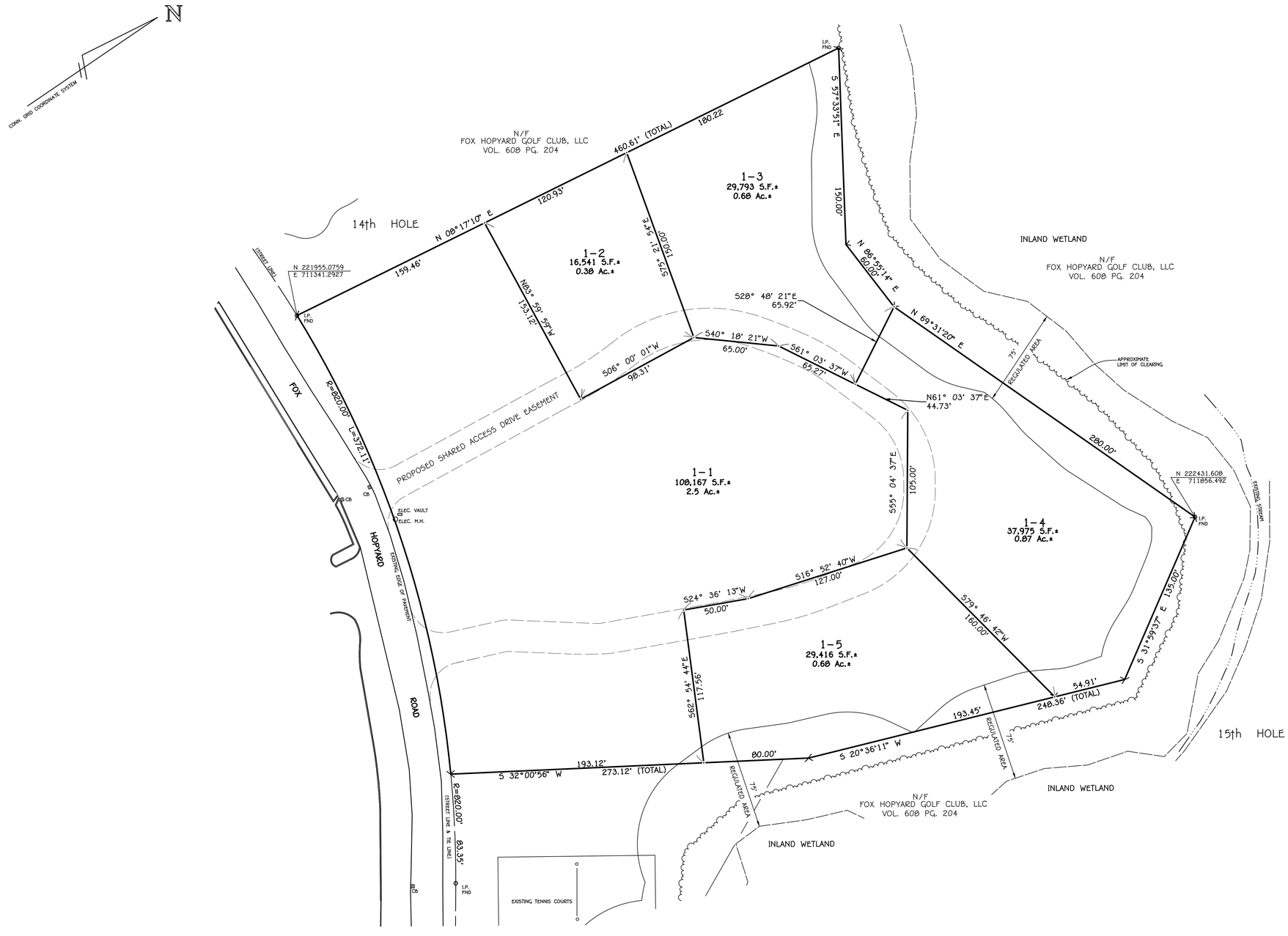
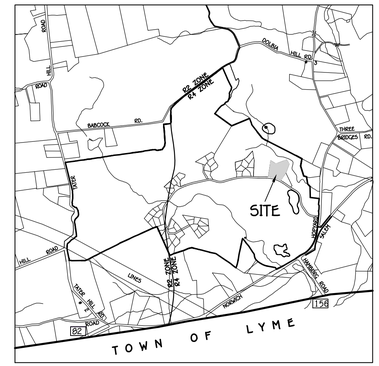



