

BOKUM ROAD OLD SAYBROOK, CT

\$425,000.00

Pre-Approved Residential Development Site on 22 Acres

FOR SALE: A fully approved open space plan development site for 8 homes. Subdividing sold as a package. Potential for 9th lot or redesign & new approvals for more units of smaller homes/condos. Present Use: Approved Lot, Approved Subdivide, Raw Land, Site Plan, Site Plan Recorded Potential Use: Residential Development

Directions: CT-9S Ex 3. Straight to CT-153. RT & continue .8 mi to Bokum. LT Property is 1.15 mi on right. CT-9N Ex 2. LT to CT-154. LT, then .6 mi to Bokum Rd. RT. Property is 1.5 mi on left. I-95N to Ex 67 LT on CT-154. Continue .75mi to Bokum Rd. LT, 1.5mi on left.

Land

Lot(s):	2	Frontage:	130'
Area SF:	958320	Depth:	965'
Acres:	22	% Land Coverage	
Parking:		% Building Coverage Permitted	20%
Zoning:	AAA	Condition of site	Raw
Restrictions/Easements:			

Utilities

Water:	Well Required
Gas:	None
Volts:	
Amps:	
Phase:	
Sewer:	Septic Required

Mechanical Equipment

Elevator Size:	N/A
Heating:	N/A
Air Conditioning:	N/A
Sprinkler:	N/A
Other Equipment::	N/A

Assessment

Land:	\$111,000.00
Building:	
Total:	\$111,000.00
Mills:	18.81
Taxes:	\$2088.00
A/S Ratio:	70%

Transportation

Bus Service:	
Distance:	
Turnpike:	I-95,/CT-9
Exit:	67/2 or 3

Kristin Geenty, SIOR
203.488.1005
Kris@GeentyGroup.com

Barry Stratton
203.488.1005
Barry@GeentyGroup.com

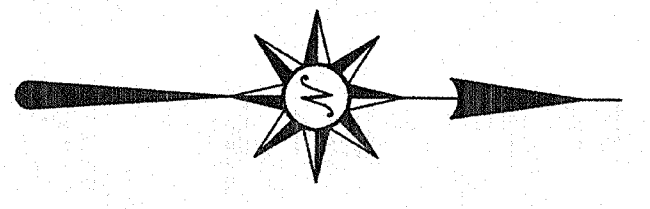
Information contained herein is subject to errors and omissions-believed to be accurate but is not warranted.

The **GEENTY GROUP**, Realtors • 765 East Main Street • Branford, CT 06040
 Tel: 203.488.1005 Fax: 203.481.6552
 Email: info@geentygroup.com
www.geentygroup.com

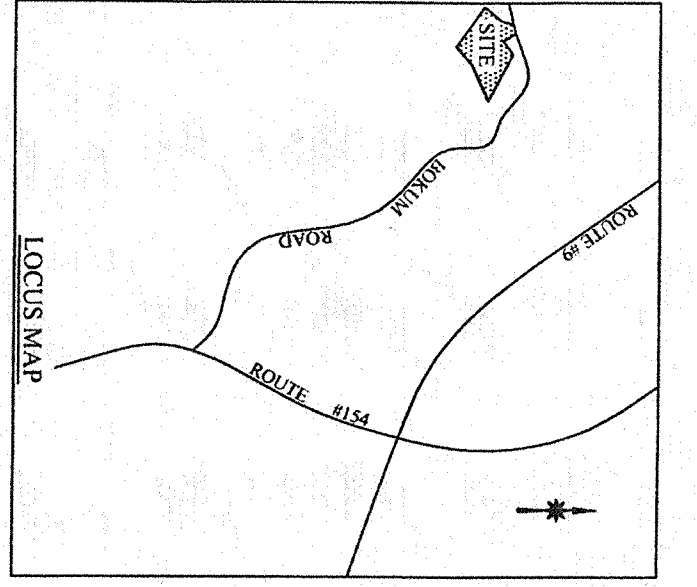


No.	Bearing	Distance
L1	S17°34.43'W	38.18'
L2	S89°11.07'E	40.68'
L3	S50°11.01'W	30.08'
L4	S44°30.00'W	70.66'
L5	S4°53.44'E	28.99'
L6	N15°00.03'E	37.00'
L7	N15°00.03'E	37.00'
L8	N28°46.30'W	27.68'
L9	N28°46.30'W	27.68'
L10	N61°35.27'E	50.00'
L11	N21°50.18'W	35.41'
L12	N17°12.00'W	36.58'
L13	N23°31.15'W	18.18'
L14	N33°18.15'W	9.76'
L15	N33°18.15'W	9.76'
L16	N02°48.29'E	41.66'
L17	N02°48.29'E	41.66'
L18	N03°50.58'W	15.36'
L19	N14°49.11'W	79.91'
L20	N21°07.28'W	52.78'
L21	N15°08.18'W	40.00'
L22	N18°27.14'W	75.67'
L23	N11°41.55'W	51.61'
L24	N31°23.48'W	72.02'
L25	N31°23.48'W	72.02'
L26	S42°00.00'W	79.48'
L27	S15°00.03'W	116.22'
L28	N87°19.18'W	80.45'
L29	S89°30.09'W	78.82'
L30	S24°58.19'E	33.58'

