

N MAG. 11/1/07
 5.5'

NOTES

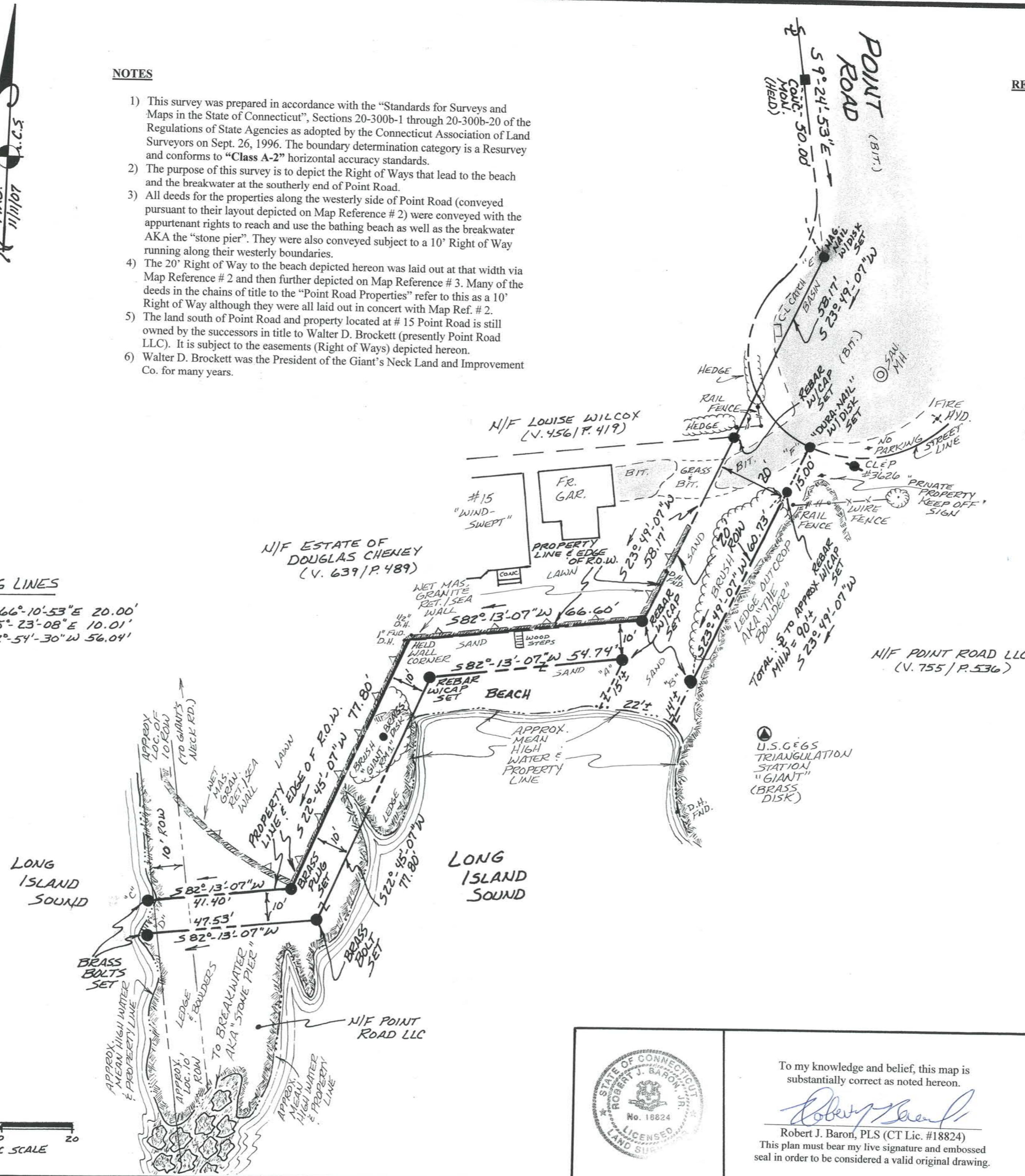
- 1) This survey was prepared in accordance with the "Standards for Surveys and Maps in the State of Connecticut", Sections 20-300b-1 through 20-300b-20 of the Regulations of State Agencies as adopted by the Connecticut Association of Land Surveyors on Sept. 26, 1996. The boundary determination category is a Resurvey and conforms to "Class A-2" horizontal accuracy standards.
- 2) The purpose of this survey is to depict the Right of Ways that lead to the beach and the breakwater at the southerly end of Point Road.
- 3) All deeds for the properties along the westerly side of Point Road (conveyed pursuant to their layout depicted on Map Reference # 2) were conveyed with the appurtenant rights to reach and use the bathing beach as well as the breakwater AKA the "stone pier". They were also conveyed subject to a 10' Right of Way running along their westerly boundaries.
- 4) The 20' Right of Way to the beach depicted hereon was laid out at that width via Map Reference # 2 and then further depicted on Map Reference # 3. Many of the deeds in the chains of title to the "Point Road Properties" refer to this as a 10' Right of Way although they were all laid out in concert with Map Ref. # 2.
- 5) The land south of Point Road and property located at # 15 Point Road is still owned by the successors in title to Walter D. Brockett (presently Point Road LLC). It is subject to the easements (Right of Ways) depicted hereon.
- 6) Walter D. Brockett was the President of the Giant's Neck Land and Improvement Co. for many years.

