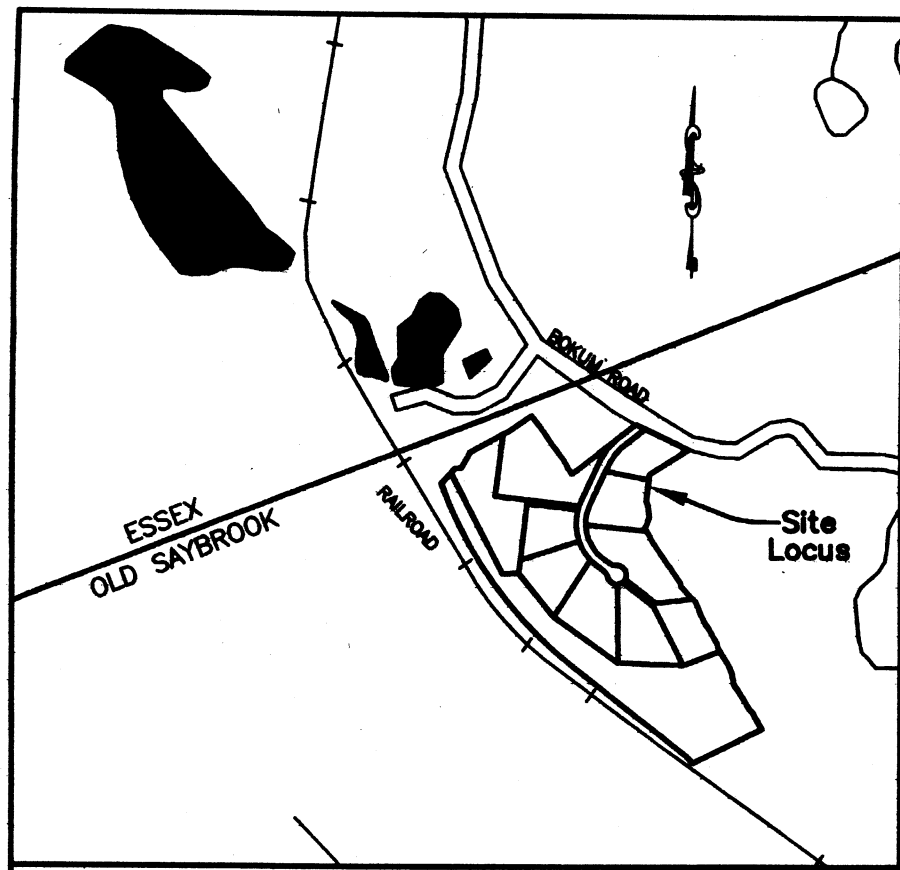
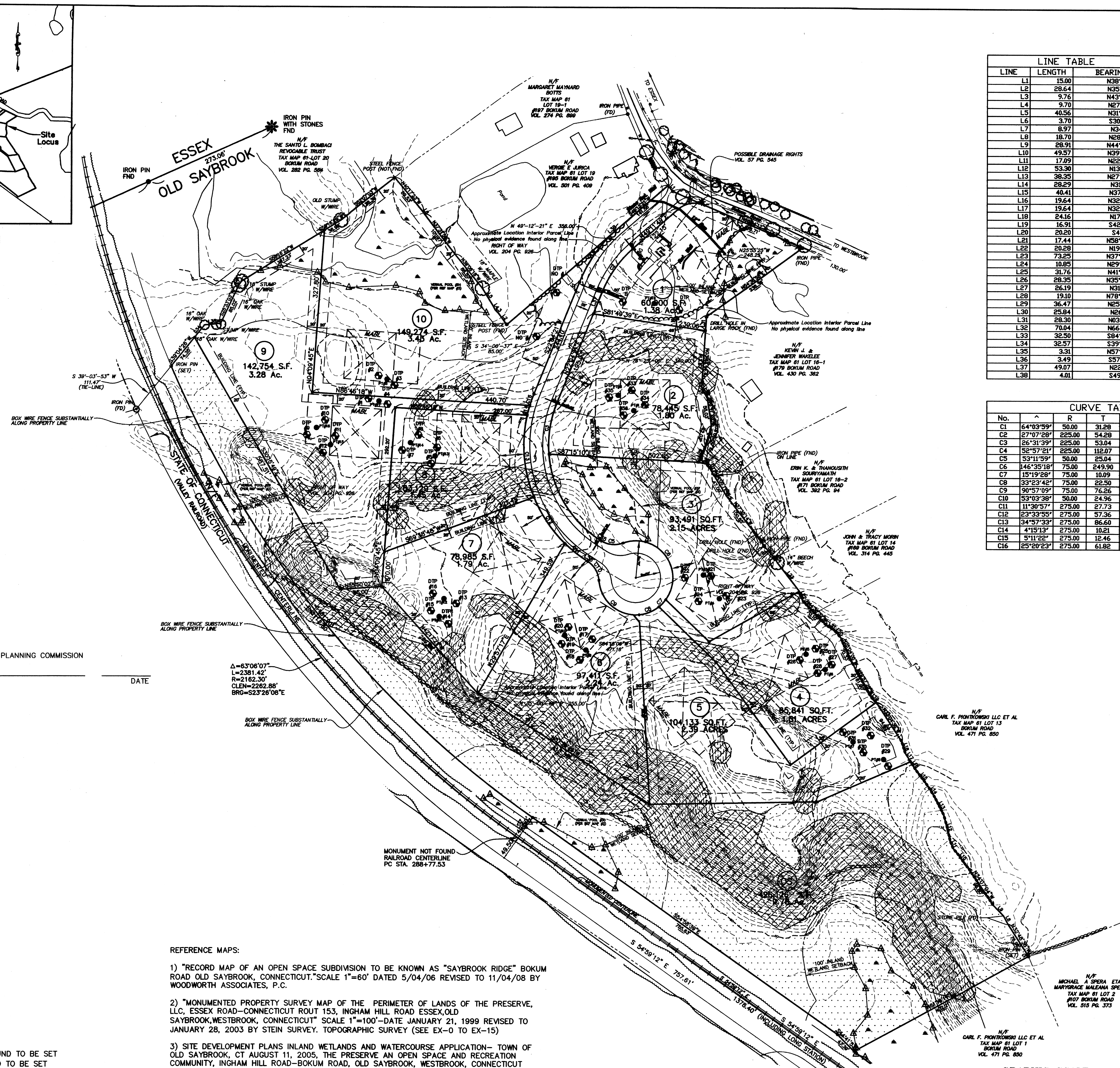


