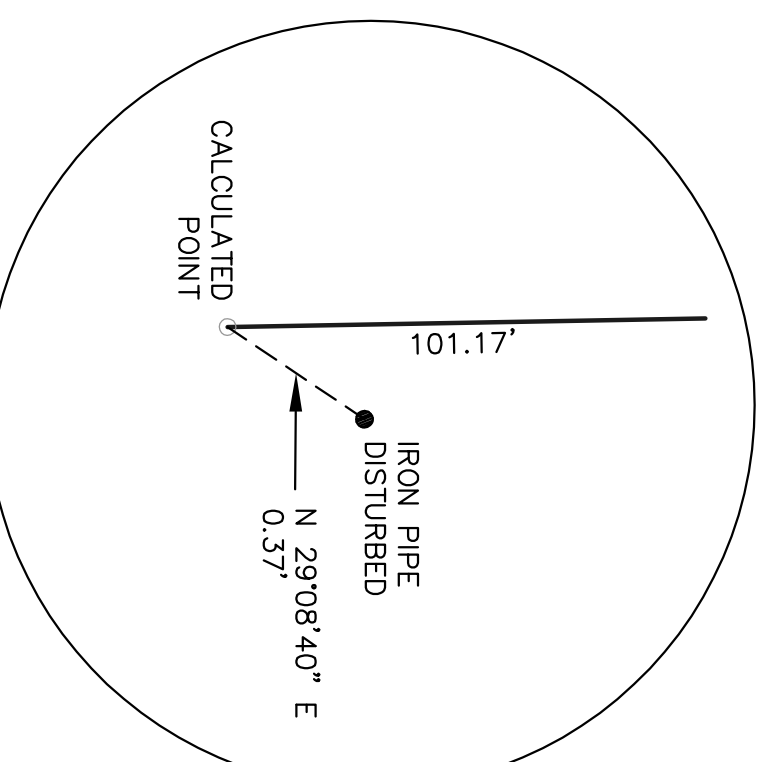
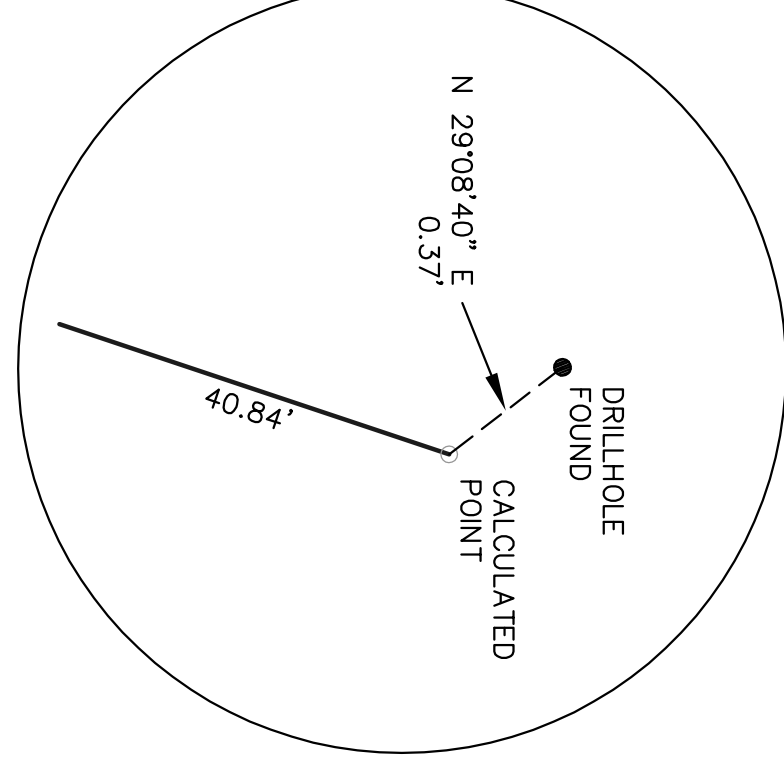
