

AFFIDAVIT RE ORDINANCE NO. 75, TOWN OF SALISBURY

William O. Riiska, being duly sworn, deposes and says as follows.

1. I am over twenty-one years of age, I understand the obligations of an oath, I am an attorney licensed to practice in Connecticut, I make this affidavit from my own personal knowledge based on a title search relating to the properties described in this affidavit, and I make this affidavit pursuant to Town of Salisbury Ordinance Number 75. I represent Patricia N. Suarez.

2. This affidavit relates to Ms. Suarez's property now known as 102 South Shore Road and 110 South Shore Road in the Town of Salisbury, Litchfield County, Connecticut, shown on a map entitled "Map Prepared for Patricia N. Suarez #102 South Shore Road Salisbury, Connecticut Scale 1" = 20' June 10, 2024 Total Area = 2.713± Acres" by Mathias M. Kiefer, R.L.S. #16101 (the "Map").

3. A map entitled "Property of H.W. Miles & Others Town of Salisbury Litchfield Co. Conn. Scale 200' = 1" Sept. 13, 1945" by S.V.N. Rockefeller C.E. was filed in the Salisbury Land Records as Map #288 on September 20, 1945, and as Map #339 on July 15, 1946. The difference appears to be that Map #339 is certified substantially correct. A copy of Map #339 is attached. Map #288/339 depicts 35 lots between the south shore of Lake Washining and the north line of the Central New England Rail Road on what now is known as South Shore Road. Map #288/339 includes a legend identifying the owners of the 35 lots. This affidavit relates to Lots 19 and 20 shown on Map #288/339. The legend indicates that H.W. Miles was the owner of Lots 19 and 20, among other lots, at the time this map was prepared.

4. On August 1, 1957, the date that the Town of Salisbury Planning and Zoning Commission first adopted subdivision regulations, and on June 8, 1959, the date that the Town of Salisbury Planning and Zoning Commission first adopted zoning regulations, the property depicted on the Map consisted of the following parcels.

- (a) PARCEL 1 – Lot 19 on Map #288/339 then owned by Adele B. Ryan and John Wynne Ryan. Parcel 1 was the sole property conveyed in warranty deed from Helen W. Miles to Adele B. Ryan and John Wynne Ryan dated September 28, 1946, and recorded at Volume 66, Page 41 of the Salisbury Land Records. That deed described Parcel 1 as set forth on Schedule A-1 attached. The description of Parcel 1 in the deed into Patricia N. Suarez is set forth on Schedule A-2 attached.
- (b) PARCEL 2 – East portion of Lot 20 on Map #288/339 then owned by Adele B. Ryan and John Wynne Ryan. Parcel 2 was the sole property conveyed in warranty deed from Helen W. Miles to Adele B. Ryan and John Wynne Ryan dated December 20, 1954, and recorded at Volume 74, Page 48 of the Salisbury Land Records. That deed described Parcel 2 as set forth on Schedule A-1 attached. The description of Parcel 2 in the deed into Patricia N. Suarez is set forth on Schedule A-2 attached.

- (c) PARCEL 3 – West portion of Lot 20 on Map #288/339 then owned by Helen W. Miles. Helen W. Miles died on January 10, 1961. At her death, she still owned the west portion of Lot 20 on Map #288/339. In her will, she devised the west portion of Lot 20 to Miles Taft Bryant. Parcel 3 was the sole parcel described in a certificate of devise from the Estate of Helen W. Miles to Miles Taft Bryant dated November 20, 1963, and recorded at Volume 87, Page 556 of the Salisbury Land Records. That certificate of devise described Parcel 3 as set forth on Schedule A-1 attached. The description of Parcel 3 in the deed into Patricia N. Suarez is set forth on Schedule A-2 attached. Note that in her will, Helen W. Miles devised the adjoining Lots 21 and 22 to Frederick W. Miles (see certificate of devise from the Estate of Helen H. Miles to Frederick W. Miles dated November 20, 1963, and recorded at Volume 87, Page 558 of the Salisbury Land Records).

