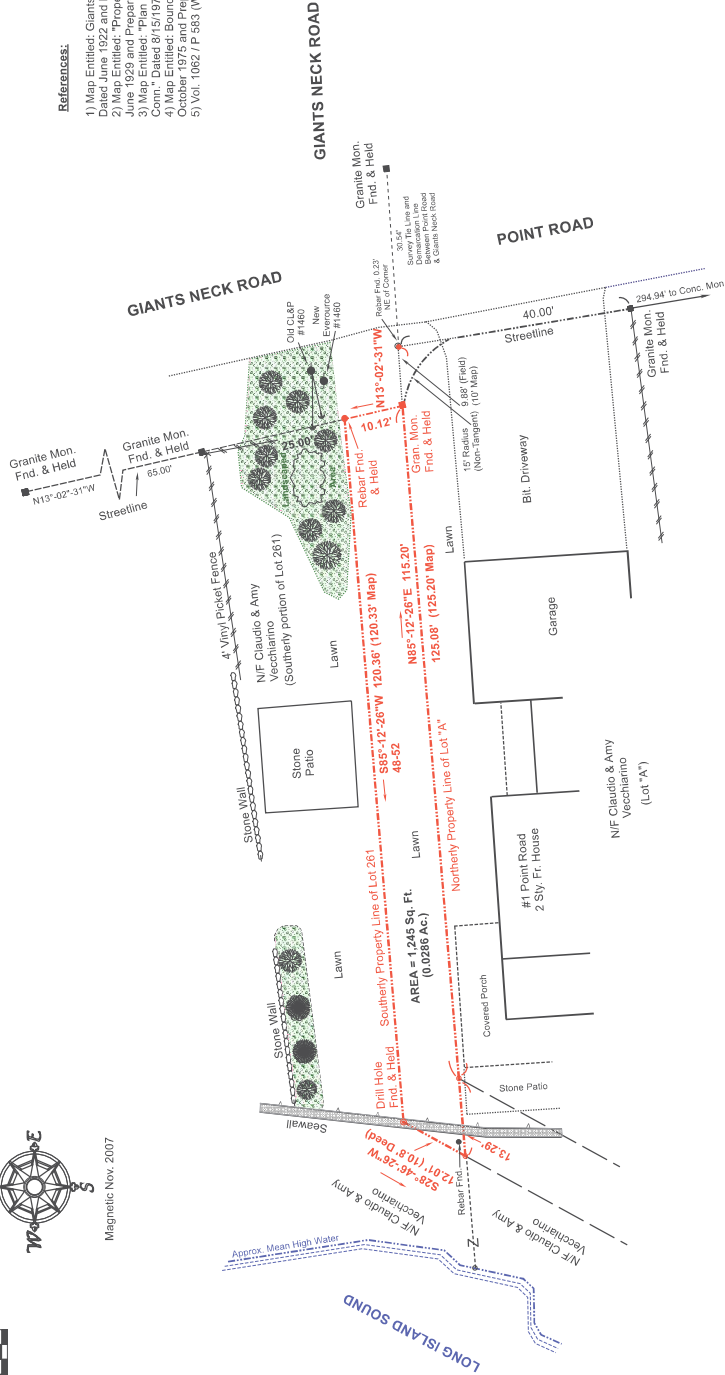




References:

- 1) Map Entitled: "Giants Neck Property of The Giants Neck Land & Improvement Co.," Dated June 1922 and Prepared by Daboll & Grandall (Map Bk. 2, Page 23 of the E.L.L.R.)
- 2) Map Entitled: "Property of Walter Brockett, Giants Neck East Lyme Conn.," Dated June 1929 and Prepared by Daboll & Grandall (Book 2, Page 24 of the E.L.L.R.)
- 3) Map Entitled: "Plan Indicating Location of Ten Foot Right Of Way Giants Neck Beach East Lyme Conn.," Dated 8/15/1971 and Prepared by D.S. Vibbert (Book 10, Page 74 E.L.L.R.) - Dated 10/15/1975 and Prepared by D.C. Case-Bentley-Welling Engineers (Map Drawer 2, P. 5 E.L.L.R.)
- 4) Vol. 1062 / P. 583 (War.) - Current Deed to #1 Point Road



PERIMETER SURVEY

Prepared For The Giants Neck Improvement Club

10' Strip of Land Located at #1 Point Road

**Former Right of Way Between Lands Formerly of
The Giants Neck Land and Improvement Club**

Walter D. Brockett

Scale: 1" = 10'

Date: August 25, 2025

To my knowledge and belief, this Survey
is Substantially Correct as Noted Hereon.

To be considered a valid, original document, copies of this plan
must bear a live signature and raised seal.

Notes:

- 1) This survey has been prepared in accordance with "The Standards and Suggested Methods and Procedures for Surveys and Maps in the State of Connecticut" (Which include Sections 20-300b-1 through 20 of the Regulations of CT State Agencies) as approved and adopted by the CT Association of Land Surveyors on 8/29/2019.
- 2) This Survey conforms to "Class A-2" Horizontal Accuracy and Reflects a "Resurvey" Property/Boundary Opinion.
- 3) The purpose of this survey is to determine and depict the Property Lines of the Giants Neck Improvement Club.
- 4) The Perimeter noted in Red on this plan is designated as a Right of Way on Maps and Deeds but is land that was not conveyed in the deeds of what is known as #1 Point Road. #1 Point Road is the property known as all of "Lot A" on the 1925 Map of Property of Walter Brockett (Book 2, Page 24 in the East Lyme Town Clerk's Office) and the Southern Portion of Lot #261 on the 1922 Map of the Giants Neck Land and Improvement Company (Map Book 2, Pages 22 and 23 of the same volume). The survey shows the current boundaries and current deeds in the chain of title to #1 Point Road call for the 10' Right of Way as the boundary line of this parcel.

Survey By:
Robert J. Baron, PLS
30 Forest Street
Waterford, CT 06385
860.608.3877