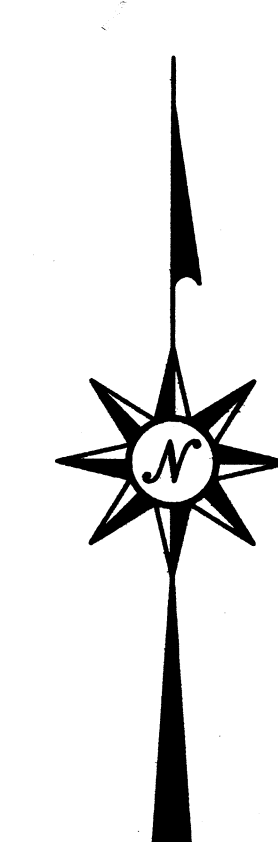


KEY & INDEX PLAN
1"=1000'



LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00	N38°48'22"W
L2	28.64	N35°27'08"W
L3	9.76	N43°29'59"W
L4	9.70	N27°32'14"W
L5	40.56	N31°56'23"W
L6	3.70	S30°45'29"E
L7	8.97	N34°21'15"E
L8	18.70	N28°31'30"W
L9	28.91	N44°38'32"W
L10	49.57	N39°02'27"W
L11	17.09	N22°09'05"W
L12	53.30	N13°58'15"W
L13	38.35	N27°07'23"W
L14	28.29	N31°50'01"W
L15	40.41	N37°18'16"W
L16	19.64	N32°41'43"W
L17	19.64	N32°41'43"W
L18	24.16	N17°09'19"W
L19	16.91	S42°28'03"E
L20	20.20	S41°14'31"E
L21	17.44	N58°42'54"W
L22	20.28	N19°20'20"W
L23	73.25	N37°56'47"W
L24	10.85	N29°42'30"W
L25	31.76	N41°34'23"W
L26	28.35	N35°55'28"W
L27	26.19	N31°05'17"W
L28	19.10	N78°55'52"W
L29	36.47	N25°58'59"E
L30	25.84	N26°11'13"W
L31	28.30	N03°43'44"E
L32	70.04	N66°44'12"W
L33	32.50	S84°06'44"W
L34	32.57	S39°04'26"W
L35	3.31	N57°24'40"W
L36	3.49	S57°24'40"E
L37	49.07	N22°04'21"E
L38	4.01	S49°12'21"W