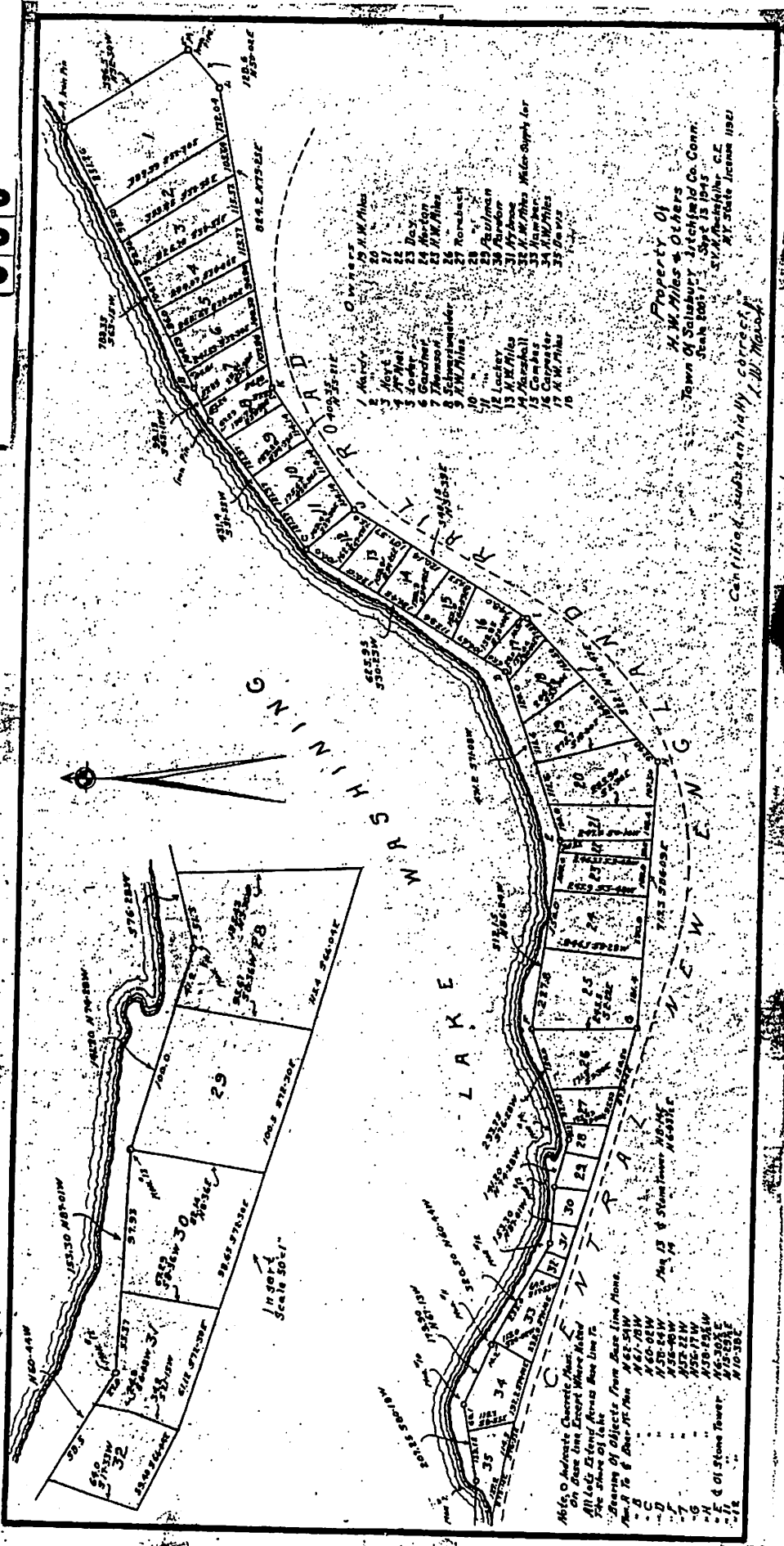
5. After August 1, 1957, and June 8, 1959, a committee split up the right of way and lands of the Central New England Railroad Company and conveyed portions of it to adjoining owners, including as follows:

- (a) Railroad Parcel A, being a parcel described in a quitclaim deed from Charles A. Beaujon, Jr., Clark B. Hicks, and Frederick W. Miles, as the committee, to Adele B. Ryan and John Wynne Ryan (the then owners of Parcel 1 and Parcel 2 described above – see chain of title attached) dated October 1, 1969, and recorded at Volume 100, Page 21 of the Salisbury Land Records (the description of Railroad Parcel A in the deed into Patricia N. Suarez is set forth on Schedule A-2 attached); and
- (b) Railroad Parcel B, being a parcel described in a quitclaim deed from Charles A. Beaujon, Jr., Clark B. Hicks, and Frederick W. Miles, as the committee, to Miles Taft Bryant (the then owner of Parcel 3 described above – see chain of title attached) dated October 1, 1969, and recorded at Volume 100, Page 23 of the Salisbury Land Records (the description of Railroad Parcel B in the deed into Patricia N. Suarez is set forth on Schedule A-2 attached).

Patricia N. Suarez acknowledges that these portions of the railroad land do not constitute separate parcels.

6. The chains of title for Parcel 1, Parcel 2, and Parcel 3 are attached. The chains of title include Railroad Parcel A and Railroad Parcel B. As the chains of title indicate, Patricia N. Suarez now owns these properties. By quitclaim deed to herself dated June 17, 2004, and recorded at Volume 200, Page 307 of the Salisbury Land Records Patricia N. Suarez merged these properties.

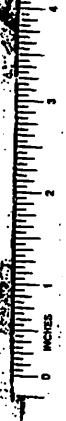
7. As is set forth on the Map, Patricia N. Suarez now proposes to adjust the boundary line between a tract or parcel of land consisting of Parcel 1 and Parcel 2, as those properties existed on the date that Salisbury enacted subdivision regulations as augmented by Railroad Parcel A, and a tract or parcel of land consisting of Parcel 3, as that property existed on the date that Salisbury enacted subdivision regulations as augmented by Railroad Parcel B, into “Proposed Area 2.013± Acres 87,696 S.F.” and “Proposed Area 0.700± Acres 30,477 S.F.” The Map shows the original boundary lines of Parcel 1, Parcel 2, Parcel 3, Railroad Parcel A, and Railroad



All O Adverse Curative Map.
 All Lots Except Where Noted
 Shall Extend Areas Due Line To
 Boundary of Object From Base Line, None.
 - A - 16 & 17 - 1/2 in. - 1/2 in. - 1/2 in.
 - B - 16 - 1/2 in. - 1/2 in. - 1/2 in.
 - C - 16 - 1/2 in. - 1/2 in. - 1/2 in.
 - D - 16 - 1/2 in. - 1/2 in. - 1/2 in.
 - E - 16 - 1/2 in. - 1/2 in. - 1/2 in.
 - F - 16 - 1/2 in. - 1/2 in. - 1/2 in.
 - G - 16 - 1/2 in. - 1/2 in. - 1/2 in.
 - H - 16 - 1/2 in. - 1/2 in. - 1/2 in.
 - I - 16 - 1/2 in. - 1/2 in. - 1/2 in.
 - J - 16 - 1/2 in. - 1/2 in. - 1/2 in.

