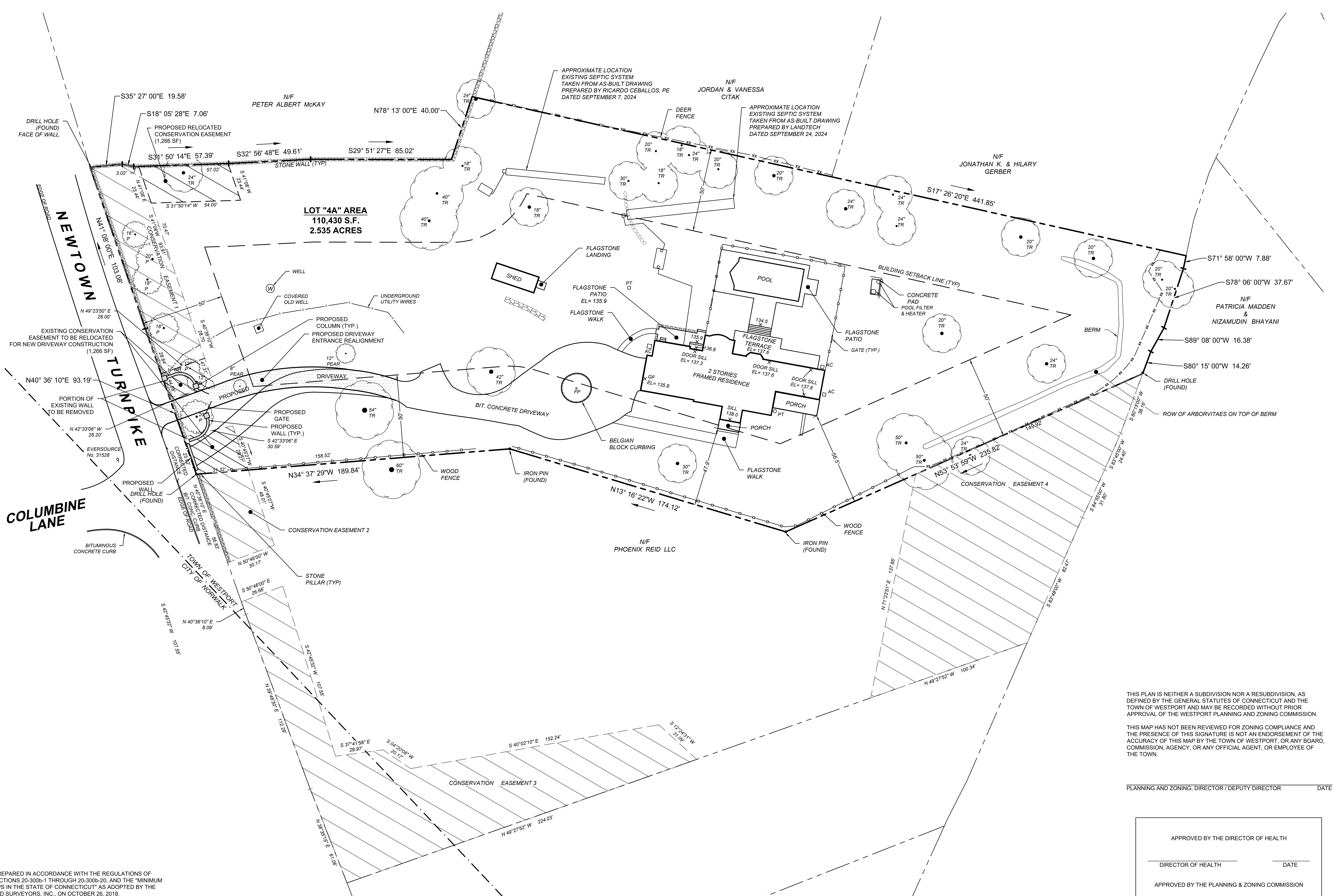
LANDTECH



SURVEY NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON OCTOBER 26, 2018.
2. THIS SURVEY IS A ZONING LOCATION & TOPOGRAPHIC SURVEY WITH THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A - 2' AND VERTICAL ACCURACY CLASS 'T - 2' AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENT WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.
3. 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.
4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
5. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
6. THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
7. REFER TO MAP NO. 10312, IN WESTPORT LAND RECORDS.
8. VERTICAL DATUM: NAVD 88
9. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X" AS SHOWN ON FEMA FIRM PANEL No. 09001C 0394F, EFFECTIVE JUNE 18, 2010.