**East Haddam Planning & Zoning Commission**
Town Office Building
1 Plains Road, P.O. Box 385
Moodus, CT 06469
Office: 860-873-5031
Fax: 860-873-1565
Email: landuse@easthaddam.org

April 10, 2024

Fox Hopyard Realty LLC
1 Hopyard Road
East Haddam, CT 06423

**Re: Application PZC#24-10 - Fox Hopyard Realty, (applicant & property owner), Fox Hopyard Road (property location), Map 014, Lot 51-58. Proposed lot line modification.**

To Whom It May Concern,

The East Haddam Planning and Zoning Commission, at its regular meeting of April 09, 2024, approved your lot line revision application #PZC-24-10.

This approval letter shall be part of the final mylar to be filed on the land records of the Town of East Haddam. This approval was made in accordance with Connecticut General Statutes under Section 8-25 and the East Haddam Subdivision Regulations.

Sincerely,

Crary H. Brownell, Chairman
East Haddam Planning and Zoning Commission

CB/SM

cc: Property File;
Angus McDonald/Gary/Sharpe & Associates

NOTES:
1. REFERENCE IS MADE TO THE FOLLOWING MAPS:
   A. SUBDIVISION PLAN, RESIDENTIAL AREA 1 FOX HOPYARD GOLF CLUB, LLC FOX HOPYARD ROAD, EAST HADDAM, CONNECTICUT, DATE: MAY 9, 2001, SCALE: 1"=40', BY ANGUS McDONALD GARY SHARPE & ASSOCIATES
2. FOR SUBJECT PROPERTY, REFERENCE IS MADE TO THE FOLLOWING DEED ON FILE IN THE TOWN OF EAST HADDAM LAND RECORDS AS VOL. 523 PG. 64
3. COORDINATES SHOWN HEREON DERIVED FROM THE CONNECTICUT COORDINATE GRID SYSTEM.
4. TOTAL LOT AREA = 221,892 SF 5.09 AC
5. EXISTING LOT CONFIGURATION HAS BEEN REVISED TO DEPICT THE PROPOSED LOT CONFIGURATION AS SHOWN HEREON AND IS A RESULT OF A RESURVEY. ORIGINAL PERIMETER BOUNDARY REMAINS UNCHANGED.
6. PROPOSED LOTS 1-1 THROUGH 1-5 HAVE EQUAL ACCESS TO FOX HOPYARD ROAD VIA A SHARED DRIVEWAY.
7. WETLAND LINE DERIVED FROM REFERENCE MAP 1-A

LEGEND

| | |
|---|---|
| I.P. ○ | IRON PIPE |
| FND. | FOUND |
| CB | CATCH BASIN |
| ELEC. | ELECTRICAL |
| M.H. | MANHOLE |

APPROVED BY THE EAST HADDAM PLANNING AND ZONING COMMISSION

DATE: _____ CHAIRMAN/SECRETARY

EXPIRATION DATE:

BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

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THE WORD "CERTIFY", AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS PLAN UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.

CERTIFICATION NOTES:

1. THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 19, 2019.
   A. TYPE OF SURVEY: RECORD SUBDIVISION PLAN
   B. BOUNDARY DETERMINATION: RESURVEY
   C. THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-2

40 30 20 10 0 40 80 120
SCALE IN FEET

ANGUS L. McDONALD JR.
CONN. L.S. #70173

STATE OF CONNECTICUT
ANGUS L. McDONALD
No. 70173
LICENSED LAND SURVEYOR

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

LAND & MARINE ENGINEERING SURVEYING PLANNING

**ANGUS McDONALD GARY SHARPE & ASSOCIATES, INC.**
SINCE 1966
P.O. BOX 608, 245 BOSTON POST ROAD
OLD SAYBROOK, CONNECTICUT 06475
TEL. (860) 388-4671 FAX (860) 388-3962

*RECORD SUBDIVISION PLAN*
*PROPERTY OF*
*FOX HOPYARD REALTY, LLC*
*FOX HOPYARD ROAD*
*EAST HADDAM, CONNECTICUT*

| | | |
|---|---|---|
| DATE: APRIL 24, 2024 | SCALE: 1"=40' | |
| DR'N MCM | CK'D | APP'D |
| SHEET 1 of 1 | JOB NO. 216585 | |
| REVISIONS: | | |