

LEGEND

	WATER VALVE
	GAS VALVE
	ELECTRIC METER
	OVERHEAD WIRES
	UTILITY POLE
	BUILDING LIGHT
	CATCH BASIN
	ROOF DRAIN
	SIGN
	BOLLARD
	VERTICAL GRANITE CURB
	VERTICAL CONCRETE CURB
	EDGE OF CONCRETE
	EDGE OF PAVEMENT
	LANDSCAPED AREA
	SINGLE WHITE LINE
	TYPICAL
	ABOVE GRADE
	UNKNOWN TERMINUS
	PARKING SPACE COUNT
	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
	BLDG HT
	BFP
	CE
	LCE
	(M)
	(R)

- NOTES:**
- THIS IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 AND T-2 SURVEY AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B, EFFECTIVE DATE JUNE 21, 1998, PARTIALLY AMENDED OCTOBER 26, 2018. THIS SURVEY IS ALSO PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, ADOPTED ON SEPTEMBER 28, 2019 BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. THE BOUNDARY LINES SHOWN HEREON ARE BASED UPON A RESURVEY OF THE SUBJECT PROPERTY.
 - PROPERTY KNOWN AS LOT 2 AS SHOWN ON THE TOWN OF STONINGTON, NEW LONDON COUNTY, STATE OF CONNECTICUT, MAP NO. 102, BLOCK 4.
 - AREA = 15,749 SQUARE FEET OR 0.362 ACRES (TO TIE LINE).
 - THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. UTILITY INFORMATION SHOWN IS LIMITED TO VISIBLE UTILITY HARDWARE AND UTILITY MARKOUTS AT THE SURFACE AND DOES NOT INCLUDE SUCH ITEMS AS SUBSURFACE PIPING, UTILITY LINES, ETC. BEFORE ANY EXCAVATION IS TO BEGIN, UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT. A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF EXCLUSIVE AND COMMON USE AREAS AND THE FINISH FLOOR ELEVATIONS FOR UNITS 1 THROUGH 14.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS). TEMPORARY BENCH MARKS SET:
TBM-A: MAG NAIL SET IN PAVEMENT, ELEVATION=5.51'
TBM-B: MAG NAIL SET IN PAVEMENT, ELEVATION=6.84'
- REFERENCES:**
- THE TAX ASSESSOR'S MAP OF STONINGTON, NEW LONDON COUNTY, MAP 102.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, NEW LONDON COUNTY, CONNECTICUT, PANEL 534 OF 554," MAP NUMBER 09011C0534J, MAP REVISED: AUGUST 5, 2013.
 - MAP ENTITLED "PROPERTY SURVEY PREPARED FOR GARRET G. THUNEN & CAROL T. THUNEN, MAP 102, BLOCK 4, LOT 4, 11 HANCOX STREET, STONINGTON, CONNECTICUT," PREPARED BY CHERENZIA & ASSOCIATES, LTD., DATED DECEMBER 20, 2000. LAST REVISED OCTOBER 29, 2002.
 - U.S. DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM ELEVATION CERTIFICATE, PREPARED BY ERIC R. PETERSON, STATE OF CONNECTICUT LICENSED LAND SURVEYOR, DATED SEPTEMBER 4, 2019, PROVIDED BY THE CLIENT.
 - MAP ENTITLED "2021 ALTANSPS LAND TITLE SURVEY, 17-23 HANCOX STREET, CITY OF STONINGTON, NEW LONDON, CONNECTICUT 06378," PREPARED BY CONTROL POINT ASSOCIATES, INC., COORDINATED BY PARTNER ESI, DATED DECEMBER 12, 2023.

