

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 AN IMPROVEMENT LOCATION SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A - 2' 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 'R - 1' ZONE.

REFER TO PARCEL 1, MAP 4977 OF THE DARIEN LAND RECORDS.

REFER TO WARRANTY DEED RECORDED IN BK. 1656, PG. 72 OF THE DARIEN LAND RECORDS.

REFER TO RIGHTS AND PRIVILEGES GIVEN BY THE TOKENEKE CORP. RECORDED IN BK. 22, PG. 287 OF THE DARIEN LAND RECORDS.

REFER TO EXCEPTIONS, RESERVATIONS AND PROVISIONS RECORDED IN BK. 51, PG. 83 OF THE DARIEN LAND RECORDS.

REFER TO TERMS OF AN AGREEMENT RECORDED IN BK. 51, PG. 528 OF THE DARIEN LAND RECORDS.

REFER TO EXCEPTIONS, RESERVATIONS AND PROVISIONS RECORDED IN BK. 56, PG. 219 OF THE DARIEN LAND RECORDS.

REFER TO EXCEPTIONS AND RESERVATIONS RECORDED IN BK. 62, PG. 9 OF THE DARIEN LAND RECORDS.

REFER TO EXCEPTIONS, RESERVATIONS AND PROVISIONS RECORDED IN BK. 62, PG. 104 OF THE DARIEN LAND RECORDS.

REFER TO EXCEPTIONS AND RESERVATIONS RECORDED IN BK. 85, PG. 395 OF THE DARIEN LAND RECORDS.

REFER TO DECLARATION OF RESTRICTIONS RECORDED IN BK. 360, PG. 125 OF THE DARIEN LAND RECORDS.

REFER TO EASEMENT TO PASS AND REPASS RECORDED IN BK. 360, PG. 137 OF THE DARIEN LAND RECORDS.

REFER TO RIGHTS RECORDED IN BK. 375, PG. 131 AND MODIFIED IN BK. 954, PG. 495 OF THE DARIEN LAND RECORDS.

REFER TO A CERTIFICATE BY THE TOWN OF DARIEN PLANNING AND ZONING COMMISSION RECORDED IN BK. 789, PG. 88 AND AMENDED ON PG 96 OF THE DARIEN LAND RECORDS.

REFER TO RESOLUTION RECORDED IN BK. 954, PG. 495 OF THE DARIEN 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 NOTED ON THE TOWN OF DARIEN REGULATED WETLANDS AND WATERCOURSES MAP EFFECTIVE JUNE 13, 2019.

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 THE 1% ANNUAL CHANCE FLOOD HAZARD BOUNDARY (ZONE AE EL 13 & ZONE VE EL 14) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 09001C0537G 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.

PROPERTY IS LOCATED WITHIN A COASTAL AREA MANAGEMENT BOUNDARY.

