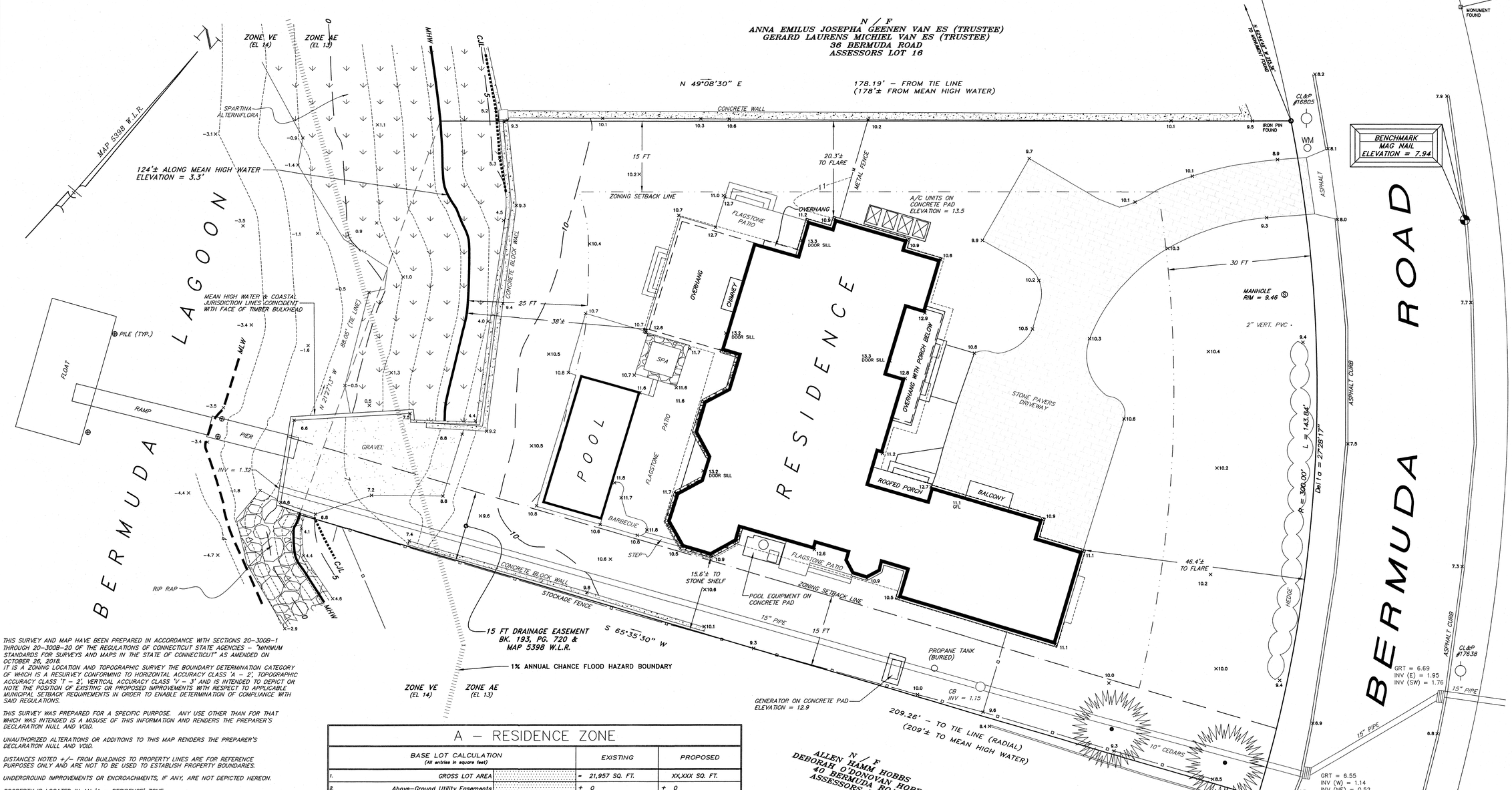
TAX ASSESSORS MAP B–2, LOT 15



THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20–300B–1 THROUGH 20–300B–20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES – "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS AMENDED ON OCTOBER 26, 2018.
IT IS A ZONING LOCATION AND TOPOGRAPHIC SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A – 2', TOPOGRAPHIC ACCURACY CLASS 'T – 2', VERTICAL ACCURACY CLASS 'V – 3' AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.

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

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

DISTANCES NOTED +/– FROM BUILDINGS TO PROPERTY LINES ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE USED TO ESTABLISH PROPERTY BOUNDARIES.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT DEPICTED HEREON.

