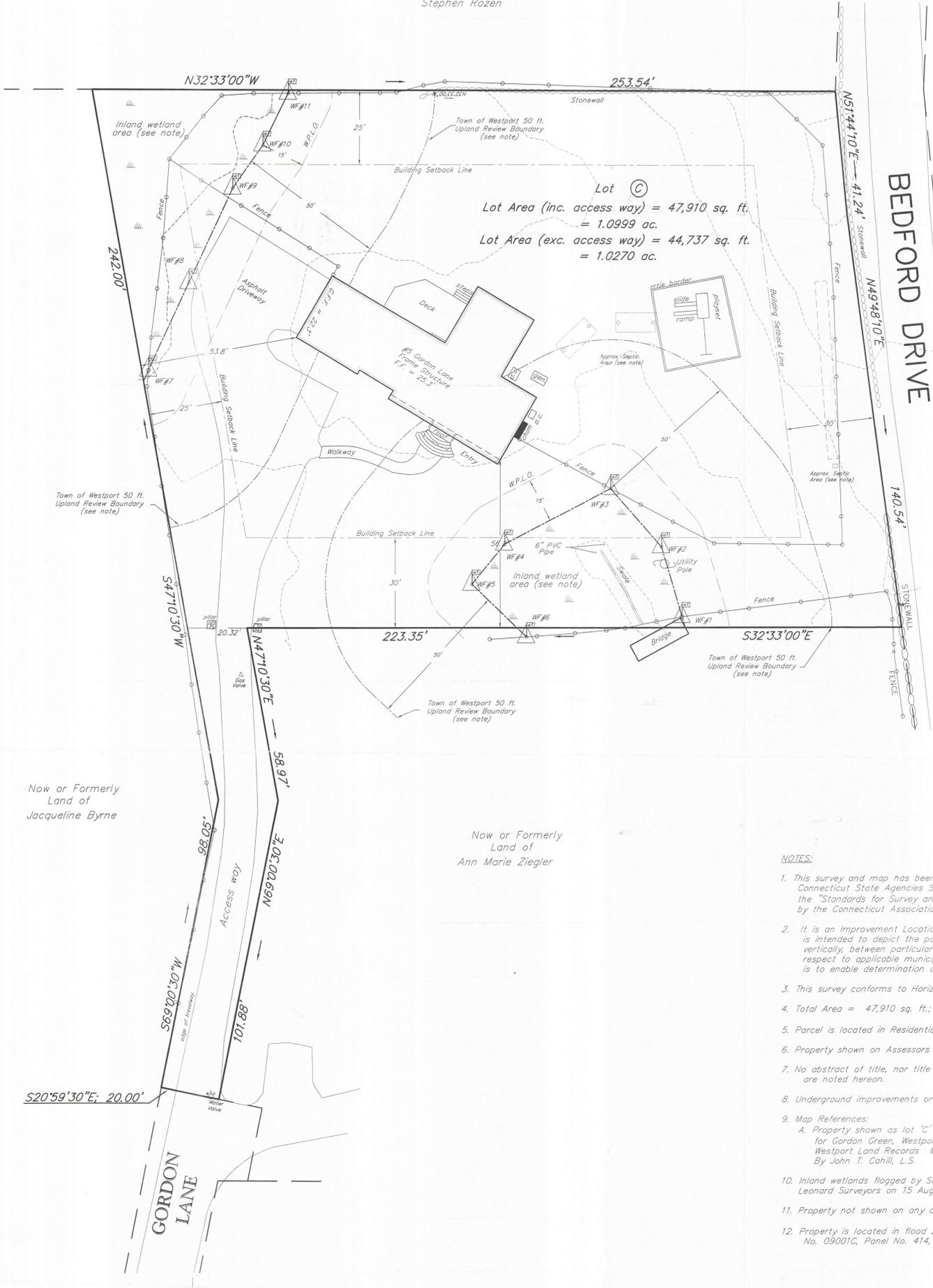


Now or Formerly  
Land of  
Stephen Rozen



Lot C  
 Lot Area (inc. access way) = 47,910 sq. ft.  
 = 1.0999 ac.  
 Lot Area (exc. access way) = 44,737 sq. ft.  
 = 1.0270 ac.