Property of
 H. W. Miles & Others
 Town of Salisbury, Wicomico Co. Conn.
 State Post Office, Salisbury, C.E.
 N.Y. State Income 1921

Certified, subject to a 1/4 in. correction
 L. W. Mearns



SCHEDULE A-1: Description of parcels in initial instruments

Parcel 1

Lot 19

From 66/41

Miles to Ryan

9/28/46

All that lot of land in the aforesaid Town of Salisbury, with the buildings thereon, extending from the south shore of Lake Washining on the North to the Northerly line of the Central New England Railroad on the South and bounded Easterly and Westerly by other properties of said Helen W. Miles - the Easterly and Westerly lines are described in reference to a survey base line as shown on map entitled "Property of H. W. Miles and Others", dated Sept. 13, 1945, and which said base line is located on the ground by a series of concrete monuments, and being Lot No. 19, as shown on the above mentioned map - which map was revised Sept. 3, 1946, and made by S.V.N. Rockefeller, C.E. Said Lot No. 19 is bounded by beginning at a point in the Southerly shore of Lake Washining, which point is the Northwesterly corner of the property described, and is located North 16° 45' West of and 45 feet distant from an iron pin in the aforementioned base line between concrete monuments D and E and 226.2 feet distant from Monument E, the line runs thence along other property of said Helen W. Miles South 16° 45' East 348.8 feet to an iron pin, thence along the Northerly line of the Central New England Railroad North 59° 20' East 170.05 feet to an iron pin, thence along other property of said Helen W. Miles North 28° 25' West 332.6 feet to the shore of Lake Washining, thence along said shore line as it winds and bends in a southwesterly direction to the point of beginning, which said point is located South 62° 55' West of and 99.4 feet distant from the last mentioned point, containing 1.03 acres of land, as shown on map entitled "Property of H. W. Miles", dated Sept. 3rd, 1946, made by S.V.N. Rockefeller, C.E.

Parcel 2

East portion
of Lot 20

From 74/48

Miles to Ryan

12/20/54

All that certain narrow strip of land lying contiguous just westerly of the premises of the grantees herein on the southerly shore of Lake Washining, in said Town of Salisbury, generally bounded: North by the southerly shore of Lake Washining; East by certain other property of the grantees herein; South by the northerly line of the Central New England Railroad property; and West by retained lands of the grantor herein; and more fully described as follows:

BEGINNING at an iron pin in the northerly line of said Railroad property, which iron pin is at the southwest corner of certain other property of the grantees, and at the southeast corner of property herein described; thence along the Railroad property S 59° 20' W 10.30 feet; thence across lands of the grantor N 16° 45' W 351.3 feet to the shore line of Lake Washining; thence along the shore line of Lake Washining N 73° 15' E 10.0 feet to line of said lands of the grantees herein; and thence along the said lands of the grantees S 16° 45' E 348.8 feet to the iron pipe being the point and place of beginning; together with all riparian rights appurtenant to the above described strip of land, it being the intention hereby to convey a strip of land ten (10) feet in width along the westerly boundary of said other property of the grantees extending from the south shore of Lake Washining to the northerly bounds of the Central New England Railroad.

SCHEDULE A-1 continued

Parcel 3
West portion of
Lot 20

From 87/556

Miles Estate
to Bryant

11/20/63

I further certify that all such right, title and interest as said deceased had at the time of her death in and to a certain piece or parcel of land, as described in the inventory filed in this Court in this Estate, was devised to Miles Taft Bryant of 40 College Street, Middlebury, Vermont under Paragraph Fifth of the Will of said deceased, said description being as follows:

"PARCEL FIVE: Lying on the south shore of Lake Washining extending from the south shore of said Lake on the north to the northerly line of the Central New England Railroad on the south, and bounded easterly by lands of Adele B. Ryan and John Wynne Ryan, and bounded westerly by lands devised to Frederick W. Miles by the Last Will and Testament of said Helen W. Miles, deceased. On survey maps made by S. V. N. Rockefeller, C.E., said premises are a part of what appears thereon as Lot #20. Said premises are known as "Dunworkin" and were specifically devised to Miles Taft Bryant in and by said Will and by a First Codicil to said Will, which said First Codicil is dated November 12, 1958."

SCHEDULE A-2: Description of parcels in deeds into P. Suarez

Parcel 1
 From 185/418
 Greenburg to Suarez

Those three pieces or parcels of land, with all improvements thereon standing and all appurtenances thereto belonging, situated on the south shore of Lake Washington in the Town of Salisbury, County of Litchfield and State of Connecticut, known as 110 South Shore Road, bounded and described as follows:

FIRST PARCEL: Beginning at a point in the southerly shore of Lake Washington, which point is the northwesterly corner of this first parcel and the northeasterly corner of the second parcel hereinafter described, and is located N 16° 45' W of and 45 feet distant from an iron pin in the aforementioned base line between concrete monuments D and E and 226.2 feet distant from Monument E; thence along other property formerly of said Helen W. Miles S 16° 45' E 348.8 feet to an iron pin; thence along the northerly line of the third parcel hereinafter described N 59° 20' E 170.05 feet to an iron pin; thence along other property formerly of said Helen W. Miles N 28° 25' W 332.6 feet to the shore of Lake Washington; thence along said shore line as it winds and bends in a southwesterly direction to the point of beginning, which said point is located S 62° 55' W of and 99.4 feet distant from the last mentioned point, containing 1.03 acres of land

Being all that same land and real estate designated as Lot No. 19 conveyed by Helen W. Miles to Adele B. Ryan and John Wynne Ryan by deed dated September 28, 1946 and recorded in the Salisbury Land Records in Volume 66 at Pages 41-43, and also being shown on a certain map entitled "Property of H. W. Miles Town of Salisbury Litchfield Co. Conn. To Be Conveyed To Adele & John Ryan Scale 50' = 1" Sept. 3, 1946 S.V.N. Rockefeller C.E.", on file as Map No. 351 in said Land Records.

