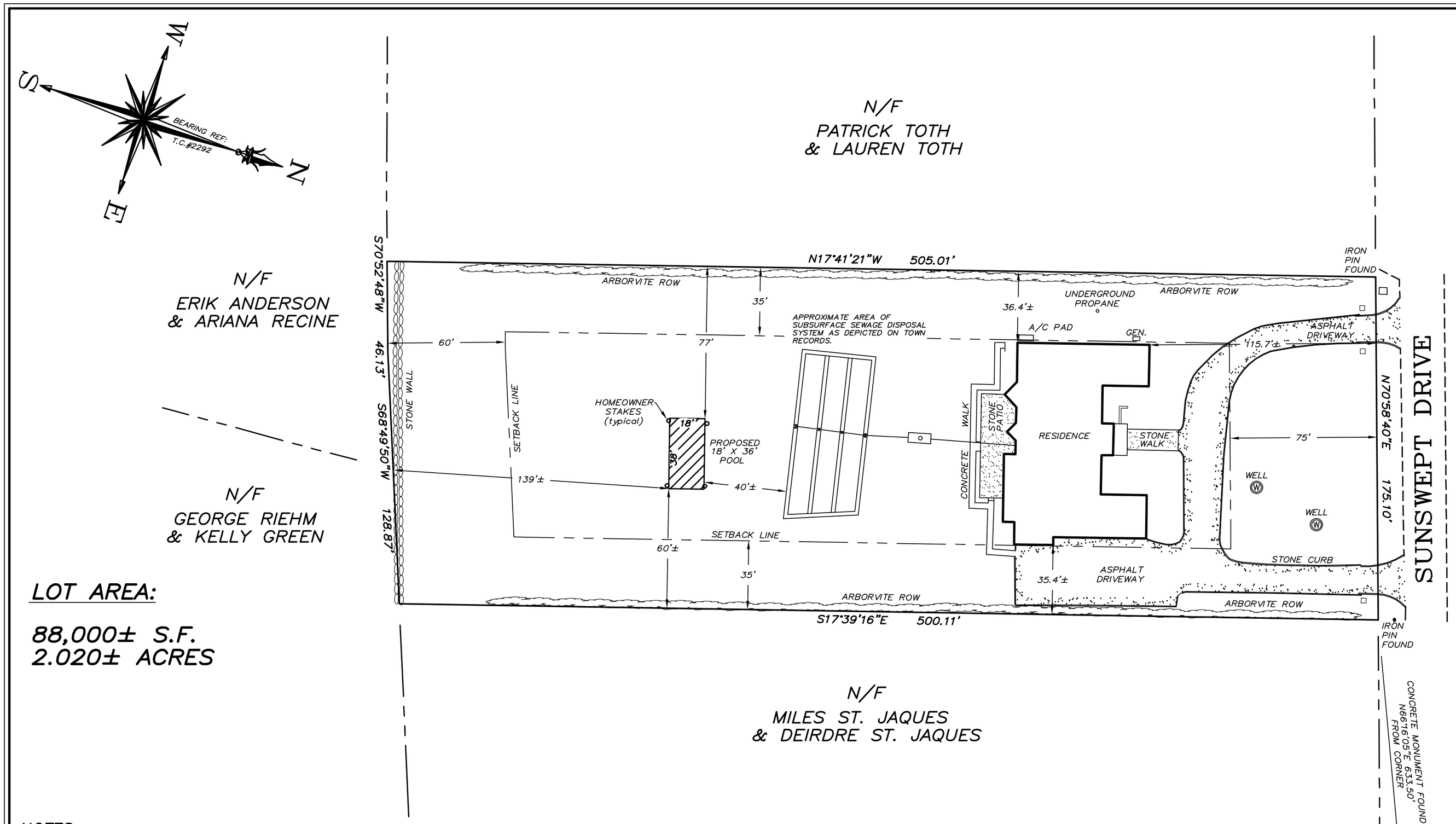

LOT AREA:

88,000± S.F.
2.020± ACRES

NOTES:

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20–300b–1THROUGH 20–300b–20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES – "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. 9/26/96. IT IS A ZONING LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO CLASS "A–2" ACCURACY AND IS INTENDED TO BE USED FOR POOL PERMIT APPLICATION PURPOSES.

PROPERTY IS DEPICTED AS LOT 22–39.34 IN THE ASSESSORS OFFICE.

PROPERTY IS LOCATED IN ZONE R–88.

ZONE AND SETBACKS ARE SUBJECT TO THE DETERMINATION OF THE ZONING ENFORCEMENT OFFICER.

REFER TO MAP No. 2292 & 2545 ON FILE IN THE TOWN CLERKS OFFICE.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT DEPICTED OR NOTED.

DISTANCES DEPICTED +/– FROM BUILDINGS TO PROPERTY LINES ARE SCALED ONLY AND ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE, ANY USE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARERS DECLARATION NULL AND VOID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL, RENDERS ANY DECLARATION NOTED HEREON NULL AND VOID.

ZONE: "R–88"	ALLOWED	EXISTING	PROPOSED
LOT AREA:	2 AC.	2.020 AC.	2.020 AC.
LOT FRONTAGE:	175'	175.10'	175.10'
BUILDING AREA:	15%	5,825± S.F. 6.6±%	6,355± S.F. 7.2±%
IMPERVIOUS COVERAGE:	10%	15,140± S.F. 17.2±%	15,670± S.F. 17.8±%
AVERAGE GRADE:	N/A	504.9'±	504.9'±
BUILDING HEIGHT:	35'	15.8'±	15.8'±

ZONING LOCATION SURVEY

PREPARED FOR

JOSEPHINE J. MINEO & HEATHER HAASE BERNATCHEZ

8 SUNSWEPT DRIVE
NEW FAIRFIELD, CONNECTICUT

BRAUTIGAM LAND SURVEYORS, P.C.

90 South Main Street
Newtown, Connecticut 06470
Telephone (203) 270–7810
Facsimile (203) 270–8392
E–mail: Surveyor@BrautigamLand.com

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY AND MAP ARE "SUBSTANTIALLY CORRECT" AS NOTED HEREON.

PAUL A. BRAUTIGAM CT. LIC. No. 15166
NY. LIC. No. 050176

THE SURVEY DEPICTED HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL.

NOT A LIVE SIGNATURE FOR TOWN USE ONLY

JOB No. 5422007–01	SCALE: 1" = 40'	DRAWN BY: SRM
FIELD NOTES: 141–134	DATE: 5/18/2022	CHECKED BY: PAB

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