

AREA:
13,586± S.F.
0.312± ACRES

NOTES:

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300d-10 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AUGUST 29, 2019. IT IS A ZONING LOCATION SURVEY BASED ON AN INDEPENDENT RESURVEY CONFORMING TO CLASS "A-2" ACCURACY AND IS INTENDED TO BE USED FOR BUILDING PERMIT APPLICATION PROCESS.

PROPERTY IS DEPICTED AS LOT 15-1-163 IN THE ASSESSORS OFFICE.

PROPERTY IS LOCATED IN "R-44" ZONE.

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

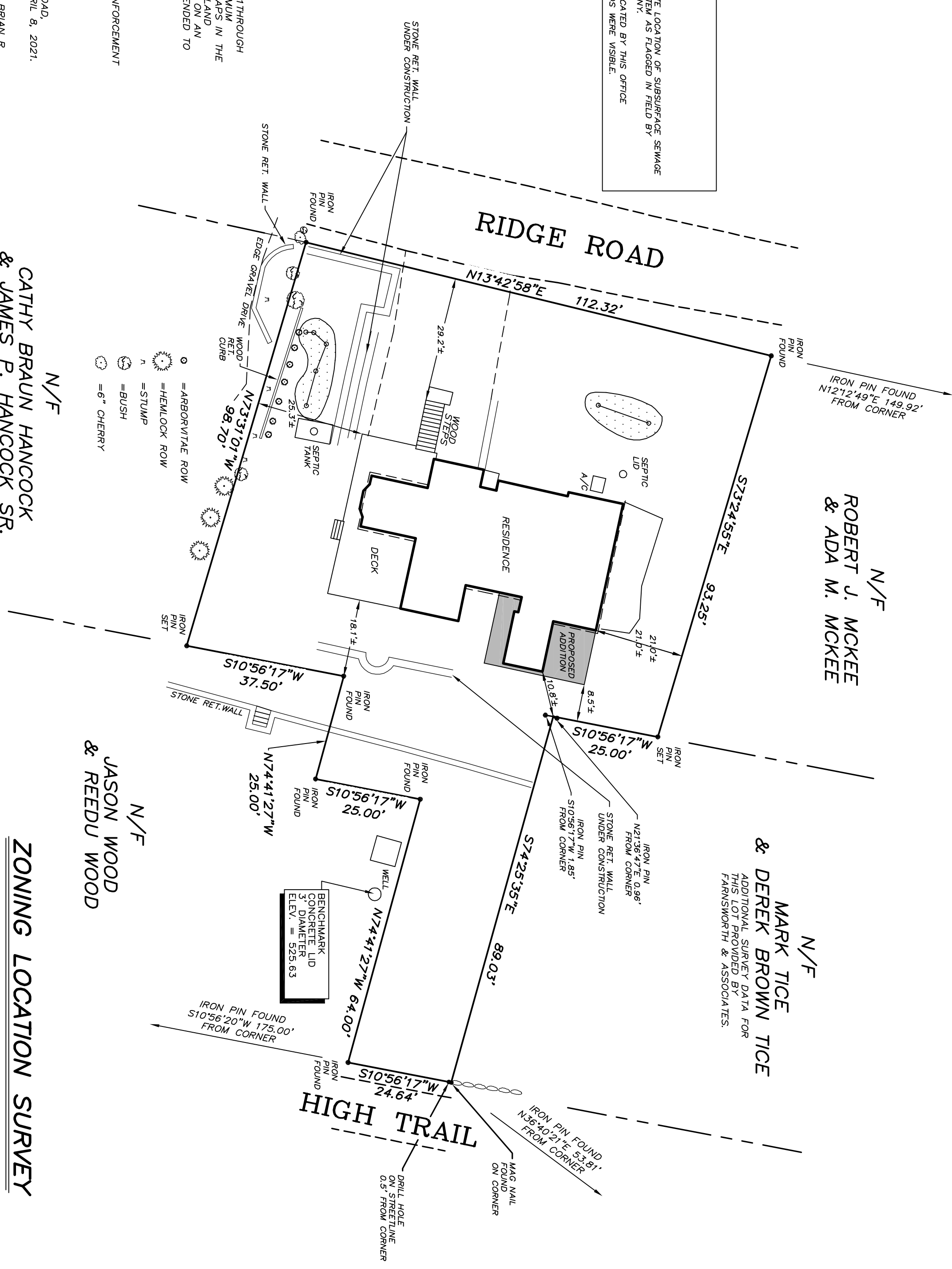
REFER TO MAP Nos. 136, 264, 590. ON FILE IN THE TOWN CLERKS OFFICE.

ALSO REFER TO:

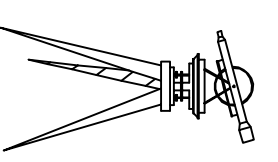
- 1) "PROPERTY SURVEY PREPARED FOR JASON & REDU WOOD, 5 HIGH TRAIL ROAD, CANDELMOOD ISLE, NEW FAIRFIELD, CONNECTICUT. SCALE 1" = 20'. DATED APRIL 8, 2021. PREPARED BY PAUL HIRO (PAH, INC.)"
 - 2) "LOT PLAN 1/2 LOT K & 2/3 PLOT 1, CANDELMOOD ISLE, PREPARED FOR BRIAN R. HART & JAMES J. HART JR., NEW FAIRFIELD, CONNECTICUT. SCALE 1" = 20'. DATED MARCH 25, 1987. PREPARED BY C. JAMES OSBORNE JR."
 - 3) "BOUNDARY MAP PREPARED FOR JOHN D. TAYLOR AND CYNTHIA A.M. TAYLOR" CANDELMOOD ISLE, NEW FAIRFIELD, CONNECTICUT SCALE 1" = 40'. DATED FEBRUARY 4, 1994. PREPARED BY STONEY A. RAPP, JR."
- 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.
- TOPOGRAPHY IS BASED ON AN ASSUMED DATUM.

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.

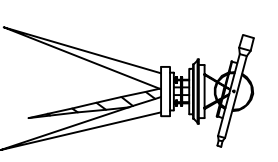
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY WHICH BEARS THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL, RENDERS ANY DECLARATION NOTED HEREON NULL AND VOID.



BRAUTIGAM LAND SURVEYORS, P.C.



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Facsimile (203) 270-8392
E-mail: Surveyor@BrautigamLand.com



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

PAUL A. BRAUTIGAM CT. LIC. NO. 15166

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

REVISED - 7-19-22: HOUSE ADDITION
*NO FILED UPDATES.

ZONING LOCATION SURVEY
PREPARED FOR
KEVIN A. SYPHER
& **MARGARET LYNNE SYPHER**
33 RIDGE ROAD
NEW FAIRFIELD, CONNECTICUT

JOB No. 5421023-01	SCALE: 1" = 20'	DRAWN BY: SRM
FIELD NOTES: 222-122	DATE: 3/11/22	CHECKED BY: PAB

