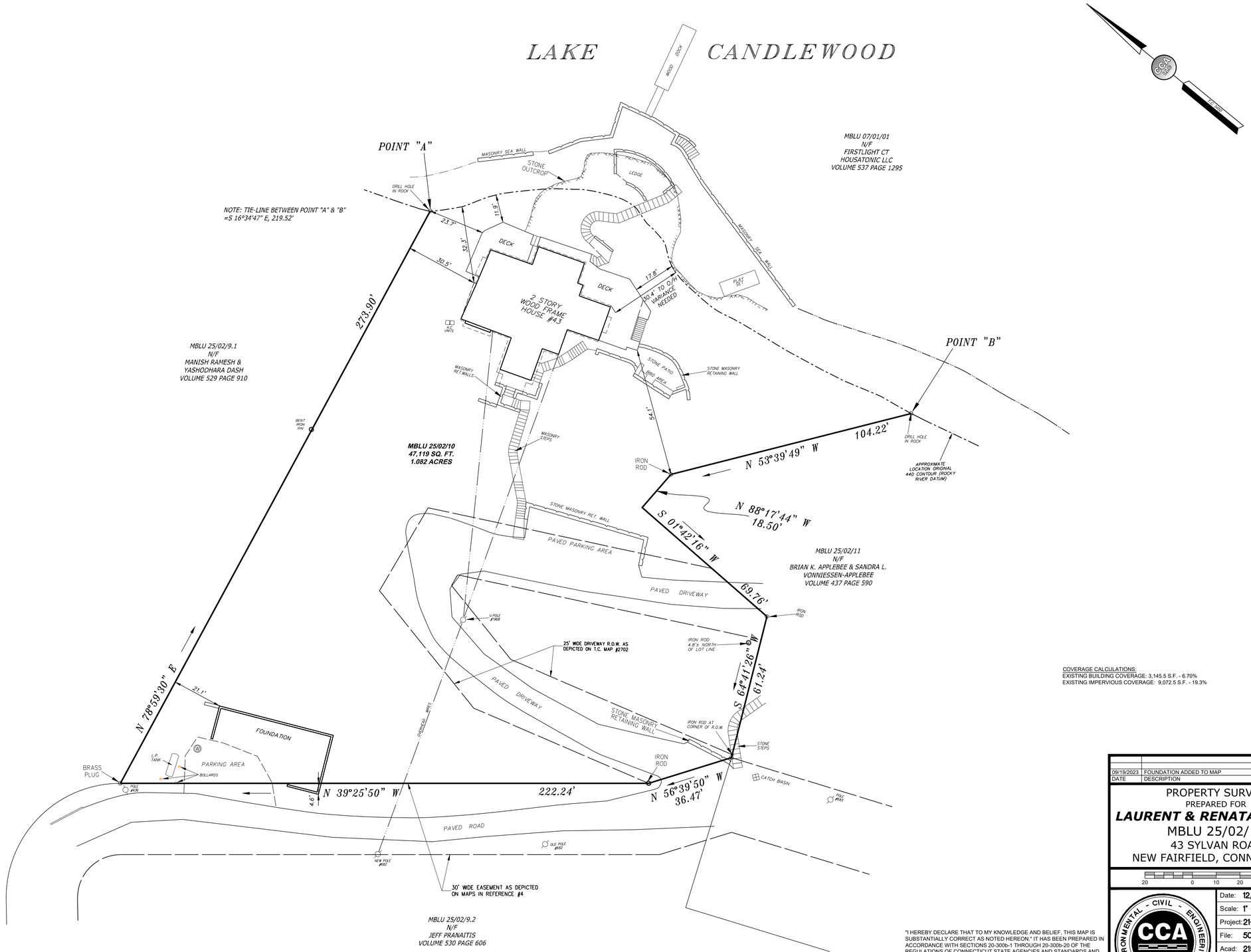

COVERAGE CALCULATIONS:
EXISTING BUILDING COVERAGE: 3,145.5 S.F. - 6.70%
EXISTING IMPERVIOUS COVERAGE: 9,072.5 S.F. - 19.3%

NOTES:

1. THE SUBJECT PROPERTY LIES IN THE R-44 ZONE.
2. ALL MONUMENTATION FOUND OR SET DEPICTED HEREON.
3. UPON VISUAL COMPARISON OF THE 440 LINE DEPICTED ON THE EXHIBIT G MAPS AND THE 440 LINE DEPICTED AS PER REFERENCE NO. 2 IT WAS DETERMINED THEY ARE SUBSTANTIALLY IN ACCORDANCE WITH EACH OTHER.
4. PROPERTY IS SUBJECT TO COVENANTS, RESTRICTIONS, NOTES, AGREEMENTS, EASEMENTS AND RIGHTS AS LISTED IN VOLUME 469 PAGES 285-286.
5. UNAPPROVED ATTACHMENTS, ADDITIONS OR ALTERATIONS TO THIS DOCUMENT BEARING THE SURVEYOR'S LIVE SIGNATURE AND EMBOSSED SEAL WILL NULLIFY ANY DECLARATIONS MADE HEREON.
6. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT AND IS SUBJECT TO THE COVENANTS, RESTRICTIONS AND EASEMENTS THAT MAY BE CONTAINED THEREIN.

REFERENCES:

1. TAX MAPS AND ZONING MAP OF THE TOWN OF NEW FAIRFIELD.
2. MAP ENTITLED "PROPERTY SURVEY PREPARED FOR LAURENT & RENATA XATART, 43 SYLVAN ROAD BY PAH, INC. ~ LAND SURVEYORS" DATED MARCH 11, 2019.
3. MAP ENTITLED "EXHIBIT G - SHEET 24 OF 29 SHEETS - AUGUST 30, 2013, ROCKY RIVER DEVELOPMENT, HOUSATONIC RIVER PROJECT No. 2576, PROJECT MAP, FIRSTLIGHT POWER GENERATION COMPANY"
4. TOWN CLERK MAPS 335, 779, 1229, 2702, 3155, 3330, 3430, 3447 AND 3450.
5. VOLUME 469 PAGE 285.

"I HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON." IT HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR MAPS, SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AUGUST 2004.

THIS MAP IS A RESURVEY CONFORMING TO THE STANDARDS OF A HORIZONTAL CLASS A-2 SURVEY.

DOUGLAS S. BELKNAP, L.S. CT LIC. #70505
NOT VALID WITHOUT EMBOSSED SEAL

DATE	DESCRIPTION
09/19/2023	FOUNDATION ADDED TO MAP

PROPERTY SURVEY
PREPARED FOR
LAURENT & RENATA XATART
MBLU 25/02/10
43 SYLVAN ROAD
NEW FAIRFIELD, CONNECTICUT

20 0 10 20 40

CCA LLC — CIVIL ENGINEERING — ENVIRONMENTAL SURVEYING

Date: 12/06/2021	
Scale: 1" = 20'	
Project: 21-529	
File: 5098	
Acad: 21529-A2	
Sheet: 1 of 1	
Drawn by: KST	Checked by: DSB

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