No.	Date	Radius	Arc Length	Chord Length	Chord Bearing
C1	3/4/22/98	75.00	144.33	125.97	S93°57.90'E
C2	8/28/97	225.00	108.03	105.05	N83°30.01'E
C3	9/18/98	125.00	135.32	125.30	N87°33.08'E
C4	8/23/98	75.00	108.50	99.28	N33°00.29'W
C5	8/23/98	75.00	108.50	99.28	N43°58.55'W
C6	6/28/97	50.00	44.05	44.03	N10°21.23'W
C7	6/28/97	50.00	44.05	44.03	N81°54.44'E
C8	3/8/11/50	75.00	50.00	86.68	S53°41.57'E
C9	7/23/48	75.00	41.15	40.00	S07°37.22'W
C10	4/7/99/23	50.00	78.03	74.56	S08°07.00'E
C11	5/9/36/36	75.00	123.13	122.75	S08°07.00'E
C12	1/9/40/39	450.00	100.00	99.79	S12°43.57'W
C13	12/43/97	450.00	100.00	99.79	S12°43.57'W
C14	6/28/97	50.00	44.05	44.03	S12°43.57'W
C15	6/28/97	50.00	44.05	44.03	S12°43.57'W
C16	8/23/98	75.00	108.50	99.28	S28°30.01'W