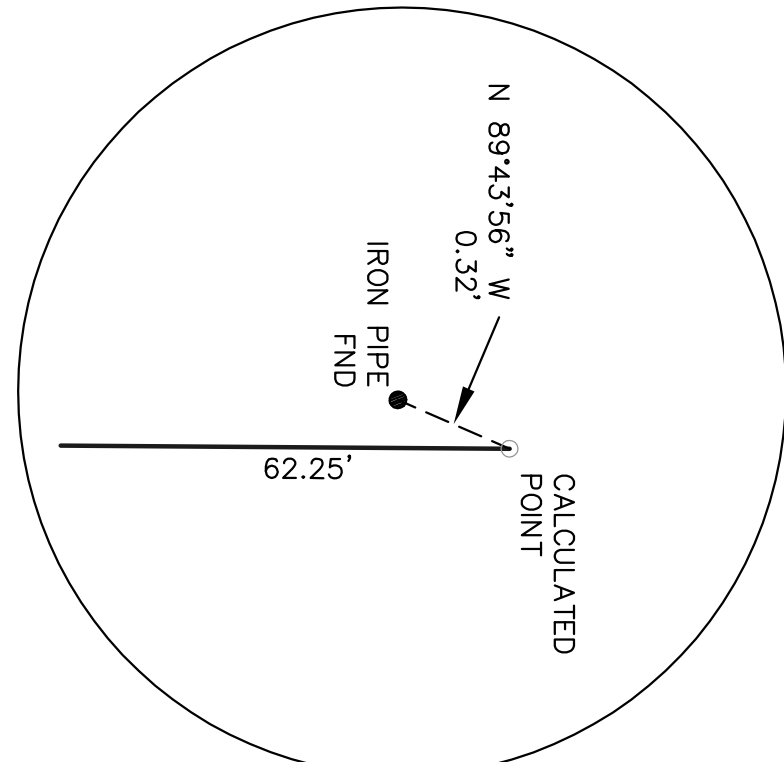
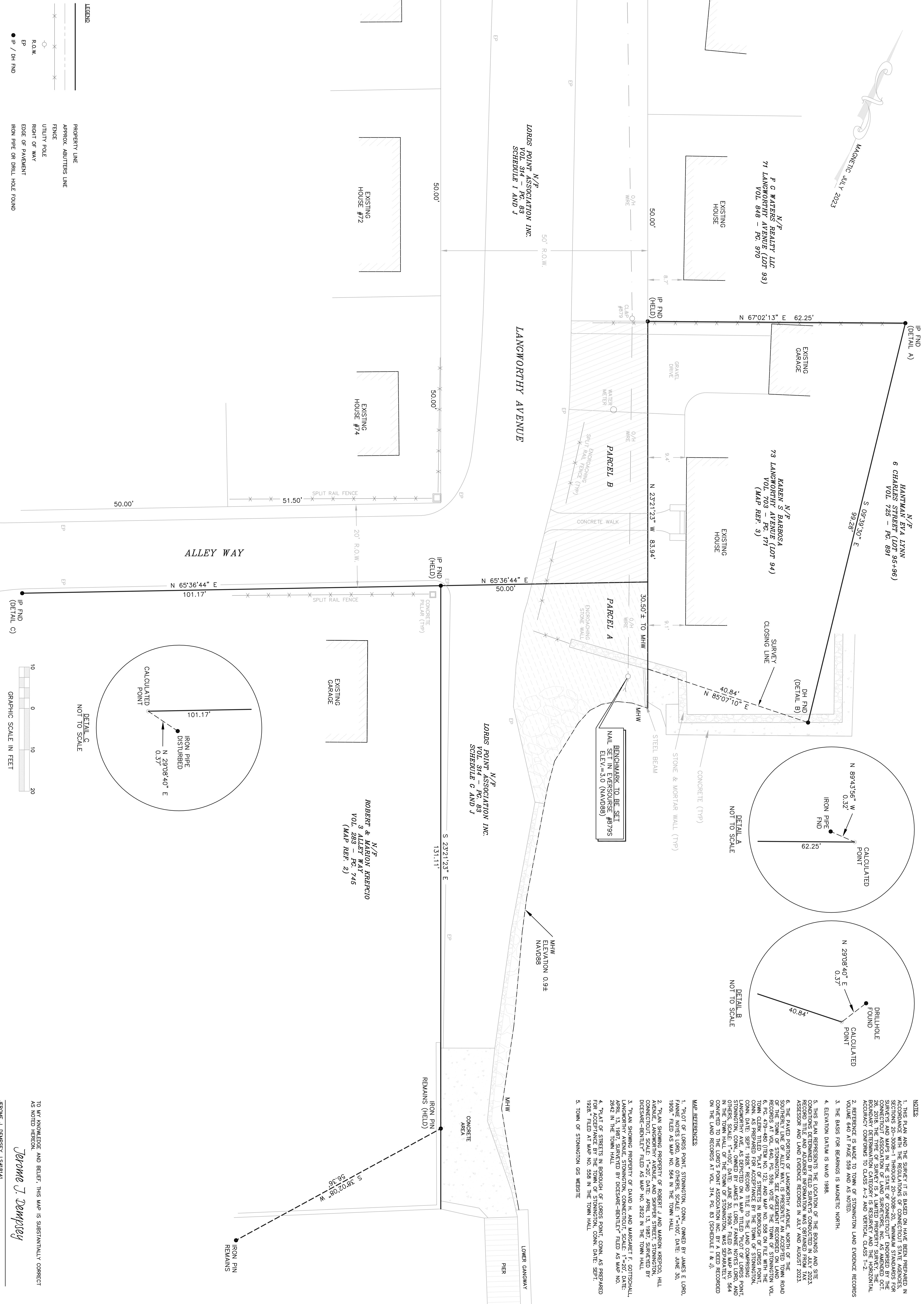


