



**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 Way Property Boundaries of this parcel leading to the Association Beach.
- 3) This property is an unimproved portion of Griswold Road that was retained by the Beach Association and is used as a primary right of way to the beach. Other sections of Griswold Road became an East Lyme Town Road. Griswold Road was laid out as a 50' Right of Way.
- 4) The abutter to the west (Madden / Dasco - #295 Giant's Neck Road) is presently encroaching onto the Association's property. This encroachment is depicted on this survey. The westerly property line of this parcel runs from an original granite survey monument (recovered undisturbed) along Giant's Neck Road at Griswold Road southerly to the vicinity of an angle point in the concrete seawall (Brass Bolt set in wall footing) at the beach. No written evidence of claim to title to this encroachment area was discovered during the Town Hall research phase of this survey. This encroachment appears to be long standing.
- 5) The granite monument located 28.57' easterly of the northeast parcel corner is the only original monument recovered in this survey that appears to be significantly off line. It falls approximately 1' north of the street line based on all other original points. The Giant's Neck Road street lines in this area all fall in a S 81-33 E +/- direction (based on the north point of this survey). It is still being held for street line east of the northeast corner of this surveyed parcel since it is an original point that does not appear to have been disturbed.
- 6) Survey reference # 1 is indicated as "Map" on this plat.

**REFERENCE**

- 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.)

To My Knowledge and Belief, This Survey is Substantially Correct as Noted Hereon

*Robert J. Baron*

Robert J. Baron, PLS (CT Lic. #18824)

This Plan Should Not Be Considered a Valid Original Document Without My Live Signature and Seal



**QUALITY CONTROL SURVEYS** Control & Boundaries

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ORIGINAL DRAWING  
PRODUCED BY  
BLU-PRINTS UNLIMITED INC.

**PROPERTY SURVEY**  
PREPARED FOR  
**GIANT'S NECK BEACH  
ASSOCIATION & IMPROVEMENT CLUB**  
LOCATED AT  
**GRISWOLD ROAD, GIANT'S NECK BEACH  
NIANTIC, CT**  
SCALE: 1" = 10'      DATE: SEPTEMBER 16, 2009