RECEIVED

AUG 12 2020

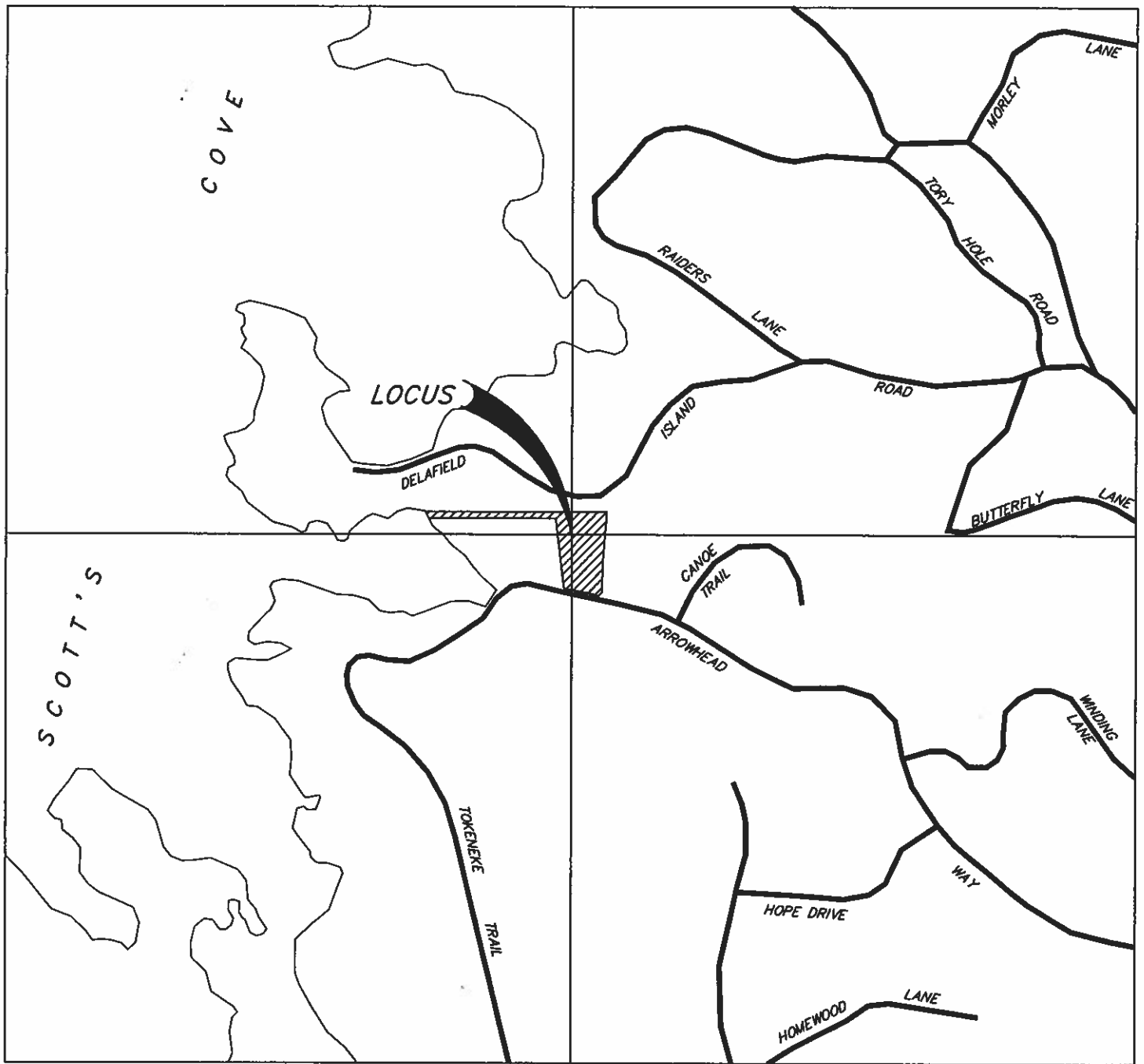
TOWN OF DARIEN
PLANNING & ZONING

DECLARATION & NOTES
FOR IMPROVEMENT LOCATION SURVEY
76 ARROWHEAD WAY
PREPARED FOR

DAVID R. AUSTEN
KAREM AUSTEN

DARIEN, CONNECTICUT

WILLIAM W. SEYMOUR & ASSOCIATES, P.C.
LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS
170 NOROTON AVENUE ~ 203-655-3331 ~ DARIEN, CONN. ©



LOCATION MAP

TAX ASSESSORS MAP 70, LOT 48A - "R - 1" RESIDENCE ZONE

PERMITTING AGENT

JAMES J. BAJEK, LLC
 4570 BOWEN BAYOU ROAD
 SANIBEL, FL 33957
 PHONE 603-930-4549
 JJBAJEK@COMCAST.NET

1 inch = 600 ft.



