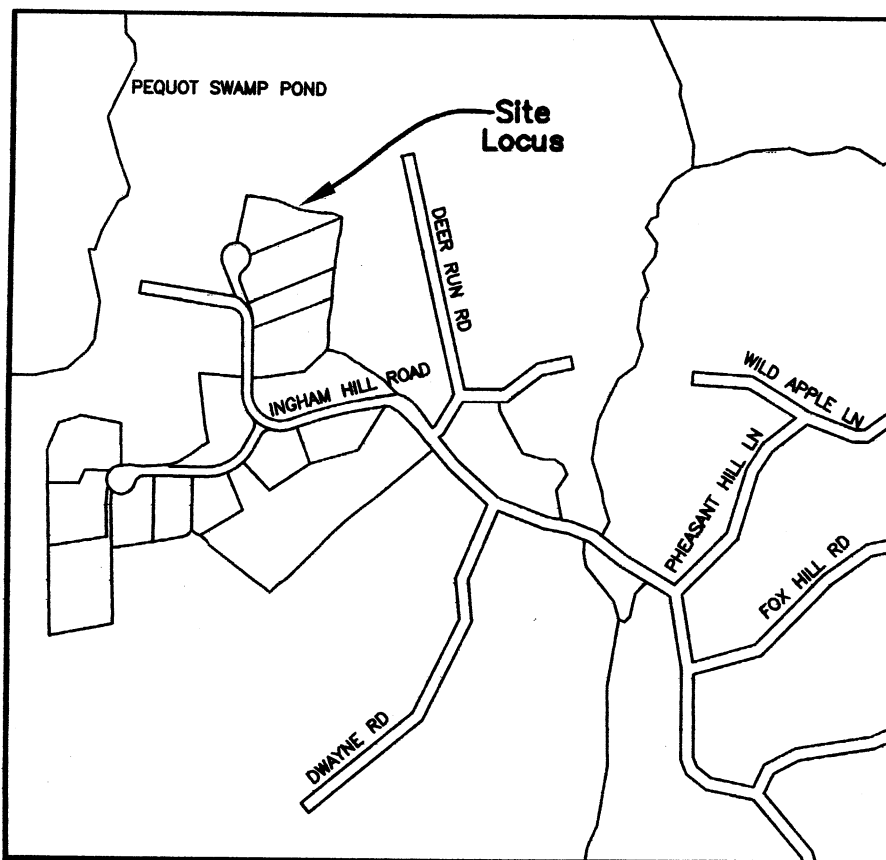




KEY & INDEX PLAN
1"=1000'

AREA OF SUBDIVISION PARCEL = 1,870,030 S.F. 42.93 AC
AREA OF FEE OPEN SPACE = 500,913 S.F. 11.50 AC
AREA OF CONSERVATION RESTRICTION = 520,108 S.F. 11.93 AC
TOTAL OPEN SPACE = 1,021,021 S.F. 23.43 AC

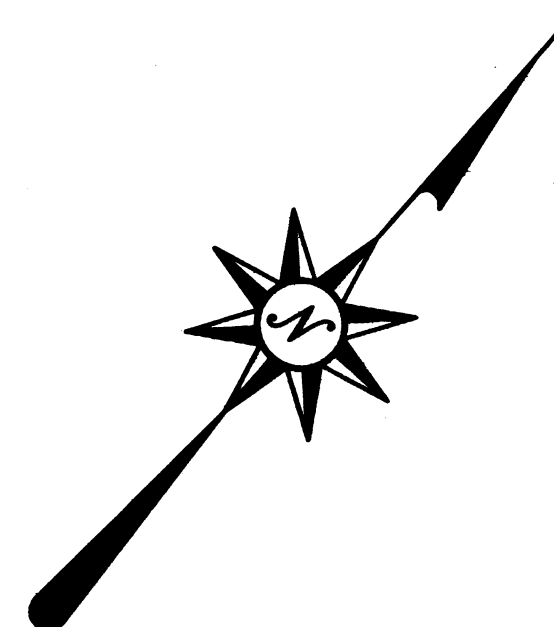
PROPOSED CONSERVATION AREAS

LOT #1 = 12,622 SQ.FT. 0.29 ACRES
LOT #2 = 8,428 SQ.FT. 0.19 ACRES
LOT #3 = 14,436 SQ.FT. 0.33 ACRES
LOT #4 = 94,727 SQ.FT. 2.18 ACRES
LOT #5 = 57,282 SQ.FT. 1.31 ACRES
LOT #6 = 43,207 SQ.FT. 0.99 ACRES
LOT #7 = 48,238 SQ.FT. 1.10 ACRES
LOT #8 = 86,864 SQ.FT. 1.99 ACRES
LOT #9 = 55,467 SQ.FT. 1.27 ACRES
LOT #10 = 56,731 SQ.FT. 1.30 ACRES
LOT #11 = 18,180 SQ.FT. 0.42 ACRES

