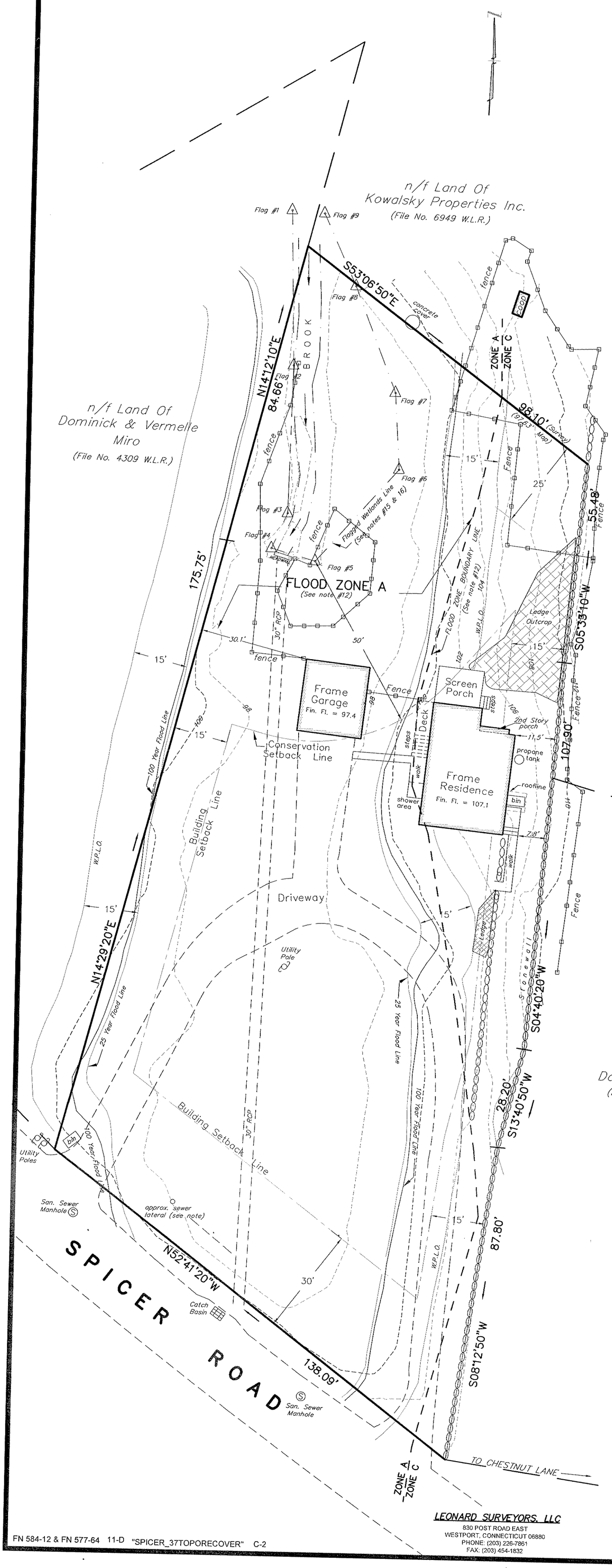

NOTES:

1. This survey and map has been prepared pursuant to the Regulations of Connecticut Stcte 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 = 28,968 Sq. Ft.; 0.665 Acres.
5. Parcel is located in Residential Zone A.
6. Property shown on Assessor's Map 5318–2, as Tax Lot 76–D.
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 on a certain map entitled "Map of Property prepared for The Estate of Frank Laskey, Dece'd., Westport, Conn., Scale : 1" = 40', September 1955", by Leo Leonard, L.S. Said map on file in the Westport Town Clerk's Office bearing file No. 4037.
10. Coverage Calculations:
    Total Lot Area = 28,968 Sq. Ft.
    Wetland Area = 1,900 Sq. Ft. x 0.80 = 1,520 Sq. Ft.
    Steep Slope Area = 4,200 Sq. Ft. x 0.80 = 3,360 Sq. Ft.
    (Steep slopes calculations based on field topo)
    Net Lot Area = 24,088 Sq. Ft.
    Driveway Area = 3,300 Sq. Ft.
    Building Area = 1,415 Sq. Ft. = 5.87%
    Lot Coverage = 4,715 Sq. Ft. = 19.57%
11. 25 Yr. and 100 Yr. Flood Line extrapolated from Town of Westport Comprehensive Drainage Improvement Plan of Pussy Willow Brook, Sheet 9 of 11, by Leonard Jackson Associates.
12. Property lies within Flood Zone 'A' (base flood elevation determined to be 101.3 NAVD88) and Flood Zone'X' (areas of minimal flooding) as shown on F.I.R.M., Comm. No. 09001C, Panel No. 413, suffix G, map revised 8 July 2013
13. Datum : Approx. NAVD 1988., Contour interval 2 ft.
14. Refer to deed recorded in Vol. 1822, Pg. 60 of the Westport Land Records.
15. Wetlands flagged by William Kenny Associates, LLC, Soil Scientists, 217 Webb Rd., Fairfield, Ct., 06825, on February 25, 2005.
16. Refer to approval of resolution #IWW/M 7575–05, dated June 15, 2005.
17. Approx. sewer lateral and drainage shown to me by others.

STATE OF CONNECTICUT
CHARLES L. LEONARD, IV
No. 20866
LICENSED
LAND SURVEYOR

REVISION TABLE	
DATE	DESCRIPTION
JANUARY 10, 2005	TOPOGRAPHIC SURVEY DONE
JANUARY 10, 2005	FLOOD ZONE AND STEEP SLOPES REVISED
FEBRUARY 25, 2005	FLAGGED WETLAND LINE LOCATED
JULY 8, 2005	REVISED WETLAND AREA, COVERAGE & NOTES
26 MAY 2019	UPDATE, CHANGE DATUM
26 SEPT. 2019	CHANGE NAME ONLY

LEONARD SURVEYORS, LLC
830 POST ROAD EAST
WESTPORT, CONNECTICUT 06880
PHONE: (203) 226-7861
FAX: (203) 454-1832

PLOT PLAN

PREPARED FOR

SPICER 37 WESTPORT LLC

#37 SPICER ROAD

WESTPORT ~ CONNECTICUT

SCALE : 1" = 20' NOVEMBER 13, 2003

LEONARD SURVEYORS, LLC

"CERTIFIED SUBSTANTIALLY CORRECT"
CLASS A–2 ACCURACY

Charles Leonard

CHARLES L. LEONARD, L.S., CONN. REG. No. 17072

FN 584-12 & FN 577-64 11-D "SPICER_37TOPORECOVER" C-2