CURVE TABLE						
No.	^	R	T	L	Ch Brg	Ch Dist
C1	64°03'59"	50.00	31.28	55.91	S81°13'49"W	53.04
C2	27°07'28"	225.00	54.28	106.52	S35°38'05"W	105.53
C3	26°31'39"	225.00	53.04	104.17	S08°48'31"W	103.24
C4	52°57'21"	225.00	112.07	207.96	S30°55'59"E	200.63
C5	53°11'59"	50.00	25.04	46.43	S84°00'39"E	44.78
C6	146°35'18"	75.00	249.90	191.88	N37°19'00"W	143.67
C7	15°19'28"	75.00	10.09	20.06	N43°38'23"E	20.00
C8	33°23'42"	75.00	22.50	43.71	N67°59'58"E	43.10
C9	90°57'09"	75.00	76.26	119.06	S49°49'37"E	106.94
C10	53°03'38"	50.00	24.96	46.30	N30°52'51"W	44.67
C11	11°30'57"	275.00	27.73	55.27	S51°39'12"E	55.18
C12	23°33'55"	275.00	57.36	113.11	S34°06'46"E	112.31
C13	34°57'33"	275.00	86.60	167.79	S04°51'02"E	165.20
C14	4°15'13"	275.00	10.21	20.42	S14°45'21"W	20.41
C15	5°11'22"	275.00	12.46	24.91	S19°28'39"W	24.90
C16	25°20'23"	275.00	61.82	121.62	S34°44'33"W	120.63



APPROVED BY THE OLD SAYBROOK PLANNING COMMISSION

CHAIRMAN

DATE

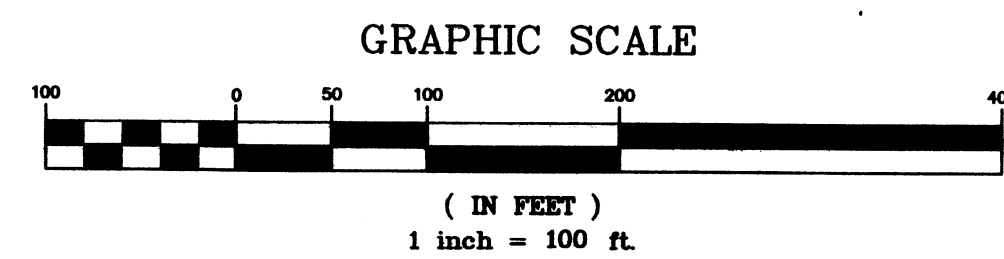
Δ=63°08'07"
L=2381.42'
R=2162.30'
CLEN=2262.88'
BRO=523°26'08"E

REFERENCE MAPS:

- 1) "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.
- 2) "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)
- 3) 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
- 4) 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

LEGEND

- 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

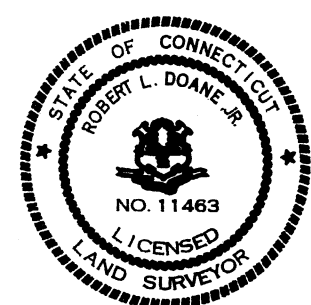
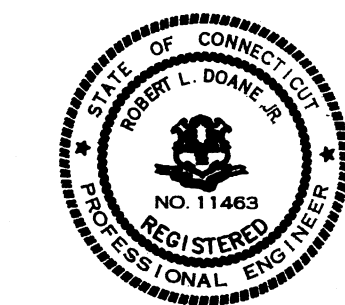


THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". IT IS AN OVERALL SUBDIVISION MAP AND IS INTENDED TO DEPICT THE LAYOUT OF LOTS AND ASSOCIATED ROADWAYS AND EASEMENTS. 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 CORRECT AS NOTED.

Robert L. Doane, Jr.
CONN. P.E. & L.S. LIC. NO. 11463



'OLD SAYBROOK, BOKUM ROAD'

DOANE-COLLINS ENGINEERING ASSOCIATES, LLC
CIVIL ENGINEERING & LAND SURVEYING
P.O. BOX 113 CENTERBROOK, CT. 06409 (860) 763-0138

CONCEPTUAL STANDARD PLAN
LOTS #1 -#10
PREPARED FOR
RIVER SOUND DEVELOPMENT, LLC
BOKUM ROAD, OLD SAYBROOK, CONNECTICUT

SCALE: 1"=100'

DATE: 10/07/10

SHEET NO: 1 OF 1

IDENT. NO: RS-5

PLANNING
COMMISSION
EXHIBIT #1