MAGNETIC JULY 2023



- NOTES**
- THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE SURVEYING STANDARDS FOR PROFESSIONAL SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENFORCED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AS AMENDED OCT. 2019. THE SURVEYING STANDARDS FOR PROFESSIONAL SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENFORCED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AS AMENDED OCT. 2019. BOUNDARY DETERMINATION CATEGORY IS RESURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2 AND VERTICAL CLASS 1-2.
  - REFERENCE IS MADE TO TOWN OF STONINGTON LAND EVIDENCE RECORDS VOLUME 640 AT PAGE 599 AND AS NOTED.
  - THE BASIS FOR BEARINGS IS MAGNETIC NORTH.
  - ELEVATION DATUM IS NAVD 1988.
  - THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY CONDUCTED IN JULY 2023. RECORD TITLE AND ADJACENT INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS IN 2017 AND 2020/21 2023.
  - THE PLATED PORTION OF LANGWORTHY AVENUE, NORTH OF THE 50' R.O.W. AND THE 20' R.O.W. ALLEY WAY, IS SHOWN AS A PAVED ROAD RECORDS AT VOL. 640, PG. 599. VOTE OF THE TOWN OF STONINGTON VOL. 6, PG. 429-480 (ITEM NO. 12). AND MAP NO. 588 ON FILE WITH THE TOWN OF STONINGTON. SEE AGREEMENT RECORDED ON LAND RECORDS, CONN. DATE: SEPT. 1928. \*RECORD TITLE TO THE LAND COMPENSING LANGWORTHY AVE. AS DEPICTED ON A MAP TITLED "PLAT OF LORDS POINT, CONN. AS PREPARED FOR ACCEPTANCE BY THE TOWN OF STONINGTON, CONN. DATE: APRIL 13, 1987. SURVEYED BY DICSSANE-BENTLEY FILED AS MAP NO. 2822 IN THE TOWN HALL.
  - \*PLAT OF STREETS IN BOROUGH OF LORDS POINT, CONN. AS PREPARED FOR ACCEPTANCE BY THE TOWN OF STONINGTON, CONN. DATE: SEPT. 1928. FILED AT MAP NO. 528 IN THE TOWN HALL.
  - TOWN OF STONINGTON GIS WEBSITE