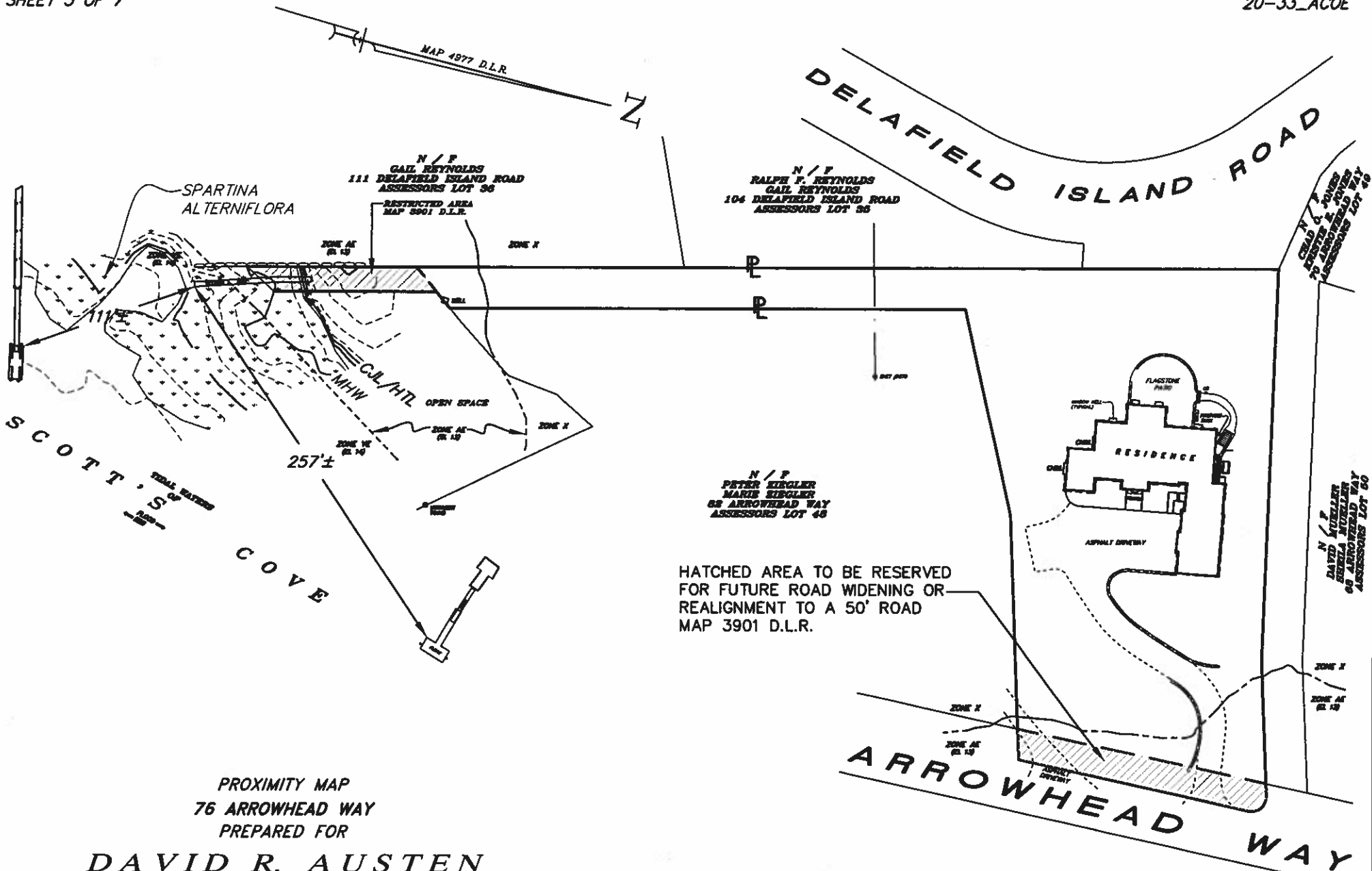
LOCUS MAP
 76 ARROWHEAD WAY
 PREPARED FOR

DAVID R. AUSTEN
KAREM AUSTEN

DARIEN, CONNECTICUT

SCALE: 1" = 600 FT. MAY 13, 2020

WILLIAM W. SEYMOUR & ASSOCIATES, P.C.
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PROXIMITY MAP
 76 ARROWHEAD WAY
 PREPARED FOR

