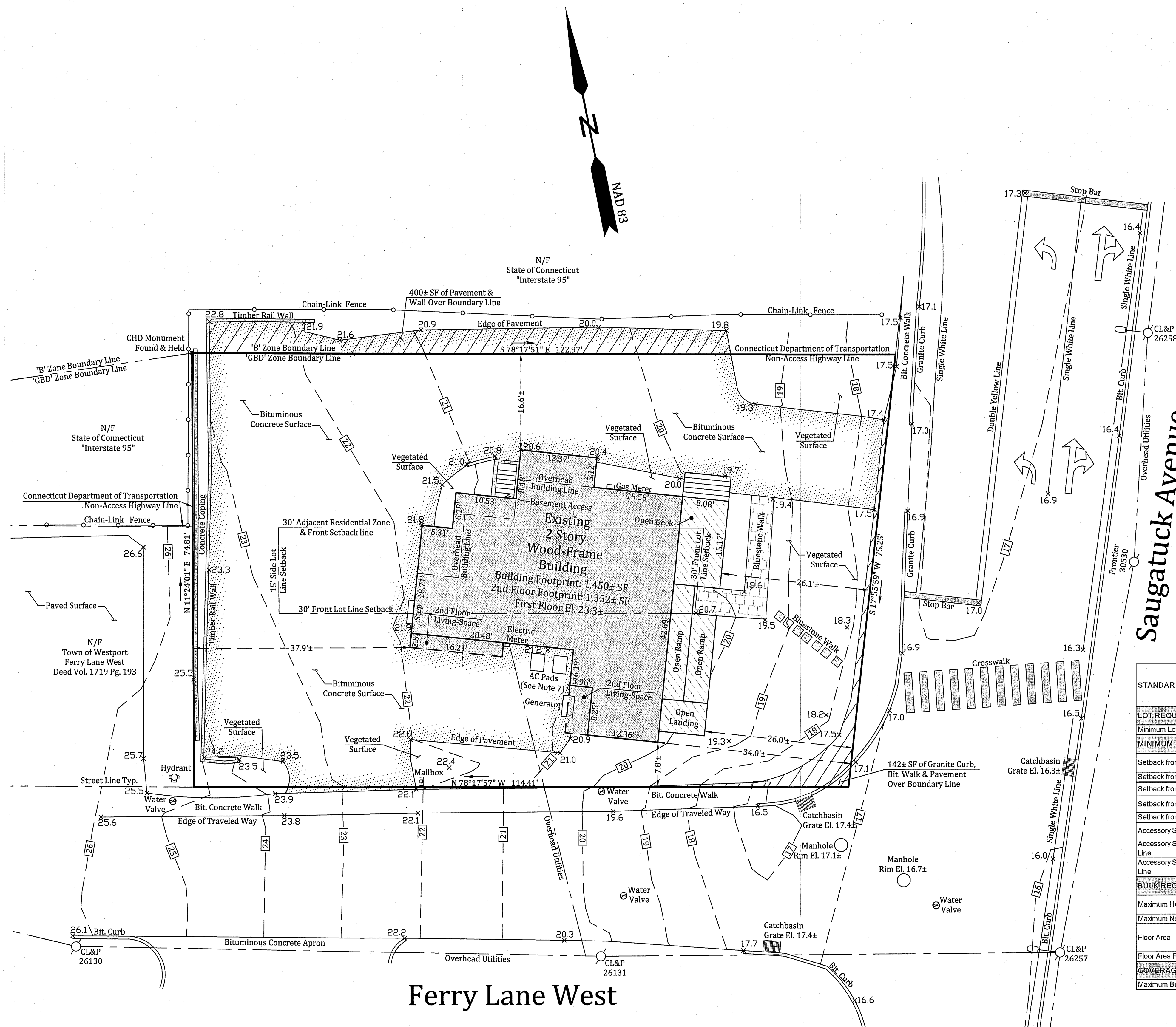
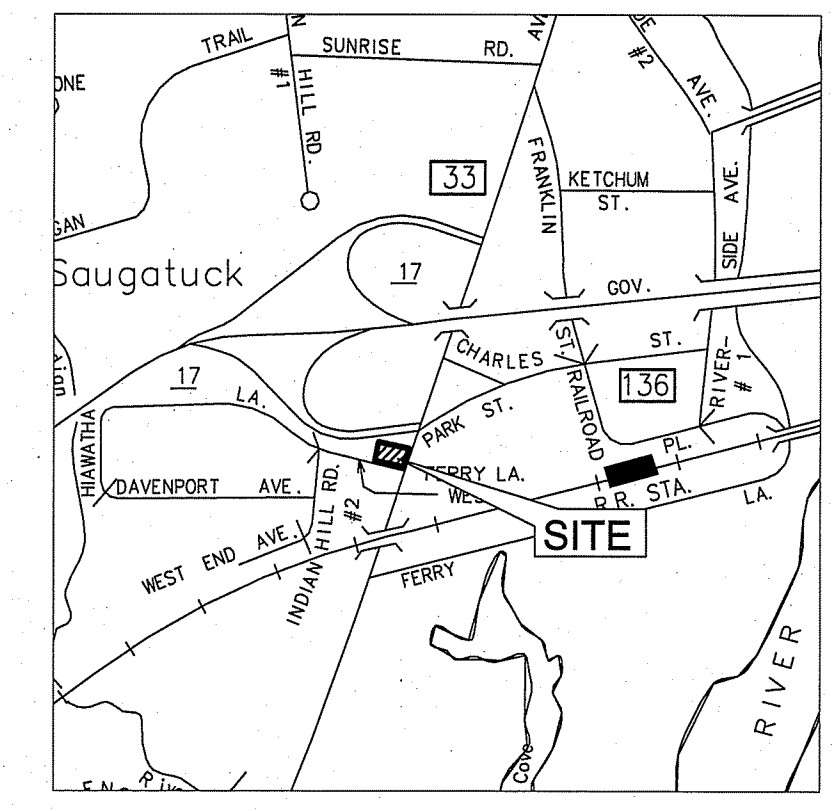