T:\1. ACTIVE PROJECTS\24196-02 OLEKSAK - 6 NEWTOWN TNPK., WESTPORT\SURVEYS\PHOENIX - 6 NEWTOWN TURNPIKE - EASEMENT MAP.DWG

LEGEND

SYMBOLS	DESCRIPTION
o	IRON PIN (FOUND)
UP#	UTILITY POLE
(W)	WELL
— - —	PROPERTY LINE
— — 20 — —	CONTOUR
× 20.1	SPOT ELEVATION

LEGEND ABBREVIATIONS:

AC	AIR CONDITIONER
EL	ELEVATION
FP	FLAG POLE
GF	GARAGE FLOOR
NAVD	NORTH AMERICAN VERTICAL DATUM
PT	PROPANE TANK
TR	TREE
TYP	TYPICAL
UP	UTILITY POLE

THIS PLAN IS NEITHER A SUBDIVISION NOR A RESUBDIVISION, AS DEFINED BY THE GENERAL STATUTES OF CONNECTICUT AND THE TOWN OF WESTPORT AND MAY BE RECORDED WITHOUT PRIOR APPROVAL OF THE WESTPORT PLANNING AND ZONING COMMISSION.

THIS MAP HAS NOT BEEN REVIEWED FOR ZONING COMPLIANCE AND THE PRESENCE OF THIS SIGNATURE IS NOT AN ENDORSEMENT OF THE ACCURACY OF THIS MAP BY THE TOWN OF WESTPORT, OR ANY BOARD, COMMISSION, AGENCY, OR ANY OFFICIAL AGENT, OR EMPLOYEE OF THE TOWN.

PLANNING AND ZONING, DIRECTOR / DEPUTY DIRECTOR DATE

APPROVED BY THE DIRECTOR OF HEALTH

DIRECTOR OF HEALTH DATE

APPROVED BY THE PLANNING & ZONING COMMISSION

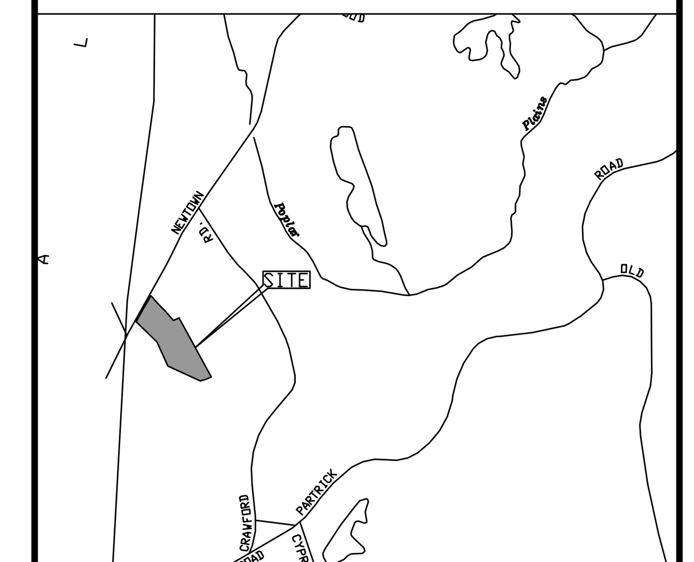
CHAIRMAN/SECRETARY DATE

Received on file in the Town's Clerk's Office:

At____________ On____________

By__________________Town Clerk

File no.__________________



LOCATION MAP
SCALE: 1" = 1000'

PROPERTY INFORMATION:

OWNER:	PHOENIX REID, LLC
ADDRESS:	2 NEWTOWN TURNPIKE WESTPORT, CT
LOT AREA:	110,430 SF, 2.535 AC
ZONE:	RESIDENCE "AAA"
DEED:	BK. 4330 PG. 216
MAP:	A12
LOT:	017

REVISION DATE	ISSUE

LANDTECH
SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

PHOENIX REID LLC

PROJECT LOCATION:

6 NEWTOWN TURNPIKE
WESTPORT, CT

DRAWING TITLE:

CONSERVATION EASEMENT RELOCATION

PROJECT No. 24196-01

DATE:	DRAWN BY:	CHECKED BY:
10/2/2025	SM	T.A.D.

SCALE: 1" = 30'

IN FEET
0 30 60 90

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

THOMAS A. DEILUS, LAND SURVEYOR
CT. REGISTRATION NO. 70098
THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYOR'S LIVE SIGNATURE AND SEAL

STATE OF CONNECTICUT · THOMAS A. DEILUS · No. 70098 · LICENSED · LAND SURVEYOR

SV-1.0