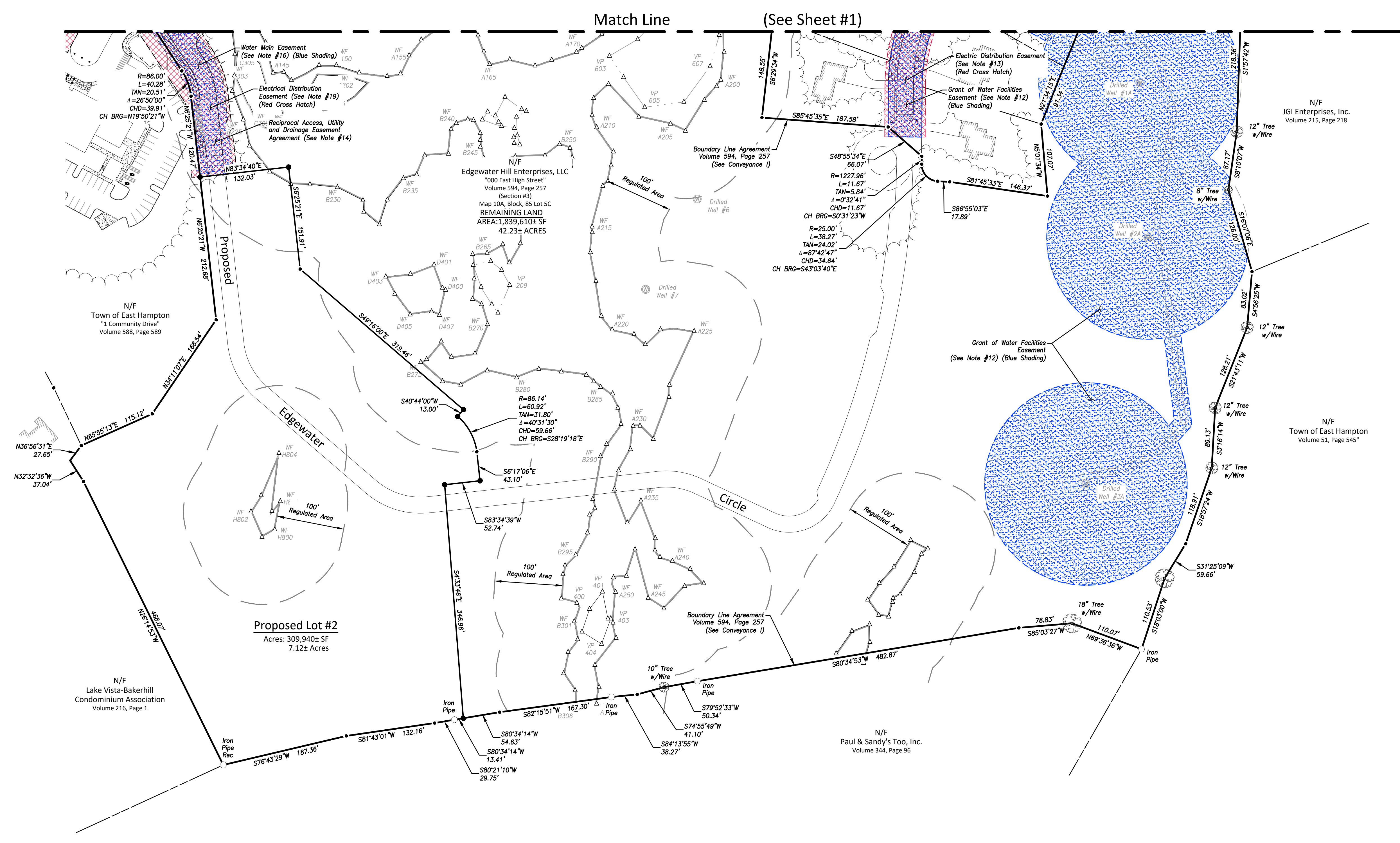


Property Survey  
 "Resubdivision Plan"  
 Prepared for  
**Edgewater Hill Enterprises, LLC**  
 East High Street - East Hampton, Connecticut



SCALE: 1" = 80'  
 DATE: May 2020  
 JOB I.D. NO.: 20-2795-3  
 Revisions

SHEET NO.  
 2  
 2



NOTE: SEE SHEET 1 FOR SURVEY NOTES AND LEGEND.

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

70016  
 JOHN U. FAULISE JR. L.S. LICENSE NO. DATE

11.92.168.2.3\PROJECTS\CIVIL 3D PROJECTS\2020\20-2795-3 EDgewater SUBDIVISION.DWG\SURVEY.SUBDIVISION.DWG