**NOTES:**

- 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 SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996, AMENDED ON OCTOBER 26, 2018. IT IS A LIMITED PROPERTY/BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2 AND IS INTENDED FOR SITE PLANNING PURPOSES.
- THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
- ALL IMPROVEMENTS SHOWN BASED ON FIELD EVIDENCE FOUND.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DETERMINED USING GEOID03. LINEAR UNITS ARE IN U.S. SURVEY FEET. HORIZONTAL COORDINATES ARE REFERRED TO THE CONNECTICUT COORDINATE SYSTEM OF 1983, AS REALIZED FROM OBSERVATION REFERENCED TO NAD83 (ICORS94). COORDINATES WERE DETERMINED FROM STATIC GPS OBSERVATIONS MADE ON OCTOBER 11, 2024 IN ACCORDANCE WITH "GUIDELINES AND SPECIFICATIONS FOR GLOBAL NAVIGATION SATELLITE SYSTEM LAND SURVEYS IN CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., HOLDING THE FOLLOWING VALUES FOR PUBLISHED BASE DATA:  
STATION: BRIDGEPORT, BASE POINT NUMBER 222, BASE 1,  
LATITUDE 41°10'30.83874", LONGITUDE 73°11'45.03576",  
ELLIPSOID -14.3047
- PARCEL INFORMATION:  
180 SAUGATUCK AVENUE  
A. ASSESSOR'S REFERENCE: MAP 805, LOT 88  
B. PARCEL AREA: 8,879± SQ. FT., OR 0.204± AC.  
C. RECORD OWNER: 180 SAUGATUCK AVENUE, LLC, VOL. 4333, PG. 144
- THE PARCEL IS LOCATED WITHIN THE 'GBD' ZONING DISTRICT.
- THE PARCEL IS SUBJECT TO A ZONING VARIANCE ON FILE IN THE TOWN OF WESTPORT LAND RECORDS AS VOL. 3054 PG. 238.
- IT IS UNDERSTOOD THE PARCEL DEPICTED HEREON IS SUBJECT, BUT NOT LIMITED TO, ADDITIONAL RESTRICTIONS, ENCROACHMENTS AND RIGHTS ON RECORD IN THE TOWN OF WESTPORT LAND RECORDS AS VOLUME 4333 PAGE 144.
- THE PARCEL IS LOCATED WITHIN THE SAUGATUCK RIVER COASTAL AREA MANAGEMENT ZONE.
- THE PARCEL IS LOCATED IN AN AREA DESIGNATED AS ZONE X (UNSHADED). SEE FLOOD INSURANCE RATE MAPS: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANELS 551 & 532 OF 626, COMMUNITY WESTPORT, TOWN OF, NUMBER 090019 PANELS 0551 & 0532 SUFFIX G, MAP NUMBERS 09001C0551G & 09001C0532G, MAP REVISED JULY 8, 2013.
- BOUNDARY LINES DEPICTED HEREON ARE A RESULT OF RECORD RESEARCH, FIELD EVIDENCE AND FIELD MEASUREMENTS. DUE TO LACK OF RECORD MONUMENTATION; THE BOUNDARY LINES DEPICTED HEREON REPRESENT THE PROFESSIONAL OPINION OF THE SURVEYOR. BOUNDARY LINES MAY BE SUBJECT TO ANY REVISION REQUIRED BY LEGAL ACTION OR BY THE DISCOVERY OF ADDITIONAL RECORD INFORMATION AND/OR FIELD EVIDENCE.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. FULLER ENGINEERING & LAND SURVEYING, LLC MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FULLER ENGINEERING & LAND SURVEYING FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT IS CERTIFIED THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. FULLER ENGINEERING & LAND SURVEYING HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL BEFORE YOU DIG, INC. (1-800-922-4455).