REFERENCES

- 1) Survey Entitled "Giant's Neck Property of the Giant's Neck Land and Improvement Co." dated June 1922 and prepared by Daboll & Crandall, Civil Engrs. (Map Book 2, P. 23 - E.L.L.R.)
- 2) Survey Entitled "Property of Walter D. Brockett at Giant's Neck East Lyme Conn." dated June 1929 and prepared by Daboll & Crandall Civil Engrs. (Map Book 2, P. 24 - E.L.L.R.)
- 3) Survey Entitled "Plan Indicating Location of Ten Foot Right of Way Giant's Neck Beach East Lyme Conn." dated Aug. 15, 1971 and prepared by D. S. Vibbert (Map Book 10, P. 75 - E.L.L.R.)
- 4) Survey Entitled "Plan Showing Property at 7 Point Road Giant's Neck Beach Niantic, Connecticut Prepared for Esther P. Enquist & Franklin R. Enquist" dated May 21, 1981 and prepared by J. Robert Pfanner & Assoc. (Drawer 1, Map 69 E.L.L.R.)
- 5) Survey Entitled "Boundary Plan Property of the Estate of Anna H. Enquist Point Road East Lyme, Connecticut" dated Oct. 1975 and prepared by DiCesare-Bentley-Welling Engrs. (Drawer 1, Map 5 - E.L.L.R.)
- 6) Vol. 24, P. 332 & 342 (deeds conveying the land now known as Giant's Neck Beach and Giants Neck Heights excluding the railroad, Griswold Island and the area south of Giant's Neck Road AKA the Point - Walter and Lawrence Brockett to the Giant's Neck Land and Improvement Co.)
- 7) Vol. 57, P. 85 (Estate of Walter Brockett to Edmund & Beatrice Atwood - Land south of Giant's Neck Road / # 2 and # 8 Point Road)
- 8) Vol. 26, P. 353 and Vol. 31, P. 143 (Walter Brockett to James Jay Smith - Lots B-H, Map Ref. # 2)
- 9) Vol. 31, P. 166 (Agreement between The Shore and Lake Corp. / James Jay Smith it's president and The Giant's Neck Land and Improvement Co. / Walter D. Brockett it's president conveying to each corporation mutually the rights to use all of the roads and right of ways in the area of Giant's Neck Beach and Point Road)

CLOSING LINES

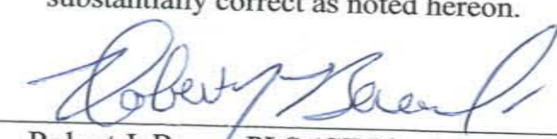
"A"-"B" 566°-10'-53"E 20.00'
 "C"-"D" 55°-23'-08"E 10.01'
 "E"-"F" 52°-54'-30"W 56.04'



Robert Baron, PLS
 131 Cottonwood Lane
 Uncasville, CT
 848-1679
QUALITY CONTROL SURVEYS
 Control & Boundaries

EASEMENT MAP
 PREPARED FOR
GIANT'S NECK BEACH ASSOCIATION
 LOCATED AT
POINT ROAD, GIANT'S NECK BEACH
EAST LYME, CT
 SCALE: 1" = 20' DATE: DECEMBER 17, 2007



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

 Robert J. Baron, PLS (CT Lic. #18824)
 This plan must bear my live signature and embossed seal in order to be considered a valid original drawing.