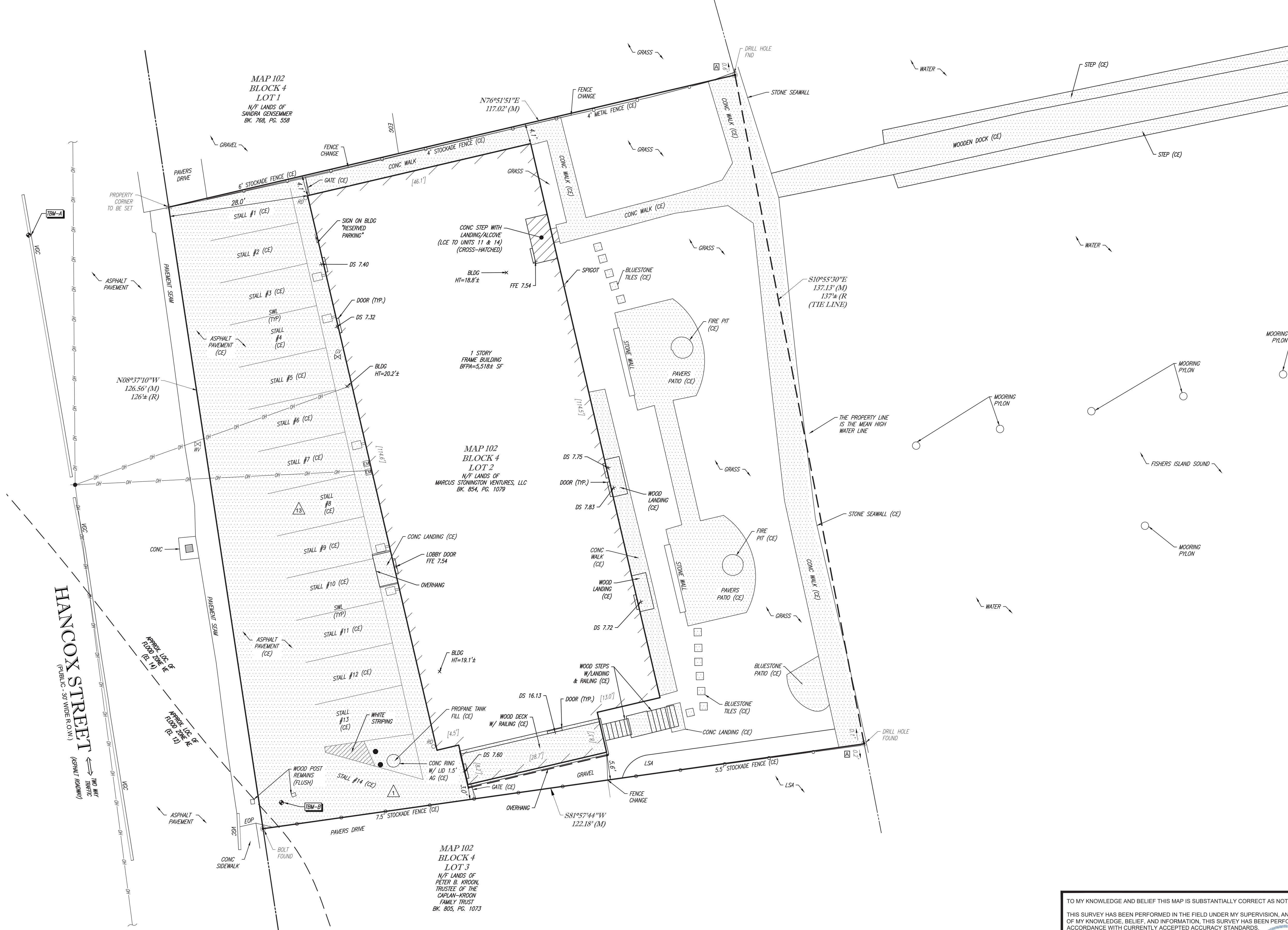
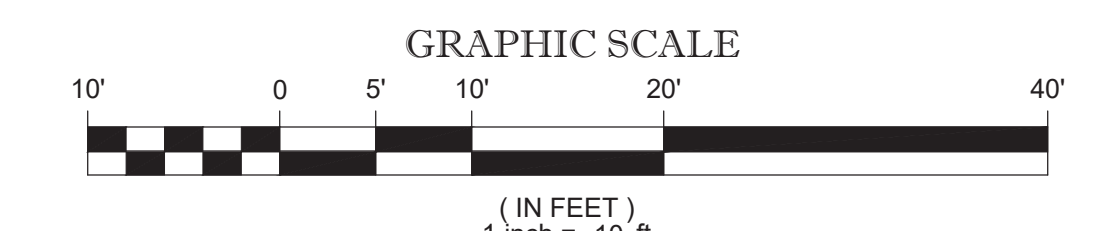


TABLE OF APPARENT ENCROACHMENTS

	4.0' METAL FENCE OVER PROPERTY LINE BY 0.6'
	5.5' STOCKADE FENCE OVER PROPERTY LINE BY 0.2'

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.

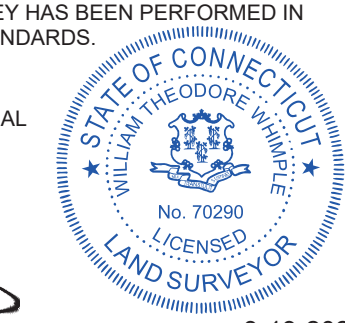


TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.

WILLIAM T. WHIMPLE, PLS
CONNECTICUT PROFESSIONAL LAND SURVEYOR #70290



FIELD DATE 10-28-2023 10-27-2023	SCHEDULE B TO DECLARATION OF SEA VILLAGE CONDOMINIUMS - DECLARANT: MARCUS STONINGTON VENTURES LLC			
FIELD BOOK NO. 23-15 MA	17-23 HANCOX STREET LOT 2, BLOCK 4, MAP 102 TOWN OF STONINGTON, NEW LONDON COUNTY STATE OF CONNECTICUT			
FIELD BOOK PG. 7	CONTROL POINT ASSOCIATES, INC. ALBANY, NY 518-217-5010 CHALFONT, PA 215-712-9800 HAUPPAUGE, NY 631-880-2845 MANHATTAN, NY 646-780-0411 MILWAUKEE, WI 414-779-3999 WARREN, NJ 908-668-0999			
FIELD CREW C.W. E.G.F.	APPROVED: W.T.W.	DATE 3-15-2024	SCALE 1"=10'	FILE NO. 03-230533-00
				DWG. NO. 1 OF 1

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. ORIGINAL PROJECT OR CONTROL POINT ASSOCIATES, INC. IS PROHIBITED. THE PURPOSE ORIGINALLY INTENDED WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.



THE STATE OF CONNECTICUT REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

MAP 102
BLOCK 4
LOT 1
N/F LANDS OF SANDRA GENSCHMER
BK. 788, PG. 558

MAP 102
BLOCK 4
LOT 2
N/F LANDS OF MARCUS STONINGTON VENTURES, LLC
BK. 854, PG. 1079

MAP 102
BLOCK 4
LOT 3
N/F LANDS OF PETER B. KROON, TRUSTEE OF THE CAPLAN-KROON FAMILY TRUST
BK. 805, PG. 1073

HANCOX STREET
(PUBLIC 30' WIDE R.O.W.)

APPROX. LOC. OF RECORD 200' E

APPROX. LOC. OF RECORD 100' W

APPROX. LOC. OF RECORD 100' W