OTHER LAND OF
RIVER SOUND DEVELOPMENT LLC
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REFERENCE MAPS:

- 1) "MONUMENTED PROPERTY SURVEY MAP OF THE PERIMETER OF LANDS OF THE PRESERVE, LLC, ESSEX ROAD-CONNECTICUT ROUT 153, INGHAM HILL ROAD ESSEX, OLD SAYBROOK, WESTBROOK, CONNECTICUT" SCALE 1"=100'-DATE JANUARY 21, 1999 REVISED TO JANUARY 28, 2003 BY STEIN SURVEY. TOPOGRAPHIC SURVEY (SEE EX-0 TO EX-15)
- 2) SITE DEVELOPMENT PLANS INLAND WETLANDS AND WATERCOURSE APPLICATION- TOWN OF OLD SAYBROOK, CT AUGUST 11, 2005, THE PRESERVE AN OPEN SPACE AND RECREATION COMMUNITY, INGHAM HILL ROAD-BOKUM ROAD, OLD SAYBROOK, WESTBROOK, CONNECTICUT BY BL COMPANIES DATED AUGUST 11, 2005 VOLUME I SITE DEVELOPMENT PLANS, VOLUME IA THRU IC & VOLUME II - ROADWAY PLANS, VOLUME IIA & IIB
- 3) PRELIMINARY OPEN SPACE SUBDIVISION PLAN, THE PRESERVE AN OPEN SPACE AND RECREATION COMMUNITY INGHAM HILL ROAD-BOKUM ROAD OLD SAYBROOK, WESTBROOK, CONNECTICUT DATED SEPTEMBER 1, 2004, VOLUME IA, IB & VOLUME II, BY BL COMPANIES
- 4) "RECORD MAP OF AN OPEN SPACE SUBDIVISION TO BE KNOWN AS "SAYBROOK RIDGE" BOKUM ROAD OLD SAYBROOK, CONNECTICUT." SCALE 1"=60' DATED 5/04/06 REVISED TO 11/04/08 BY WOODWORTH ASSOCIATES, P.C.



OTHER LAND OF
RIVER SOUND DEVELOPMENT LLC
VOL.407/PG.95

N/F
JOHN G & ANNE H OSHAUGHNESSY
VOL.407/PG.460

N/F
KAREN A. BEEBE
VOL.254/PG.208

N/F
FRANK & ELISABETH LANDREY
VOL. 393/PG.809

N/F
KEITH G. BACKMAN &
PAULA J. BACKMAN
VOL.222/PG.24

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.11	S86°13'37"E
L2	35.99	S80°52'52"E
L3	30.99	S74°57'46"E
L4	36.29	S85°44'35"E
L5	12.54	N81°24'56"E
L6	44.80	S84°26'02"E
L7	47.90	S67°28'38"E
L8	26.59	S01°31'17"W
L9	32.20	S20°06'15"W
L10	42.87	S11°40'41"W
L11	36.07	S01°14'35"E
L12	9.80	S29°00'43"W
L13	30.24	S01°15'30"E
L14	45.85	S05°05'32"E
L15	20.53	S14°56'06"W
L16	18.14	S07°17'34"W
L17	13.85	N86°47'30"E
L18	22.34	S72°07'16"E
L19	38.60	S52°11'20"E
L20	42.03	S60°36'19"E
L21	12.43	S49°14'40"E
L22	47.24	S61°45'06"E
L23	19.20	S51°12'26"E
L24	27.79	S43°48'21"E
L25	25.23	S45°34'07"E
L26	31.48	S42°59'41"E
L27	11.08	S31°27'21"E
L28	6.52	S49°27'45"W
L29	33.84	N51°34'57"W
L30	25.78	N29°36'25"W
L31	43.86	N53°33'49"W
L32	20.54	N63°44'55"W
L33	32.11	N55°24'51"W
L34	28.39	S39°31'57"W
L35	28.04	S63°38'59"W
L36	18.89	S78°15'55"W
L37	31.62	S01°20'33"W
L38	21.73	S02°05'18"E
L39	34.56	N67°45'54"E
L40	37.63	N63°58'27"E
L41	29.64	S22°35'20"E
L42	34.63	N00°04'08"E
L43	69.74	N00°04'08"E
L44	23.88	N21°23'49"E
L45	6.38	N21°23'49"E
L46	10.55	S00°28'27"W