Parcel 2
 From 185/418
 Greenburg to Suarez

SECOND PARCEL: Beginning at an iron pin in the northerly line of said third parcel, which iron pin marks also the southwest corner of First Parcel and the southeast corner of property herein described; thence along the Third Parcel S 59° 20' W 10.30 feet to an iron pin; thence across lands formerly of Helen W. Miles N 16° 45' W 351.3 feet to the shore line of Lake Washington; thence along the shore line of Lake Washington N 73° 15' E 10.0 feet to the northwest corner of the First Parcel; and thence along said First Parcel S 16° 45' E 348.8 feet to an iron pipe, being the point and place of beginning.

Being all that same land and real estate conveyed by Helen W. Miles to Adele B. Ryan and John Wynne Ryan by Warrantee Deed dated December 20, 1954, and recorded in the Salisbury Land Records in Volume 74 at Pages 45-50, and also shown on a certain map entitled "Property of H. W. Miles, Town of Salisbury Litchfield Co. Conn. To Be Conveyed To Adele & Wm. Ryan Scale 50' = 1" Dec. 7, 1954", by S.V.N. Rockefeller, C.E., N.Y.S. License 11921, on file as Map No. 654 in said land records.

Said First and Second Parcel are conveyed together with a right of way twelve (12) feet in width, in common with others, from the rear of the premises hereby conveyed easterly to the highway leading from Lake Washington to Canaan, Connecticut where the private roadway now runs.

Said First and Second Parcels are subject to the rights of Helen W. Miles, her heirs and assigns forever to use for all the usual purposes of a highway, a right of way twelve (12) feet in width over a private roadway located near the northerly line of the Third Parcel and nearly parallel to the same and are further subject to certain restrictions and covenants as are more fully set forth in the two deeds from Helen W. Miles to Adele B. Ryan et al described above.

Railroad Parcel A
 From 185/418
 Greenburg to Suarez

THIRD PARCEL: A portion of the property formerly of the Central New England Railroad Company bounded generally as follows:

- EASTERLY by lands formerly of Charles A. Beaujon, et als. acting as a Committee;
- SOUTHERLY by lands now or formerly of William R. Harris and David F. Harris, being the center line of said railroad right of way,
- WESTERLY by land now or formerly of Miles Taft Bryant; and
- NORTHERLY by the First and Second Parcels above described.

Being all that same land and real estate which was conveyed by Charles A. Beaujon, Jr., et als to Adele B. Ryan and John Wynne Ryan by Quitclaim Deed dated October 1, 1969, and recorded in the Salisbury Land Records in Volume 100 at Pages 21-22.

SCHEDULE A-2 Continued

The above-described three parcels are the same premises conveyed to John W. Ryan III and Kathleen Ryan Brady by John W. Ryan III and Kathleen Ryan Brady, Successor Co-Trustees of the John W. Ryan Revocable Trust of 1991, by Quitclaim Deed dated November 20, 1998, and recorded in the Salisbury Land Records in Volume 173 at Page 167.

The above-described premises are further subject to the following:

1. Taxes to the Town of Salisbury coming due and payable after the delivery of this deed;
2. Limitations of use imposed by governmental authority; and
3. Such state of facts as would be disclosed by a personal inspection of the premises or if the maps referred to herein were brought down to date.

All those certain pieces or parcels of land with any buildings thereon standing and all appurtenances thereto belonging, lying on the south shore of Lake Washington, situated in the Town of Salisbury, County of Litchfield and State of Connecticut, bounded and described as follows:

PARCEL ONE: Bounded

Easterly by lands now or formerly of Adele B. Ryan and John Wynne Ryan;
Southerly by Parcel Two hereinafter described;
Westerly by lands devised to Frederick W. Miles by the Last Will and Testament of Helen W. Miles, deceased; and
Northerly by the shore of Lake Washington.

On survey maps by Sherman V. N. Rockefeller, C.E., said premises are part of what appears thereon as Lot #20.

PARCEL TWO: Bounded

Easterly by lands now or formerly of Adele B. Ryan and John W. Ryan;
Southerly by lands now or formerly of William R. Harris and David P. Harris;
Westerly by lands now or formerly of Frederick W. Miles; and
Northerly by the Parcel One hereinabove described.

Said First Piece is conveyed together with a right of way for ingress and egress to said premises to the public highway located to the south or southeast of said premises, and is conveyed subject to any other easements and restrictions of record.

A more particular description of the above Parcel One is as follows:

BEGINNING at a point marking the southwesterly corner of the parcel herein described and the southeasterly corner of Lot #21 as shown on the map hereinafter referred to, thence running along the easterly line of Lot #21 N 2° 30' W 285.90 feet to a point in the southerly shore of Lake Washington; thence deflecting to the right and running along the southerly shore of Lake Washington N 71° 8' E 116.2 feet to a point marking the northwest corner of Lot #19 on the map herein referred to; thence running along the westerly line of Lot #19 S 16° 45' E 271.90 feet to a point marking the southeast corner of the parcel herein described; thence running along the northerly line of property believed to belong now or formerly to the Central New England Railroad Company, S 46° 47' W 97.07 feet to a monument marked H on the hereinafter referred to map; thence continuing along property now or formerly of said railroad company N 86° 09' W 107.50 feet to the point and place of beginning. Containing .75 acres, more or less. Said Railroad Company property now being Parcel Two as set forth above.

