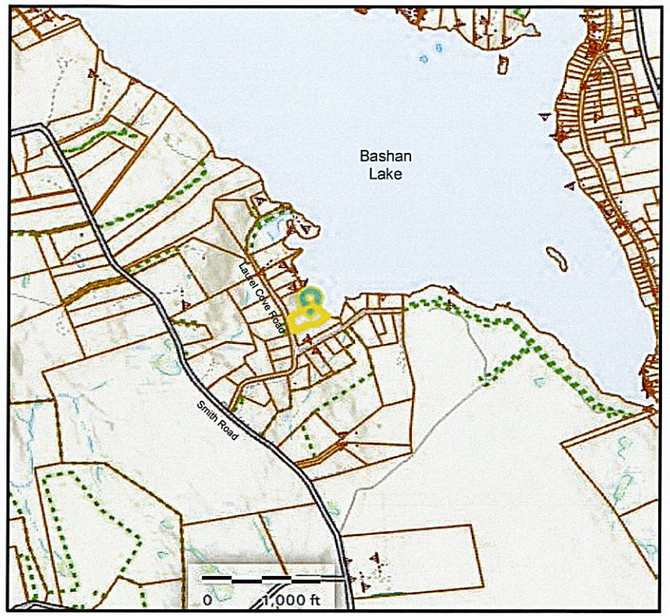
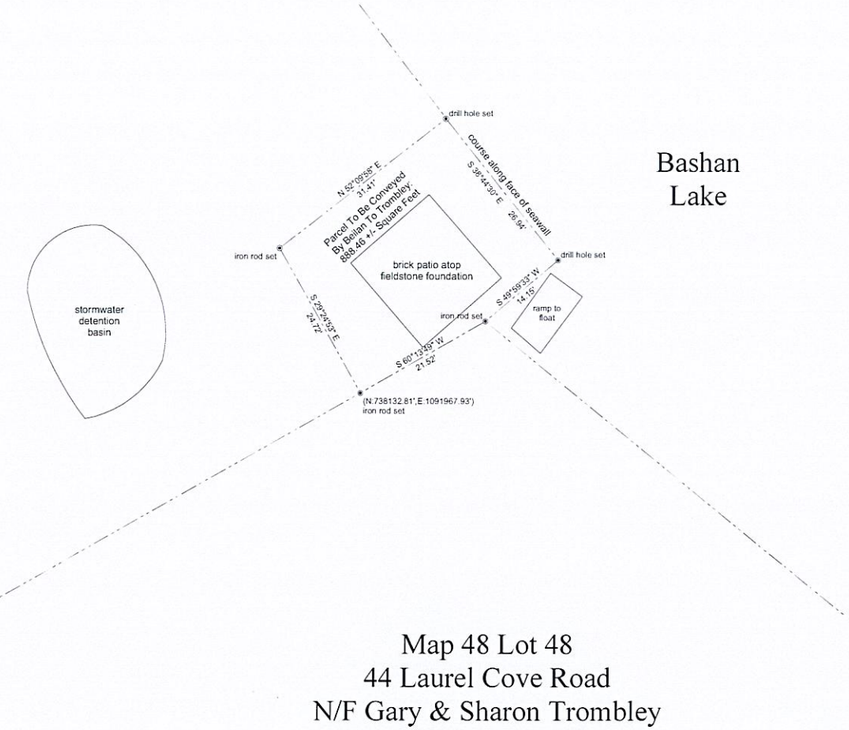