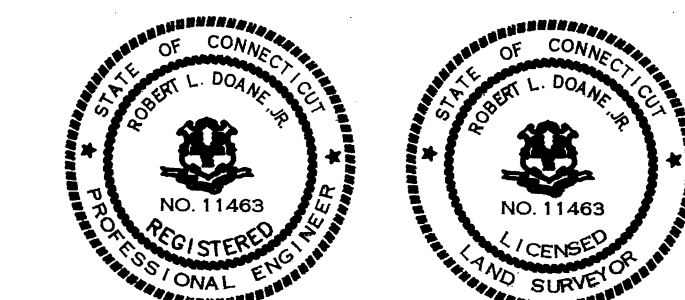
CURVE TABLE					
No.	Ch	R	T	Ch Brg	Ch Dist
C1	114°07'07"	75.00	115.75	S34°28'14"W	125.99
C2	77°51'10"	75.00	60.57	N49°32'38"W	94.25
C3	66°29'30"	75.00	49.16	N22°37'42"E	82.23
C4	78°27'47"	50.00	40.82	S16°38'34"W	63.25
C5	22°39'28"	175.00	35.06	N11°15'36"W	68.75
C6	110°47'14"	150.00	217.39	S55°19'27"E	246.92
C7	11°47'12"	2025.00	415.53	S75°10'33"W	415.65
C8	12°47'07"	122.04	13.67	N85°02'19"W	27.18
C9	4°31'21"	122.04	4.82	S85°18'27"W	9.63
C10	11°18'20"	1975.00	195.49	S75°24'59"W	389.07
C11	0°28'53"	1975.00	8.30	S69°31'23"W	16.59
C12	32°49'22"	200.00	58.91	N85°41'38"E	113.01
C13	72°32'33"	50.00	36.69	S55°50'02"W	59.16
C14	16°35'25"	275.00	40.09	N37°51'28"E	79.35
C15	20°43'51"	275.00	50.30	N56°31'06"E	98.96
C16	23°35'26"	275.00	57.43	N78°40'44"E	112.43
C17	77°29'04"	50.00	40.12	S51°43'55"W	62.58
C18	115°36'40"	75.00	119.12	N70°47'43"E	126.94
C19	21°46'49"	75.00	14.43	S40°30'32"E	28.34
C20	69°47'51"	75.00	52.32	S05°16'47"W	85.82
C21	49°49'17"	75.00	34.83	S63°05'21"W	63.18
C22	60°54'42"	225.00	132.30	N60°01'06"E	228.09
C23	72°32'32"	50.00	36.69	N06°42'30"W	59.16
C24	43°02'57"	200.00	78.88	S21°27'18"E	146.76
C25	34°54'53"	200.00	62.90	S60°26'14"E	120.00

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT. IT IS A OVERALL SUBDIVISION MAP AND IS INTENDED TO DEPICT THE LAYOUT OF LOTS AND ASSOCIATED ROADWAYS AND EASEMENTS. WETLANDS & WATERCOURSES CONFIRMED AND REFLAGGED BY ENVIRONMENTAL PLANNED SERVICES. PROPERTY BOUNDARY HAS BEEN ESTABLISHED FROM THE MAPS REFERENCED HEREON.

HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.

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

ROBERT L. DOANE, JR.
CONN. P.E. & L.S. LIC. NO. 11463



INGHAM HILL ROAD

DOANE-COLLINS ENGINEERING ASSOCIATES, LLC
CIVIL ENGINEERING & LAND SURVEYING
P.O. BOX 113 CENTERBROOK, CT. 06409 (860)767-0138

PRELIMINARY OPEN SPACE PLAN (MODIFICATION)
PREPARED FOR
RIVER SOUND DEVELOPMENT, LLC
OLD SAYBROOK, CONNECTICUT

SCALE: 1"=100' DATE: 10/07/10 SHEET NO: 1 OF 1 IDENT. NO: RS-3

LEGEND

PROPOSED CONSERVATION RESTRICTION

- CONCRETE BOUND TO BE SET
- IRON PIPE/ROD TO BE SET
- LIMIT OF VEGETATION
- STONEWALL
- EDGE OF WATER/STREAM
- FLAGGED WETLANDS LINE (BY OTHERS)
- BUILDING SETBACK LINE

APPROVED BY THE OLD SAYBROOK PLANNING COMMISSION

CHAIRMAN

DATE

N/F
CHRISTINE C SCHUMACHER ETAL
VOL.410/PG.46

GRAPHIC SCALE