Also conveyed to the Grantee are any and all rights of the Grantors in and to the former railroad bed owned by the Central New England Railroad Company, and any and all rights, including riparian, of the Grantors in and to the shoreline of Lake Washington bordering said property and all water rights accruing to said property.

Reference is made to a map entitled "Property of H. W. Miles and others", Town of Salisbury, Litchfield County, Connecticut, 1" = 200 feet, September 13, 1945, S.V.N. Rockefeller, C.E., New York State License 11921, said map having been revised on September 3, 1946.

Parcel 3
See below

Railroad Parcel B
See below

Parcel 3 cont'd

From 184/832

184/834

184/836

184/838

Plott et al. to Suarez

Chain of Title to Parcel 1 and Parcel 2, including house now known as 110 South Shore Road

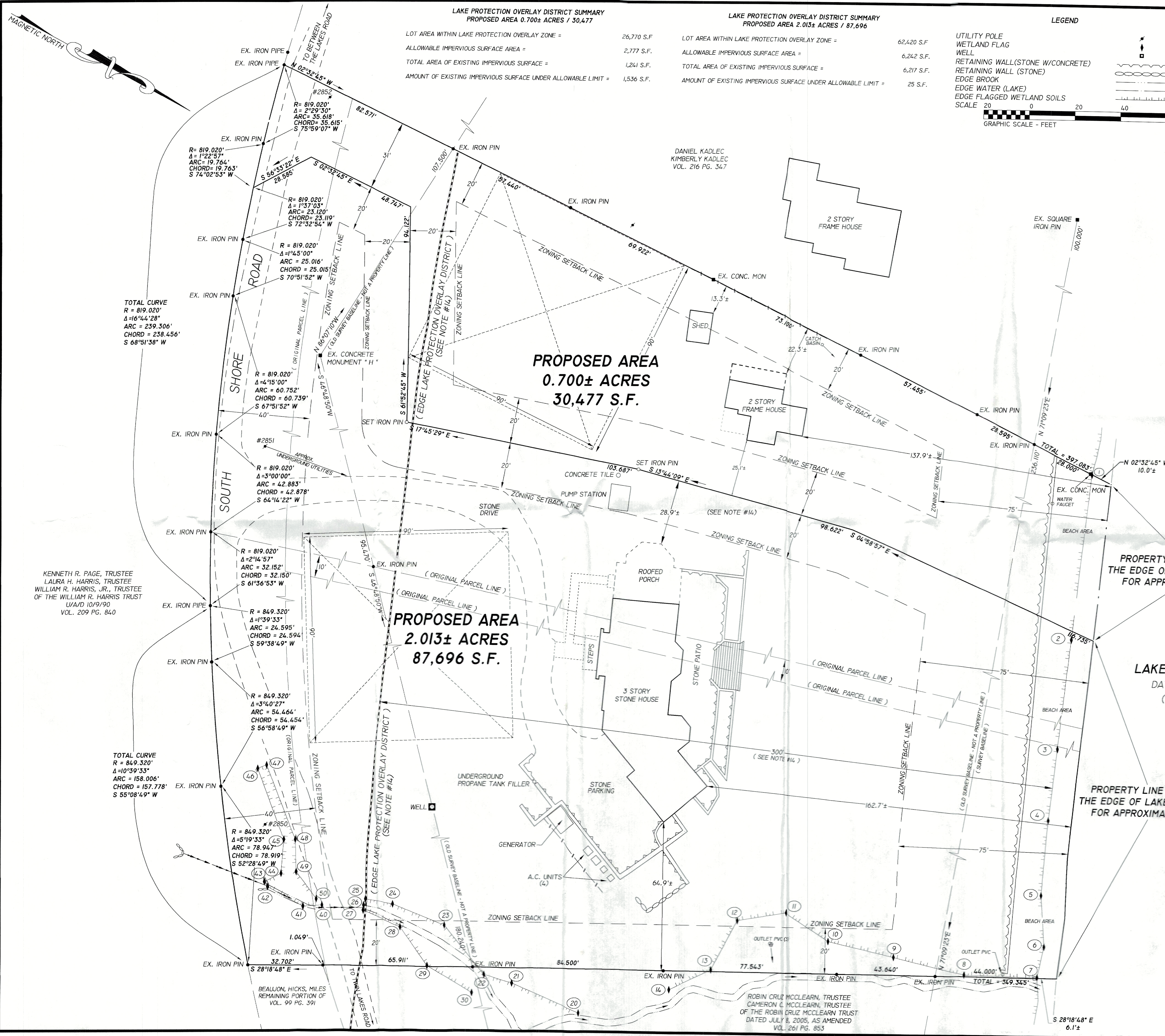
Vol/Pg	Instrument	Grantor	Grantee	Date	Recorded	
66/41	warranty deed	Helen W. Miles	Adele B. Ryan and John Wynne Ryan	09/28/1946	10/01/1946	Parcel 1 (Lot 19)
74/48	warranty deed	Helen W. Miles	Adele B. Ryan and John Wynne Ryan	12/20/1954	12/23/1954	Parcel 2 (west part of Lot 20)
100/21	quitclaim deed	Charles A. Beaujon, Jr., Clark B. Hicks, and Frederick W. Miles	Adele B. Ryan and John Wynne Ryan	10/01/1969	10/02/1969	Railroad Parcel A (part of railroad property)
109/105	quitclaim deed	Adele B. Ryan	John Wynne Ryan	06/26/1972	07/05/1972	Parcel 1, Parcel 2, and Railroad Parcel A
126/417	quitclaim deed	John Wynne Ryan	John Wynne Ryan and Louise Johnson Ryan	06/17/1981	06/19/1981	Parcel 1, Parcel 2, and Railroad Parcel A
128/237	quitclaim deed	John Wynne Ryan and Louise Johnson Ryan	John Wynne Ryan and Louise Johnson Ryan, as trustee of The J.W. Ryan Living Trust dated November 5, 1982	12/21/1982	12/27/1982	Parcel 1, Parcel 2, and Railroad Parcel A
151/672	quitclaim deed	John Wynne Ryan and Louise Johnson Ryan, individually and as Trustees of the J.W. Ryan Living Trust dated November 5, 1982	John W. Ryan and Louise J. Ryan, as Trustees of the John W. Ryan Revocable Trust of 1991	12/17/1991	2/25/1992	Parcel 1, Parcel 2, and Railroad Parcel A
173/163	affidavit	John W. Ryan and Louise J. Ryan, Trustees	John W. Ryan III and Kathleen R. Brady, Successor Trustees	03/18/1999	06/04/1999	Parcel 1, Parcel 2, and Railroad Parcel A
173/167	quitclaim deed	John W. Ryan III and Kathleen Ryan Brady, as Successor Co-Trustees of the John W. Ryan Revocable Trust of 1991	John W. Ryan III and Kathleen Ryan Brady	11/20/1998	06/04/1999	Parcel 1, Parcel 2, and Railroad Parcel A
174/272	warranty deed	John W. Ryan III and Kathleen Ryan Brady	Jeffrey W. Greenberg and Kimberly E. Greenberg	09/10/1999	09/16/1999	Parcel 1, Parcel 2, and Railroad Parcel A
185/418	warranty deed	Jeffrey W. Greenberg and Kimberly E. Greenberg	Patricia N. Suarez	06/26/2002	06/28/2002	Parcel 1, Parcel 2, and Railroad Parcel A
200-307	quitclaim deed	Patricia N. Suarez	Patricia N. Suarez	06/17/2004	06/18/2004	102&110 South Shore Road