**MAP REFERENCES:**

- "ZONING LOCATION SURVEY, 180 SAUGATUCK AVENUE, PREPARED FOR SUMMIT SAUGATUCK 180, LLC, WESTPORT, CONNECTICUT", SCALE: 1" = 20', DATED JULY 28, 2003 REVISED THROUGH OCTOBER 30, 2009. PREPARED BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C. ON FILE IN THE TOWN OF WESTPORT PLANNING AND ZONING OFFICE.
- "RIGHT OF WAY SURVEY, TOWN OF WESTPORT MAP SHOWING LAND RELEASED TO THE TOWN OF WESTPORT BY THE STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION, HIAWATHA LANE, WESTPORT, CONNECTICUT", SCALE: 1" = 20', DATED AUGUST 2, 1995 REVISED THROUGH SEPTEMBER 3, 1996 ON FILE AS RECORD MAP NO. 9353 IN THE TOWN OF WESTPORT TOWN CLERK'S OFFICE.
- "MAP OF PROPERTY OF JOHN MIGLORESE, WESTPORT, CONN.", SCALE: 1" = 40', DATED NOV. 1945, ON FILE AS RECORD MAP NO. 1984 IN THE TOWN OF WESTPORT TOWN CLERK'S OFFICE.



STANDARD COMMERCIAL GBD	MINIMUM REQUIRED/ MAXIMUM ALLOWED	EXISTING CONDITIONS	NOTES
<b>LOT REQUIREMENTS</b>			
Minimum Lot Area	N/A	8,879 S.F. (0.204 AC)	Compliant
<b>MINIMUM SET BACK</b>			
Setback from Ferry Lane West Street Line	30 FT.	34.0± FT. - BUILDING	Non Compliant
Setback from Saugatuck Avenue Street Line	30 FT.	28.0± FT. - LANDING	Non Compliant
Setback from Side Property Lines	15 FT.	37.9±	Compliant
Setback from Rear Property Line	25 FT.	N/A	
Setback from Residential Property Line	30 FT.	16.8± FT.	Non Compliant
Accessory Setback from Street Line	30 FT.	N/A	
Accessory Setback from Side or Rear Property Line	15 FT.	N/A	
Accessory Setback from Residential Property Line	30 FT.	N/A	
<b>BULK REQUIREMENTS</b>			
Maximum Height for a Building or Structure	25 FT. - FLAT ROOF 30 FT. - MIDPOINT	21± FT. - FLAT ROOF 25± FT. - MIDPOINT	Compliant
Maximum Number of Stories per Building	2 Stories	2 Stories	Compliant
Floor Area	ONE BUILDING - 10,000 SF GROUP BUILDING - 50,000 SF	2,802 S.F.	Compliant
Floor Area Ratio (FAR)	0.25	0.32	Non Compliant
<b>COVERAGE REQUIREMENTS</b>			
Maximum Building Coverage	25%	21.2%	Compliant

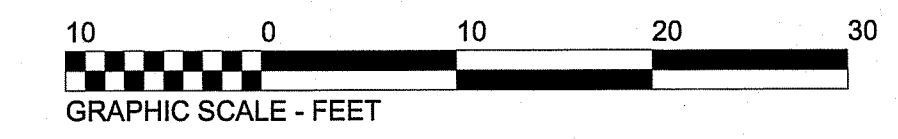


525 JOHN STREET  
BRIDGEPORT, CT.  
PH. 203-333-9465  
EMAIL: INFO@FULLERSURVEYORS.COM

THIS MAP IS NOT VALID UNLESS IT HAS A LIVE SIGNATURE AND EMBOSSED SEAL OF KEVIN M. CROWLEY.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT TO THE STANDARDS OF CLASS "A2" & CLASS "T2" AS NOTED HEREON.  
KEVIN M. CROWLEY  
R.L.S. # 70261

NO.	REVISIONS	DATE



**EXISTING CONDITIONS SURVEY & TOPOGRAPHIC SURVEY**  
180 SAUGATUCK AVENUE  
WESTPORT, CONNECTICUT

PREPARED FOR:  
**ELIZABETH NEGA**  
SCALE 1" = 10' 9 JANUARY 2025  
FE24-1912