



- NOTES:
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
    - CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY - TOWN OF OLD SAYBROOK, PERRY ROAD & MAIN STREET, EASTERLY 900 FEET & SOUTHERLY 2,400 FEET FROM THEIR INTERSECTION WITH ROUTE U.S. 1, DATE: JAN. 2, 1947, REV'D TO MARCH 14, 1989, NUMBER 807-A, SHEET 1 OF 1.
    - CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY - TOWN OF OLD SAYBROOK, BOSTON POST ROAD - COVER CUTOFF FROM OSTERIDGE EASTERLY TO MAIN ST., ROUTE U.S. 1, DATE: NOV. 30, 1931, REV'D JUNE 7, 1982, NUMBER 879, SHEET 3 OF 3.
    - SURVEY PLAN, PORTION OF PROPERTY OF NATIONAL RAILROAD PASSENGER CORPORATION (AMTRAK) SHOWING ARE BE LEASED BY S.J. UNITED PARTNERSHIP, BOSTON POST ROAD, OLD SAYBROOK, CONNECTICUT, DATE: MARCH 10, 1984, REV'D TO MAY 23, 1986, BY: ANGUS L. McDONALD & ASSOCIATES, INC.
    - SURVEY PLAN PROPERTY OF SHIV SHAKTI INCORPORATED, BOSTON POST ROAD, OLD SAYBROOK, CONNECTICUT, DATE: APRIL 26, 1985, BY: ANGUS L. McDONALD & ASSOCIATES, INC.
    - MAP SHOWING PROPERTY OF ALFRED P. FALLA & LATTI C. FALLA, NORTH MAIN STREET, OLD SAYBROOK, CONN., DATE: AUGUST 4, 1971, BY: SAMUEL S. GREENHUT.
    - PLAN OF LAND IN THE TOWN OF OLD SAYBROOK, CONN. FORMERLY ESTATE OF EDWARD SANFORD NOW OWNED BY CATHERINE A. MERTINS, DATE: NOVEMBER, 1922, BY: DABOLL & CRANDALL.
    - PROPERTY OF AGNES W. OWEN, NORTH MAIN ST., OLD SAYBROOK, CONN., DATE: OCT. 21, 1974, REV'D AUG. 1, 1975, BY: CONSTAT ENGINEERING & SURVEY ASSOCIATES, INC.
    - RIGHT OF WAY AND TRACK MAP - THE NEW YORK, NEW HAVEN AND HARTFORD RR CO., OPERATED BY THE NEW YORK HAVEN AND HARTFORD RR CO. FROM NEW HAVEN TO NEW I, DATED: JUNE 30, 1914, REV'D FEB. 24, 1936, SHEET V 51/60 13 & 32.
    - PROPERTY OF SAYBROOK MOTOR HOTEL, INC., OLD SAYBROOK, CONN., DATED: 11/21/60, BY: G & T CONSULT ENGINEERS.
    - SURVEY PLAN PROPERTY OF AUDREY L. MORAN & ROSE MORAN, STAGE ROAD & NORTH MAIN STREET, OLD SAYBROOK, CONNECTICUT, DATE: AUGUST 17, 1984, BY: ANGUS L. McDONALD & ASSOCIATES, INC.
    - PROPERTY OF ANN L. PULBING, PREPARED FOR BURGER KING CORPORATION, BOSTON POST ROAD, OLD SAYBROOK, CONN., DATED: OCTOBER 21, 1977, BY: ALFORD ASSOCIATES.
    - BOUNDARY SURVEY OF LAND TO BE CONVEYED TO MAI WELLS CORPORATION, ELM STREET, OLD SAYBROOK, CONN., DATED: 5-29-79 REV'D TO 7-3-79, BY: HYRON FEINSTEIN.
    - PLAN OF LAND IN THE TOWN OF OLD SAYBROOK, CONN. FORMERLY ESTATE OF EDWARD SANFORD & NOW OWNED BY OWENELL, DATED: NOVEMBER 1922, BY: DABOLL & CRANDALL.
    - AS-BUILT PLAN PREPARED FOR ISIDOR RUBIN, TRUSTEE, ELM STREET, U.S. ROUTE #1 - OLD SAYBROOK, CT, DATED: OCT. '89, ROWLAND J. HARRIS & ASSOC., INC.
  - CONTOURS AND SPOT ELEVATIONS SHOWN HEREON TAKEN FROM VERTICAL DATUM NGVD 1929.
  - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS SHOWN HAVE BEEN COMPILED, IN PART, FROM RECORD MAPS AND SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENT AND/OR OTHER SOURCES INCLUDING FIELD OBSERVATION. IT MUST BE CONSIDERED APPROPRIATE IN NATURE. ADDITIONALLY FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES IS DETERMINED AND NOTED IN THE FIELD BY THE APPROPRIATE PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-485-5822.
  - PROPERTY IS SUBJECT TO A RIGHT FOR POLES OR PIPES. PER VOL. 28, PG. 449, IN FAVOR OF THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY TO BE LOCATED ADJACENT TO LAND OF NATIONAL RAILROAD PASSENGER CORPORATION.
  - THE STONE WALLS AND OR FENCES SHOWN AS BOUNDARIES OF IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF C INDICATED.
  - CHD FOUND FOR REFERENCE SURVEY 1-D IN 1985, BUT FOR RE-SURVEY IN 1990. THE 1985 LOCATION WAS REPRODUCED SURVEY.
  - THERE ARE NO SPECIAL FLOOD HAZARD ZONES ON THE PROP INDICATED IN THE FLOOD INSURANCE RATE MAP OF OLD SAYB BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**ZONING DATA TABLE**

ZONE: B-2 SHOPPING CENTER BUSINESS DISTRICT

MIN. LOT AREA	20,000 S.F.
MIN. BUILDING AREA	750 S.F.
MAX. BUILDING HEIGHT	35 FT.
MAX. FLOOR AREA	60%
MAX. BUILDING COVERAGE	40%
MIN. SETBACK TO STREET LINE	25 FT.
MIN. SETBACK TO REAR PROPERTY LINE	10 FT.
MIN. SETBACK TO OTHER PROPERTY LINE	10 FT.
MIN. LANDSCAPE AREA	15%

- LEGEND**
- CHD MON. CONNECTICUT HIGHWAY DEPT. MONUMENT
  - IP IRON PIPE FOUND
  - FND FOUND
  - 20 EXISTING CONTOUR
  - 22.1 EXISTING SPOT ELEVATION
  - BRUSHLINE
  - STREELINE
  - STONEWALL
  - CHAIN LINK FENCE
  - BURIED WATER LINE
  - BURIED GAS LINE
  - BURIED ELECTRICAL LINE
  - MH MANHOLE
  - C.B. CATCH BASIN
  - M.W. MONITORING WELL
  - T.H. TEST HOLE
  - SIGN

TABLE OF PROPERTIES TO BE CONVEYED TO SAYBROOK COMMONS

