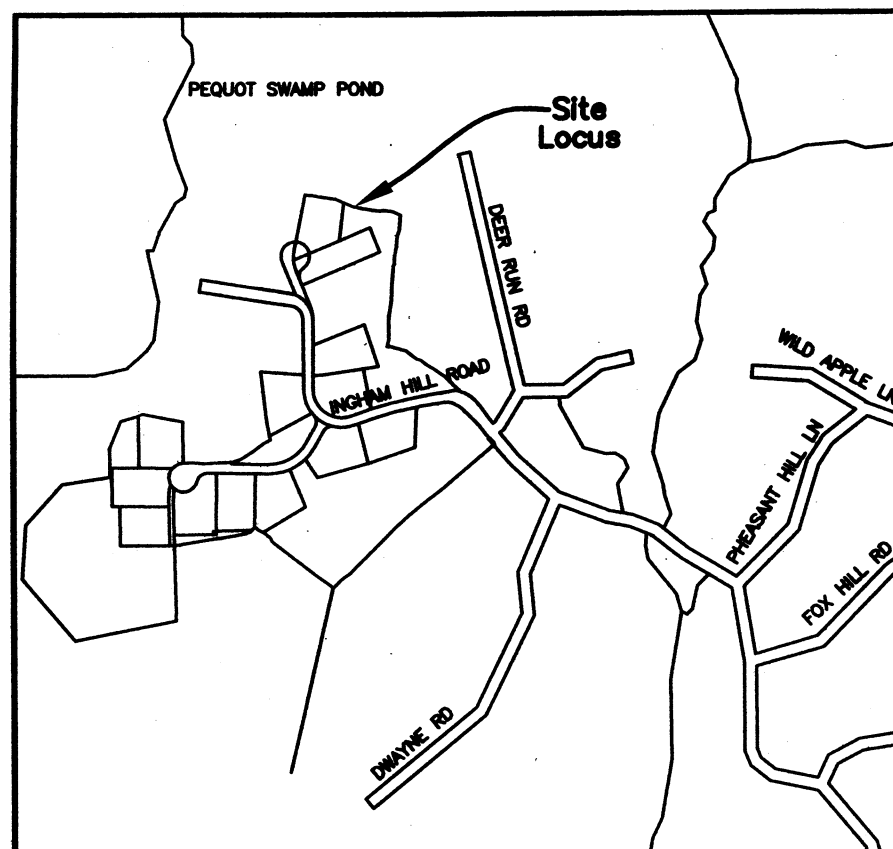




KEY & INDEX PLAN
1"=1000'

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

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.

AREA OF SUBDIVISION PARCEL = 2,179,435 S.F. 50.0 AC
AREA OF FEE OPEN SPACE = 1,325,095 S.F. 30.42 AC
TOTAL OPEN SPACE = 1,325,095 S.F. 30.42 AC

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

TEMPORARY CUL-DE-SAC
EASEMENT IN FAVOR OF THE
TOWN OF OLD SAYBROOK, CT.
(TO BE ABANDONED UPON
EXTENSION OF ROADWAY.)

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

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°56'02"E
L7	47.90	S67°58'38"E
L8	26.59	S01°31'17"W
L9	32.20	S20°08'15"W
L10	42.87	S11°40'41"W
L11	36.07	S01°14'35"E
L12	3.80	S29°00'43"W
L13	30.24	S01°15'30"E
L14	45.02	S05°03'32"W
L15	20.23	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	S22°11'20"E
L20	42.03	S60°26'19"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	N23°36'25"W
L31	43.86	N53°33'49"W
L32	20.54	N63°44'55"W
L33	32.41	N52°54'51"W
L34	28.39	S39°31'57"W
L35	26.04	S65°38'59"W
L36	18.89	S78°15'55"W
L37	34.56	N67°45'54"E
L38	37.63	N63°58'27"E
L39	23.64	S22°38'50"E
L40	6.74	N00°34'08"E
L41	6.38	N21°23'49"E
L42	10.55	S00°28'27"W
L43	23.88	N21°23'49"E
L44	39.73	S11°06'29"W

ZONING TABLE: OPEN SPACE SUBDIVISION (INGHAM HILL ROAD)									
SECTION	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8
26.6.1 Min. Lot Area	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.
26.6.2 Min. Lot Area	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.
26.6.3 Min. Lot Area	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.
26.6.4 Min. Lot Area	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.
26.6.5 Min. Lot Area	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.
26.6.6 Min. Lot Area	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.
26.6.7 Min. Lot Area	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.
26.6.8 Min. Lot Area	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.
26.6.9 Min. Lot Area	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.
26.6.10 Min. Lot Area	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.