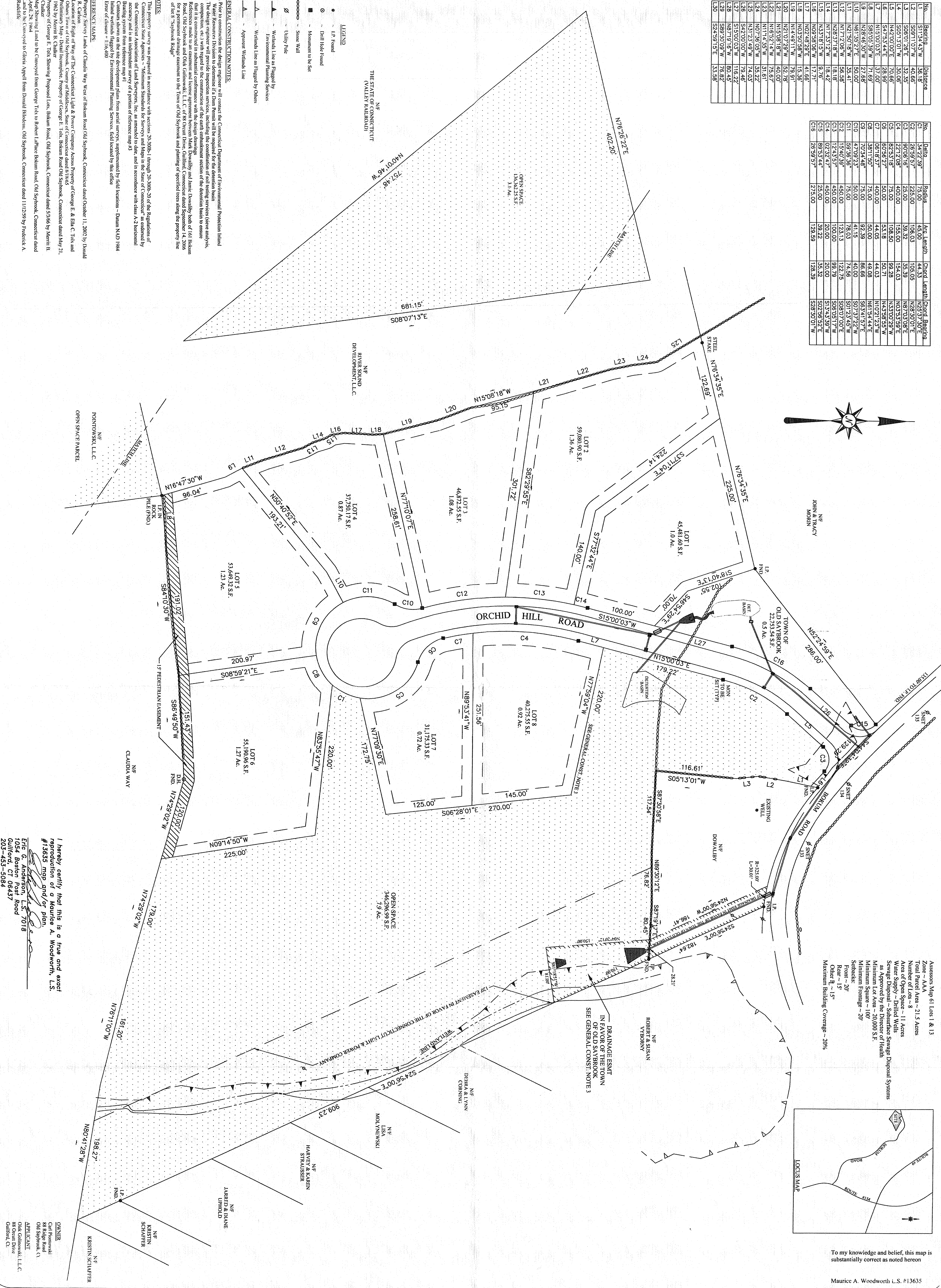


Assessors Map 61 Lots 1 & 13
 Zone - AAA
 Total Parcel Area - 21.5 Acres
 Number of Lots - 8
 Area of Open Space - 11 Acres
 Water Supply - Drilled Wells
 Sewage Disposal - Subsurface Sewage Disposal Systems
 As approved by the Director of Health
 Minimum Square Footage - 100'
 Minimum Frontage - 20'
 Subsets:
 Front - 20'
 Rear - 15'
 Other - 15'
 Maximum Building Coverage - 20%



To my knowledge and belief, this map is substantially correct as noted hereon

Maurice A. Woodworth L.S. #13635



LEGEND

- IF FOUND
- Drill Hole Found
- Monument to be Set
- Utility Pole
- Wetlands Line as Flagged by Environmental Planning Services
- Wetlands Line as Flagged by Applicant

GENERAL CONSTRUCTION NOTES:

- Prior to construction the design engineer will contact the Connecticut Department of Environmental Protection and the Water Resources Division to determine if a Dam Permit will be required for the detention basin.
- The design engineer will provide inspection services, including the construction of soil testing services (see analysis) and the construction of a sedimentation section of the detention basin to ensure that it is constructed in substantial conformance with the design.
- References made to an easement and license agreement between Mark Dowdell and James Dowdell both of 161 Bokum Road, Old Saybrook and Old Guilford, L.L.C. of 88 Great Drive, Guilford, Connecticut dated September 14, 2006 and to a "Saybrook Ridge" easement in the town of Old Saybrook and planning of specified trees along the property line of lot 8 "Saybrook Ridge".

NOTES:

- This property survey was prepared in accordance with sections 20-300b-1 through 20-300b-20 of the Regulations of the Connecticut State Agencies - Minimum Standards for Surveys and Maps in the State of Connecticut as endorsed by the Connecticut Association of Land Surveyors, Inc. as amended to date and in accordance with class A-2 horizontal accuracy and is an independent survey of a portion of reference map 93.
- Contours shown on the site development plans from aerial surveys, supplemented by field locations - Datum NAD 1984
3. Contours shown on the site development plans from aerial surveys, supplemented by field locations - Datum NAD 1984
4. Error of closure = 116.0/10

REFERENCE MAPS:

1. Property Survey Lands of Candler Way, West of Bokum Road, Old Saybrook, Connecticut dated October 11, 2002 by Donald R. Carlson
2. Location of Right of Way of The Commercial Light & Power Company Across Property of George E. & Elna C. Trisk and Others from Old Saybrook, County of Middlesex, State of Connecticut dated 8/18/65
3. 1962 by Merrill B. Culler (reopening) Property of George E. Trisk, Bokum Road Old Saybrook, Connecticut dated May 21, 1962 by Merrill B. Culler
4. Property of George E. Trisk Showing Proposed Lots, Bokum Road, Old Saybrook, Connecticut dated 5/21/66 by Merrill B. Culler
5. Map Showing Land to be Conveyed from George Trisk to Robert Lajpke Bokum Road, Old Saybrook, Connecticut dated 5/21/66 by Merrill B. Culler
6. Land to be conveyed to Citrus Apple from Donald Hildebrand, Old Saybrook, Connecticut dated 11/12/59 by Frederick A. Radcliffe

I hereby certify that this is a true and exact reproduction of a Maurice A. Woodworth, L.S. #13635 map and/or plan.

Eric G. Anderson, L.S. 7018
 1054 Boston Post Road
 Guilford, CT 06437
 203-453-5084

DATE:	5/4/06	<p>RECORD MAP OF AN OPEN SPACE SUBDIVISION TO BE KNOWN AS "SAYBROOK RIDGE" BOKUM ROAD OLD SAYBROOK, CONNECTICUT</p>	<p>WOODWORTH ASSOCIATES, P.C. SURVEYORS & PLANNERS 15C MEIGS AVENUE MADISON, CONNECTICUT 06443 (203) 245-4496</p>	5/1/07	ROAD NAME (BY ERIC G. ANDERSON)	MA
SCALE:	1"=60'			2/28/07	MISC.	MW
DRAWN BY:	MW			2/13/07	CONST. NOTES	MW
CHECKED BY:	MW			1/5/07	COMMENTS	MW
JOB#:	MW			9/18/06	MISC.	MW
		9/5/06	OPEN SPACE	MW		
		8/14/06	DRAIN ESMT	MW		
		6/14/06	MISC.	MW		
		DATE	REVISION	BY		