Chain of Title to Parcel 3, including house now known as 102 South Shore Road

Vol/Pg	Instrument	Grantor	Grantee	Date	Recorded	
87/556	certificate of devise	Estate of Helen W. Miles	Miles Taft Bryant	11/20/1963	11/20/1963	Parcel 3 (west part of Lot 20)
100/23	quitclaim deed	Charles A. Beaujon, Jr., Clark B. Hicks, and Frederick W. Miles	Miles Taft Bryant	10/01/1969	10/02/1969	Railroad Parcel B (part of railroad property)
104/529	warranty deed	Miles Taft Bryant	Donald M. Godburn and Joann R. Godburn	04/23/1971	04/26/1971	Parcel 3 and Railroad Parcel B
120/409	warranty deed	Donald M. Godburn and Joann R. Godburn	Donald O. Platt and Martha C. Platt	04/01/1977	04/01/1977	Parcel 3 and Railroad Parcel B
145/946	quitclaim deed	Donald O. Platt and Martha C. Platt	Donald O. Platt and Martha C. Platt, a/k/a Martha Luecht Platt	08/31/1989	09/07/1989	Parcel 3 and Railroad Parcel B (tenants in common)
177/1021	quitclaim deed	Donald O. Platt and Martha C. Platt, a/k/a Martha Luecht Platt	Donald O. Platt, Jr., Dana Roeser, Douglas Roeser, Trustee* f/b/o Eleanor Grace Platt, Douglas Roeser, Trustee* f/b/o Lucy Clara Platt	12/29/2000	12/29/2000	21% interest in Parcel 3 and Railroad Parcel B
178/695	quitclaim deed	Donald O. Platt and Martha C. Platt, a/k/a Martha Luecht Platt	Donald O. Platt, Jr., Dana Roeser, Douglas Roeser, Trustee f/b/o Eleanor Grace Platt, Douglas Roeser, Trustee f/b/o Lucy Clara Platt	02/14/2001	03/22/2001	21% interest in Parcel 3 and Railroad Parcel B
179/889	quitclaim deed	Donald O. Platt and Martha C. Platt, a/k/a Martha Luecht Platt	Donald O. Platt, Jr., Dana Roeser, Douglas Roeser, Trustee f/b/o Eleanor Grace Platt, Douglas Roeser, Trustee f/b/o Lucy Clara Platt	04/11/2001	06/14/2001	4% interest in Parcel 3 and Railroad Parcel B
184/832	warranty deed	Donald O. Platt and Martha C. Platt, a/k/a Martha Luecht Platt	Patricia N. Suarez	05/08/2002	05/08/2002	54% interest in Parcel 3 and Railroad Parcel B
184/834	warranty deed	Donald O. Platt, Jr. and Dana Roeser	Patricia N. Suarez	05/06/2002	05/08/2002	23% interest in Parcel 3 and Railroad Parcel B
184/836	warranty deed	Douglas Roeser, Trustee f/b/o Lucy Clara Platt	Patricia N. Suarez	05/05/2002	05/08/2002	11.5% interest in Parcel 3 and Railroad Parcel B
184/838	warranty deed	Douglas Roeser, Trustee f/b/o Eleanor Grace Platt	Patricia N. Suarez	05/05/2002	05/08/2002	11.5% interest in Parcel 3 and Railroad Parcel B
200/307	quitclaim deed	Patricia N. Suarez	Patricia N. Suarez	06/17/2004	06/18/2004	102&110 South Shore Road