ZONING TABLE: OPEN SPACE SUBDIVISION (INGHAM HILL ROAD)									
SECTION	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8
26.6.1 Min. Lot Area	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.
26.6.2 Min. Lot Area	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.
26.6.3 Min. Lot Area	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.
26.6.4 Min. Lot Area	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.
26.6.5 Min. Lot Area	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.
26.6.6 Min. Lot Area	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.
26.6.7 Min. Lot Area	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.
26.6.8 Min. Lot Area	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.
26.6.9 Min. Lot Area	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.
26.6.10 Min. Lot Area	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.	20,000 s.f.

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

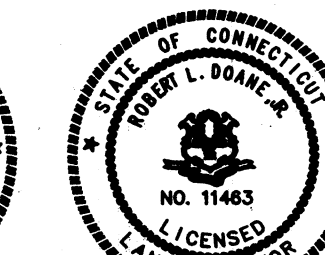
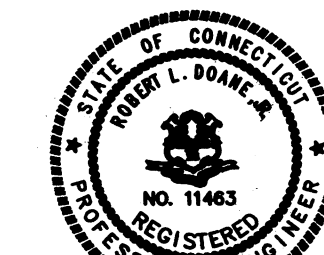
CURVE TABLE						
No.	Ch Brg	R	T	L	Ch Brg	Ch Dist
C1	114°07'07"	75.00	115.75	149.38	S34°28'14"W	125.89
C2	77°51'10"	75.00	60.57	101.91	N49°32'38"W	94.25
C3	66°29'30"	75.00	49.16	87.04	N22°37'42"E	82.23
C4	78°27'47"	50.00	40.82	68.47	S16°38'34"W	63.25
C5	22°39'28"	175.00	35.06	63.20	N11°53'44"W	68.75
C6	110°47'14"	150.00	217.39	290.04	S35°19'27"E	246.92
C7	8°45'29"	2025.00	155.07	309.54	S76°41'24"W	309.23
C8	12°47'07"	122.04	13.67	27.23	N86°02'19"W	27.18
C9	4°31'21"	122.04	4.82	9.63	S85°18'27"W	9.63
C10	1°44'54"	1975.00	30.14	60.27	S80°11'42"W	60.26
C11	0°28'53"	1975.00	8.30	16.59	S69°31'23"W	16.59
C12	32°49'22"	200.00	58.91	114.57	N49°41'39"E	114.01
C13	72°32'53"	50.00	36.69	63.31	S65°50'02"E	59.16
C14	16°35'25"	275.00	40.09	79.63	N37°51'28"E	79.35
C15	20°43'51"	275.00	50.30	99.50	N56°31'06"E	98.96
C16	23°35'26"	275.00	57.43	113.23	N78°40'44"E	112.43
C17	77°29'04"	50.00	40.12	67.62	S51°43'55"W	62.58
C18	115°36'40"	150.00	119.12	151.93	N70°47'43"E	125.94
C19	21°46'49"	50.00	14.43	28.81	S40°30'32"E	28.34
C20	69°47'51"	75.00	52.32	91.36	S05°16'47"W	85.82
C21	49°49'17"	75.00	34.83	65.22	S65°05'21"W	63.18
C22	60°54'42"	225.00	132.30	239.20	N60°01'06"E	228.09
C23	72°32'32"	50.00	36.69	63.31	N06°42'30"W	59.16
C24	43°02'57"	200.00	78.88	150.27	S21°27'18"E	146.76
C25	34°54'53"	200.00	62.90	121.88	S60°26'14"E	120.00
C26	17°27'56"	200.00	30.71	60.95	S13°51'32"E	60.71
C27	16°14'13"	200.00	28.53	56.68	S02°59'23"W	56.49
C28	0°23'37"	1975.00	6.78	13.57	S79°07'26"W	13.57
C29	9°09'48"	1975.00	158.27	315.87	S74°20'43"W	315.53

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 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 CORRECT AS SHOWN.

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



INGHAM HILL ROAD

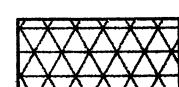
DOANE-COLLINS ENGINEERING ASSOCIATES, LLC
CIVIL ENGINEERING & LAND SURVEYING
P.O. BOX 113 CENTERBROOK, CT. 06409 (860)767-0138

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: 1

PLANNING
COMMISSION
EXHIBIT 46

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

GRAPHIC SCALE