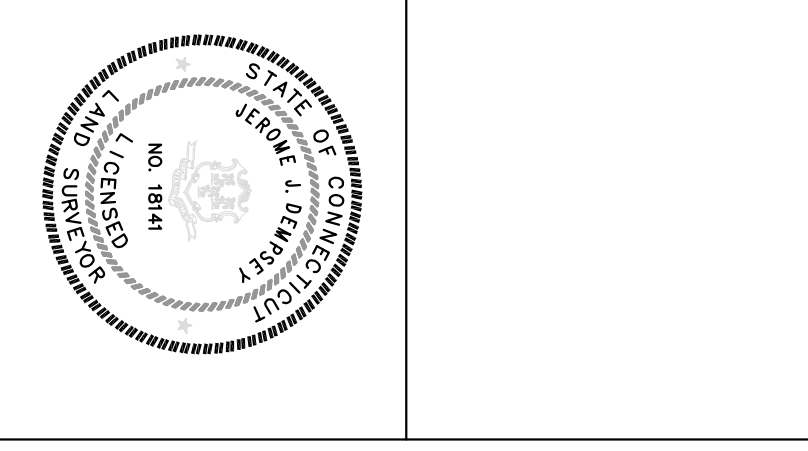
- MAP REFERENCES:**
- \*PLAT OF LORDS POINT, STONINGTON, CONN., OWNED BY JAMES E. LORD, FANNIE NOTES LORD, AND OTHERS, SCALE: 1"=100', DATE: JUNE 30, 1909. \*FILED AS MAP NO. 564 IN THE TOWN HALL.
  - \*PLAN SHOWING PROPERTY OF ROBERT J. AND MARION KREPCO, HILL AVENUE, LANGWORTHY AVENUE, AND SHIPPER STREET, STONINGTON, CONNECTICUT, SCALE: 1"=20', DATE: APRIL 13, 1987, SURVEYED BY DICSSANE-BENTLEY FILED AS MAP NO. 2822 IN THE TOWN HALL.
  - \*PLAN SHOWING PROPERTY OF DAVID H. AND MARGARET F. GORTSCHALL, LANGWORTHY AVENUE, STONINGTON, CONNECTICUT, SCALE: 1"=20', DATE: APRIL 13, 1987, SURVEYED BY DICSSANE-BENTLEY FILED AS MAP NO. 2802 IN THE TOWN HALL.
  - \*PLAT OF STREETS IN BOROUGH OF LORDS POINT, CONN. AS PREPARED FOR ACCEPTANCE BY THE TOWN OF STONINGTON, CONN. DATE: SEPT. 1928. FILED AT MAP NO. 528 IN THE TOWN HALL.
  - TOWN OF STONINGTON GIS WEBSITE

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*Jerome J. Dempsey*

JEROME J. DEMPSEY, LSI#19141

**J DEMPSEY ASSOCIATES LLC**  
 PROFESSIONAL LAND SURVEYORS  
 76 BRANFORD ST.  
 NEW LONDON, CT 06320  
 860-460-4448  
 860-599-3474



REVISION TABLE		
DATE	REVISION	BY
1		

**LIMITED PROPERTY SURVEY**  
 AT THE INTERSECTION OF  
**LANGWORTHY AVENUE & ALLEY WAY**  
 LORDS POINT IN STONINGTON, CT

PREPARED FOR  
**LORDS POINT ASSOCIATION, INC.**

SHEET NO.: **1**  
 OF 1

SCALE: **1" = 10'**

DATE: **August 23, 2023**

PROJECT NO.: **23-080**

FILE: **2023LangworthyLordsPoint**

DWG. NAME: **Langworthy.dwg**

STARTED BY: **BRANFORD, JS**

DATE: **JS, IR**