PROPERTY IS LOCATED IN AN 'A – RESIDENCE' ZONE.

REFER TO LOT 6, MAP 5398 OF THE WESTPORT LAND RECORDS.

REFER TO WARRANTY DEED RECORDED IN BK. 3488, PG. 151 OF THE WESTPORT LAND RECORDS.

REFER TO EASEMENT TO THE CONNECTICUT LIGHT AND POWER COMPANY RECORDED IN BK. 160, PG. 481 OF THE WESTPORT LAND RECORDS.

REFER TO EASEMENT TO THE BRIDGEPORT HYDRAULIC COMPANY RECORDED IN BK. 193, PG. 720 OF THE WESTPORT LAND RECORDS.

THE TIE LINE IS A RANDOM SURVEY LINE USED FOR TECHNICAL PURPOSES AND IS NOT TO BE CONSTRUED AS A PROPERTY LINE.

INLAND WETLANDS, IF ANY, ARE NOT DEPICTED HEREON. THERE ARE NO WETLANDS ON THIS PROPERTY AS NOTE ON THE TOWN OF WESTPORT GEOGRAPHIC INFORMATION SYSTEM MAP.

THE 1% ANNUAL CHANCE FLOOD HAZARD BOUNDARY DEPICTED HEREON WAS PLOTTED BY STATE PLANE COORDINATES FROM THE NATIONAL FLOOD HAZARD GEOGRAPHIC INFORMATION SYSTEM.
PROPERTY IS DEPICTED AS LYING PARTIALLY WITHIN A 1% ANNUAL CHANCE FLOOD HAZARD BOUNDARY (ZONE AE EL 13 & ZONE VE EL 14) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 09001C0532G EFFECTIVE JULY 8, 2013.
THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY AND DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO ANY EXISTING OR PROPOSED STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY.

ANY UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PRIOR TO EXCAVATION THE EXACT LOCATION OF THE UTILITIES SHOULD BE CONFIRMED WITH 'CALL BEFORE YOU DIG' @ 1–800–922–4455 AND/OR THE RESPECTIVE UTILITY COMPANIES.

A – RESIDENCE ZONE

BASE LOT CALCULATION (All entries in square feet)		EXISTING	PROPOSED
1. GROSS LOT AREA		= 21,957 SQ. FT.	XX,XXX SQ. FT.
2. Above–Ground Utility Easements		+ 0	+ 0
3. Streets and Roads		+ 0	+ 0
4. Other Exclusive Surface Easements		+ 0	+ 0
5. TOTAL EASEMENTS AND ROADS (Sum of lines 2, 3, and 4)		= 0	= 0
6. Wetlands Area		+ 0	+ 0
7. Steep Slopes of 25% or Greater		+ 0	= 0
8. TOTAL WETLANDS AND STEEP SLOPES (Sum of lines 6 & 7)		= 0	= 0
9. WETLANDS/SLOPES REDUCTION	0.80 x line 8	= 0	= 0
10. BASE LOT AREA (Lines 1, minus line 5 and line 9)		= 21,957 SQ. FT.	= XX,XXX SQ. FT.
MAXIMUM LOT AREA COVERAGE CALCULATION			
11. BASE LOT AREA (Copied from line 10, above))		21,957 SQ. FT.	XX,XXX SQ. FT.
12. Square Feet of Total Coverage		6,829± SQ. FT.	XX,XXX± SQ. FT.
13. Line 12 Divided by Line 11 for a Percentage	ALLOWABLE = 25%	31.1±%	XX.XX±%
14. Square Feet of Building Coverage		4,162± SQ. FT.	XX,XXX± SQ. FT.
15. Line 14 Divided by Line 11 for a Percentage	ALLOWABLE = 15%	18.9±%	XX.XX±%

AREA = 21,957± SQ.FT.
OR 0.5041± ACRE
TO MEAN HIGH WATER

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988

REVISION	DATE	INT.

WILLIAM W. SEYMOUR & ASSOCIATES, P.C.
LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS
170 NOROTON AVENUE ~ 203–655–3331 DARIEN, CONN. ©
WWW.WWS–LS.COM INFO@WWS–LS.COM ~

ZONING LOCATION / TOPOGRAPHIC SURVEY
38 BERMUDA ROAD
PREPARED FOR
HANS CHRISTENSEN
FARRAH S. BOKHARI
WESTPORT, CONNECTICUT

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

JEFFREY W. McDUGAL CT PLS #70090

SCALE: 1" = 10'	DATE: JULY 2, 2020
DRAWN BY: GK	CHECKED BY: JWM

DWG. NO: 18–14127_TOPO