Subject Properties Highlighted At Center Of Locus Map

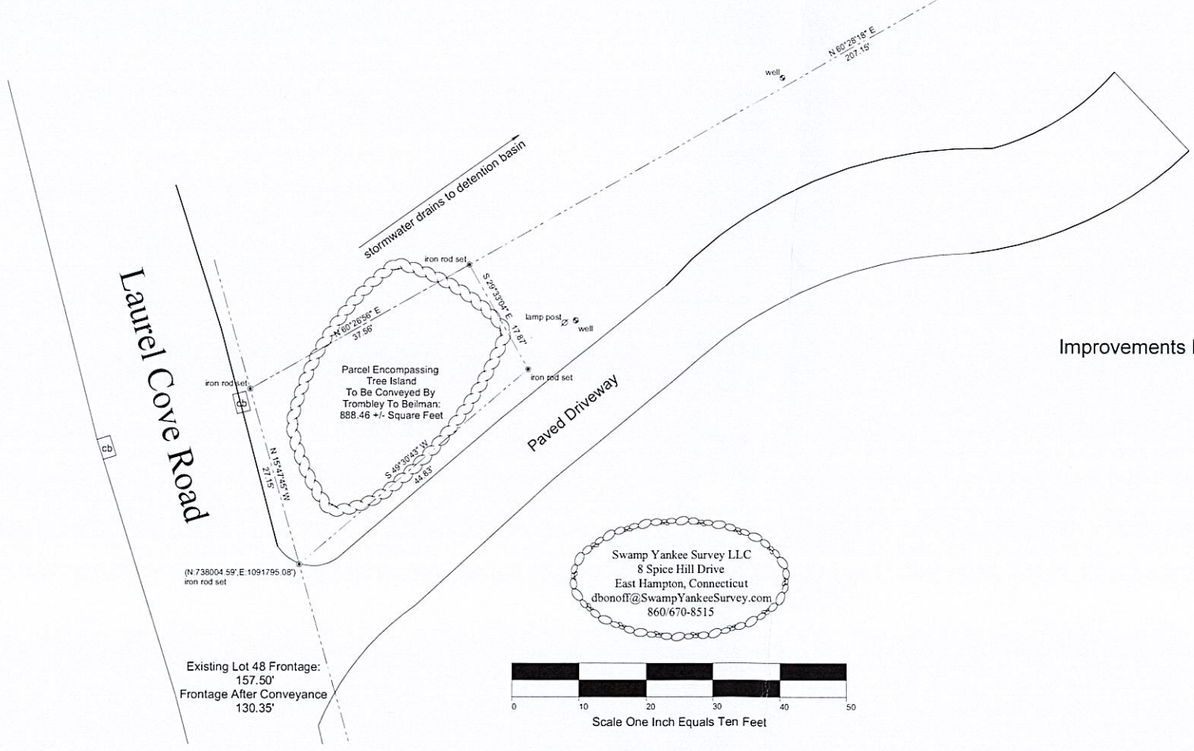
Basis Of Bearings:
True North
As Determined By
Differential GNSS Observations

Improvements Not Shown

Map 48 Lot 46
56 Laurel Cove Road
N/F Charles Beilman
Deed Reference 1090/67



Map 48 Lot 48
44 Laurel Cove Road
N/F Gary & Sharon Trombley
Deed Reference 1073/78



Plan References
Map of Julia H. Bartman et als. Property
East Haddam, Connecticut
Scale 1" = 100', Dated December 1952
Prepared By Louis F. Quirk C.E.
East Haddam Map #282

Owner-Applicant Robert E. Biega
44 Laurel Cove Road
East Haddam, Connecticut
Seasonal Conversion/Plot Plan
Scale 1" = 20', Dated January 10, 2000
Prepared By Gregory F. Warren LS
East Haddam Map #3425

Subdivision Plan - Property N/F Of Robert Biega
#44 Laurel Cove Road
East Haddam, Connecticut
Scale 1" = 20', Dated April 20, 2015
Prpeared By Robert R. Weaver LS
East Haddam Map #4792

Site Plan & Erosion and Sediment Control Plan -
Laurel Cove Road
East Haddam, Connecticut
Map 48 Lots 46 & 47
Scale 1" = 20', Dated September 10, 2020
Prepared By Roger D. Nemergut PE
East Haddam Map #4830

Improvements Not Shown

Property Transfer - Land Swap
Between
Gary & Sharon Trombley
44 Laurel Cove Road
And
Charles Beilman
56 Laurel Cove Road
East Haddam, Connecticut

Swamp Yankee Survey LLC
8 Spice Hill Drive
East Hampton, Connecticut
dbonoff@SwampYankeeSurvey.com
860/670-8515

This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards and Suggested Methods and Procedures for Surveys and Maps in the State of Connecticut", prepared and adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.

This "Limited Property Survey" was prepared to A-2 Standards of Accuracy as a "Resurvey" of adjoining residential properties, for the purpose of describing a "land swap" or exchange of identically-sized parcels, for the mutual benefit of both parties.

"To my knowledge and belief this survey is substantially correct as noted hereon".

Douglas M. Bonoff
CT LS #17381

October 31, 2025
Revised To December 24, 2025