Now or Formerly  
Land of  
Jacqueline Byrne

Now or Formerly  
Land of  
Ann Marie Ziegler

**NOTES:**

1. This survey and map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Survey and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
2. It is an Improvement Location Survey based upon a Dependent Resurvey and is intended to depict the position, horizontally and, where required, vertically, between particular existing or proposed improvements with respect to applicable municipal or statutory requirements. The purpose is to enable determination of compliance with said improvements.
3. This survey conforms to Horizontal Accuracy Class A-2.
4. Total Area = 47,910 sq. ft.; 1.0999 Acres.
5. Parcel is located in Residential Zone "AA".
6. Property shown on Assessors map F-7, as tax lot 44.
7. No abstract of title, nor title commitment provided, all documents of record reviewed are noted hereon.
8. Underground improvements or encroachments if any are not shown.
9. Map References:  
A. Property shown as lot "C" on a certain map entitled, "Subdivision Map prepared for Gordon Green, Westport, Conn., Nov. 2, 1967, rev. Dec. 11, 1967" Westport Land Records Map No. 6497 By John T. Cahill, L.S.
10. Inland wetlands flagged by Soil Scientist Alexandra Moch and located by Leonard Surveyors on 15 Aug 2020.
11. Property not shown on any of the Leonard Jackson Flood Study maps.
12. Property is located in flood zone 'X' (unshaded), per F.I.R.M. Community No. 09001C, Panel No. 414, Suffix G, Map effective date 8 July 2013.

**Coverage Calculation**  
(As described in the Westport Planning & Zoning Regulations)

Lot: 5 Gordon Lane  
Westport, CT

Ag (Total Site Area) = 47,910 sq. ft.  
 Exclusive Surface Easement Area = 3,173 sq. ft.  
 At (Ag - Easement) = 44,737 sq. ft.  
 W (Wetlands) = 5,413 sq. ft.  
 S (Slopes > 25%) = 0 sq. ft.  
 An (At - (W + S)) = 39,324 sq. ft.  
 Abc (An + 0.2(W + S)) = 40,406 sq. ft.

The base lot area to be used for the computation of the  
 Maximum allowable coverage = 40,406 sq. ft.  
 Maximum Allowable Lot Coverage = 40,406 sq. ft. x 25% = 10,101 sq. ft.  
 Maximum Allowable Lot Coverage = 10,101 sq. ft.

Existing Driveway Area = 3,687 sq. ft.  
 Existing Building Area = 3,005 sq. ft.  
 Existing Lot Coverage = 6,692 sq. ft. = 16.56%

**PLOT PLAN**  
 PREPARED FOR  
**PETER SEDLARCIK & CHICAKO SEDLARCIK**  
 5 GORDON LANE  
 WESTPORT ~ CONNECTICUT  
 SCALE 1 in. = 20 FT. 15 AUGUST 2020

**FILE COPY**

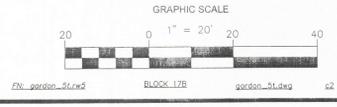
RECEIVED  
 AUG 31 2020  
 TOWN OF WESTPORT  
 CONSERVATION DEPARTMENT  
 1020/M-11066-20

LEONARD SURVEYORS LLC  
 "CERTIFIED SUBSTANTIALLY CORRECT"  
 CLASS A-2 ACCURACY



REVISION TABLE	
DATE	DESCRIPTION

LEONARD SURVEYORS LLC  
 830 POST ROAD EAST  
 WESTPORT, CONNECTICUT 06880  
 PHONE: (203) 236-7865  
 FAX: (203) 454-1832



Charles Leonard  
 CHARLES L. LEONARD IV, L.S., CONN. REG. NO. 20886