*Douglas Roeser, Trustee for the Platt Irrevocable Trust f/b/o Eleanor Grace Platt u/a 12/28/00

*Douglas Roeser, Trustee for the Platt Irrevocable Trust f/b/o Lucy Clara Platt u/a 12/28/00



LAKE PROTECTION OVERLAY DISTRICT SUMMARY
 PROPOSED AREA 0.700± ACRES / 30,477

LOT AREA WITHIN LAKE PROTECTION OVERLAY ZONE = 26,770 S.F.
 ALLOWABLE IMPERVIOUS SURFACE AREA = 2,777 S.F.
 TOTAL AREA OF EXISTING IMPERVIOUS SURFACE = 1,241 S.F.
 AMOUNT OF EXISTING IMPERVIOUS SURFACE UNDER ALLOWABLE LIMIT = 1,536 S.F.

LAKE PROTECTION OVERLAY DISTRICT SUMMARY
 PROPOSED AREA 2.013± ACRES / 87,696

LOT AREA WITHIN LAKE PROTECTION OVERLAY ZONE = 62,420 S.F.
 ALLOWABLE IMPERVIOUS SURFACE AREA = 6,242 S.F.
 TOTAL AREA OF EXISTING IMPERVIOUS SURFACE = 6,217 S.F.
 AMOUNT OF EXISTING IMPERVIOUS SURFACE UNDER ALLOWABLE LIMIT = 25 S.F.

LEGEND

- UTILITY POLE
- WETLAND FLAG
- WELL
- RETAINING WALL (STONE W/CONCRETE)
- RETAINING WALL (STONE)
- EDGE BROOK
- EDGE WATER (LAKE)
- EDGE FLAGGED WETLAND SOILS

SCALE 0 20 40 60
 GRAPHIC SCALE - FEET

MAP PREPARED FOR
PATRICIA N. SUAREZ
 #102 SOUTH SHORE ROAD
 SALISBURY, CONNECTICUT
 SCALE 1" = 20' JUNE 10, 2024
 TOTAL AREA = 2.713± ACRES

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 "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS REVISED OCTOBER 26, 2018 AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON AUGUST 29, 2019. IT IS A PROPERTY BOUNDARY SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.

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

MATHIAS M. KIEFER, L.L.S. #16101
 FROM THE OFFICE OF:
 LAMB KIEFER LAND SURVEYORS
 (SALISBURY, CONNECTICUT)
 MAP NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

NOTES

1. OWNER OF RECORD (0.700± ACRES / 30,477 S.F.): PATRICIA N. SUAREZ. PORTION OF SALISBURY LAND RECORDS VOL. 200, PG. 307.
2. OWNER OF RECORD (2.013± ACRES / 87,696 S.F.): PATRICIA N. SUAREZ. PORTION OF SALISBURY LAND RECORDS VOL. 200, PG. 307.
3. REFER TO SALISBURY LAND RECORDS VOL. 200, PG. 307 FOR "...A RIGHT OF WAY TWELVE (12) FEET IN WIDTH, IN COMMON WITH OTHERS...EASTERLY TO THE HIGHWAY LEADING FROM LAKE WASHINGTON TO CANAAN, CONNECTICUT WHERE THE PRIVATE ROADWAY NOW RUNS."
4. REFER TO MAP TITLED "MAP PREPARED FOR PATRICIA N. SUAREZ, #102 SOUTHSHORE ROAD, SALISBURY, CONNECTICUT, SCALE 1" = 20', MARCH 12, 2006". BY MATHIAS M. KIEFER, L.L.S. (NOT ON FILE)
5. REFER TO MAP TITLED "MAP PREPARED FOR PATRICIA N. SUAREZ, #110 SOUTH SHORE ROAD, SALISBURY, CONNECTICUT, SCALE 1" = 20', JUNE 25, 2002". BY MATHIAS M. KIEFER, L.L.S. (NOT ON FILE)
6. REFER TO MAP TITLED "MAP PREPARED FOR PATRICIA N. SUAREZ, #102 SOUTHSHORE ROAD, SALISBURY, CONNECTICUT, SCALE 1" = 20', JUNE 21, 2002". BY MATHIAS M. KIEFER, L.L.S. (NOT ON FILE)
7. REFER TO MAP TITLED "PLAN SHOWING LAND SURVEYED FOR DONALD O. PLATT AND MARTHA C. PLATT, SOUTH SHORE ROAD, 'TWIN LAKES', SALISBURY, CONNECTICUT, 1" = 20', JULY 1982". BY ROBERT MACY AND ASSOCIATES, CIVIL ENGINEERS AND LAND SURVEYORS. ON FILE WITH SALISBURY TOWN CLERK AS MAP #1681.
8. REFER TO MAP TITLED "PROPERTY OF H.W. MILES, TOWN OF SALISBURY, LITCHFIELD CO. CONN. TO BE CONVEYED TO ADELLE & WM RYAN, SCALE 50' = 1", DEC. 7, 1954". BY S.V.N. ROCKEFELLER, C.E. ON FILE WITH SALISBURY TOWN CLERK AS MAP #654.
9. REFER TO MAP TITLED "PROPERTY OF H.W. MILES, TOWN OF SALISBURY, LITCHFIELD CO. CONN. TO BE CONVEYED TO WARD B. & EDNA B. ANDRUS, SCALE 50' = 1", SEPT 22 1946". BY S.V.N. ROCKEFELLER, C.E. ON FILE WITH SALISBURY TOWN CLERK AS MAP #357.
10. REFER TO MAP TITLED "PROPERTY OF H.W. MILES, TOWN OF SALISBURY, LITCHFIELD CO. CONN. TO BE CONVEYED TO ADELLE AND JOHN RYAN, SCALE 50' = 1", SEPT. 3, 1946". BY S.V.N. ROCKEFELLER, C.E. ON FILE WITH SALISBURY TOWN CLERK AS MAP #351.
11. REFER TO MAP TITLED "PROPERTY OF H.W. MILES & OTHERS, TOWN OF SALISBURY, LITCHFIELD CO. CONN., SCALE 200' = 1", SEPT 13 1945". BY S.V.N. ROCKEFELLER, C.E. ON FILE WITH SALISBURY TOWN CLERK AS MAP #288.
12. REFER TO MAP TITLED "MAP PREPARED FOR DANIEL KADLEC, KIMBERLY KADLEC, #94 SOUTH SHORE ROAD, SALISBURY, CONNECTICUT, SCALE 1" = 20', JULY 8, 2011, TOTAL AREA = 1.330± ACRES". BY MATHIAS M. KIEFER, R.L.S. (NOT ON FILE)
13. REFER TO MAP TITLED "MAP PREPARED FOR CAMERON C. MCCLEARN, ROBIN CRUZ MCCLEARN, #112 SOUTH SHORE ROAD, SALISBURY, CONNECTICUT, SCALE 1" = 20', MAY 20, 2015, TOTAL AREA = 0.853± ACRES". BY MATHIAS M. KIEFER, L.L.S. (NOT ON FILE)
14. A PORTION OF THE PROPERTY IS WITHIN THE "LAKE PROTECTION OVERLAY DISTRICT"; THE AREA BETWEEN THE ORDINARY HIGH WATER MARK ON THE LAKE SHORELINE AND A DISTANCE 300 FEET LANDWARD. REFERENCE IS MADE TO SECTION 4.04 OF THE SALISBURY PLANNING AND ZONING REGULATIONS FOR DETAILS REGARDING OVERLAY DISTRICT REQUIREMENTS AND PERMITTED AND NOT PERMITTED USES WITHIN SAID ZONE. MAXIMUM AREA OF IMPERVIOUS SURFACES ON PORTION OF LOT WITHIN LAKE PROTECTION OVERLAY DISTRICT SHALL BE TEN PERCENT (10%).
15. PROPERTY IS LOCATED WITHIN SALISBURY PLANNING AND ZONING "R-20, RESIDENCE 20' ZONE. MINIMUM LOT AREA (NOT INCLUDING AREA OF ACCESS ROW) = 20,000 SQUARE FEET. MINIMUM STREET FRONTAGE = 25 FEET. MINIMUM YARD SETBACKS: FRONT = 40 FEET; SIDES = 20 FEET; REAR = 30 FEET. MINIMUM SQUARE (THE LENGTH OF ONE SIDE SHALL FIT ON FRONT YARD LINE) = 90 FEET. MAXIMUM BUILDING COVERAGE = 15%.
16. WETLAND DELINEATION SUPPLIED BY WILLIAM L. KENNY ASSOC. WILLIAM L. KENNY SOILS SCIENTIST. LOCATED AT THE PREMISES BY LAND KIEFER LAND SURVEYORS MAY 26, 2024.
17. THE LAND SURVEYOR HAS PERFORMED A CLASS A-2 PROPERTY BOUNDARY SURVEY SHOWING A PROPOSED DIVISION OF PARCEL KNOWN AS #102 SOUTH SHORE ROAD AND MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO WHETHER THE PROPOSED AREAS CONFORM IN ANY RESPECT TO THE PLANNING AND ZONING REGULATIONS AND/OR SUBDIVISION REGULATIONS OF THE TOWN OF SALISBURY OR THE REGULATIONS AND THE REQUIREMENTS OF THE CONNECTICUT HEALTH CODE AS ENFORCED BY THE SANITARIAN OF THE TOWN OF SALISBURY.

PROPOSED AREA
 0.700± ACRES
 30,477 S.F.

PROPOSED AREA
 2.013± ACRES
 87,696 S.F.

PROPERTY LINE FOLLOWS THE EDGE OF LAKE WASHING FOR APPROXIMATELY 70'

LAKE WASHING
 DATE LOCATED
 (5/26/2024)

PROPERTY LINE FOLLOWS THE EDGE OF LAKE WASHING FOR APPROXIMATELY 149'

KENNETH R. PAGE, TRUSTEE
 LAURA H. HARRIS, TRUSTEE
 WILLIAM R. HARRIS, JR., TRUSTEE
 OF THE WILLIAM R. HARRIS TRUST
 W/AD 10/19/90
 VOL. 209 PG. 840

ROBIN CRUZ MCCLEARN, TRUSTEE
 CAMERON C. MCCLEARN, TRUSTEE
 OF THE ROBIN CRUZ MCCLEARN TRUST
 DATED JULY 8, 2005, AS AMENDED
 VOL. 261 PG. 853

BEAULON, HICKS, MILES
 REMAINING PORTION OF
 VOL. 99 PG. 391

DANIEL KADLEC
 KIMBERLY KADLEC
 VOL. 216 PG. 347