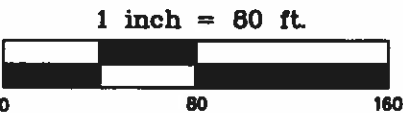
DAVID R. AUSTEN
KAREM AUSTEN

DARIEN, CONNECTICUT

SCALE: 1" = 80 FT. MAY 13, 2020

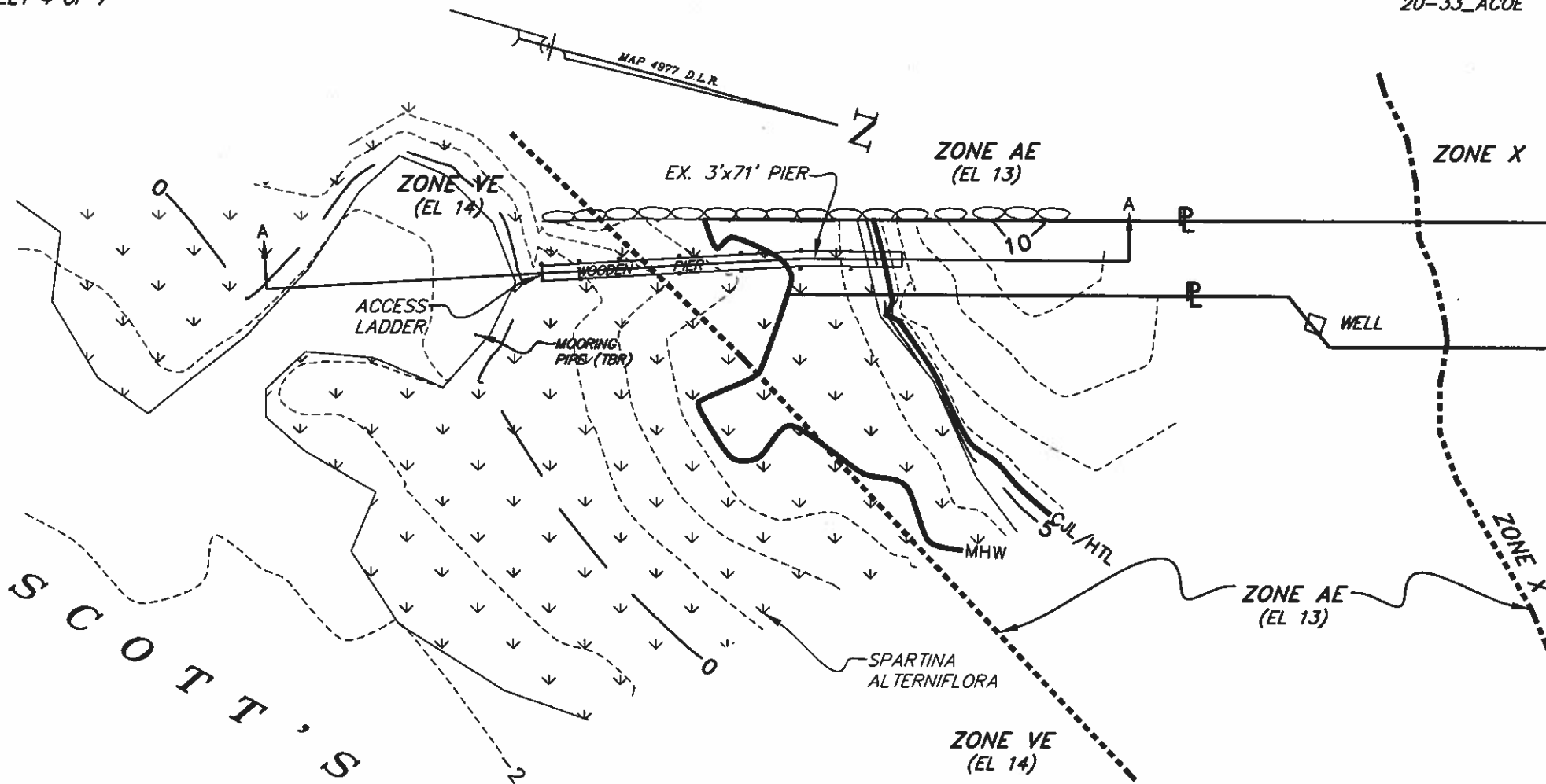
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VERTICAL DATUM: N.A.V.D. 88
 HIGH TIDE LINE - ELEV. 5.5
 COASTAL JURISDICTION LINE - ELEV. 5.5
 MEAN HIGH WATER - ELEV. 3.4
 MEAN LOW WATER - ELEV. -3.8

PLANS ARE FOR PERMITTING
 PURPOSES ONLY, NOT TO BE
 USED FOR CONSTRUCTION



TBR - TO BE REMOVED

VERTICAL DATUM: N.A.V.D. 88
 HIGH TIDE LINE - ELEV. 5.5
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 MEAN HIGH WATER - ELEV. 3.4
 MEAN LOW WATER - ELEV. -3.8

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IMPROVEMENT LOCATION SURVEY
 DEPICTING EXISTING PIER
 76 ARROWHEAD WAY
 PREPARED FOR

DAVID R. AUSTEN
KAREM AUSTEN
 DARIEN, CONNECTICUT

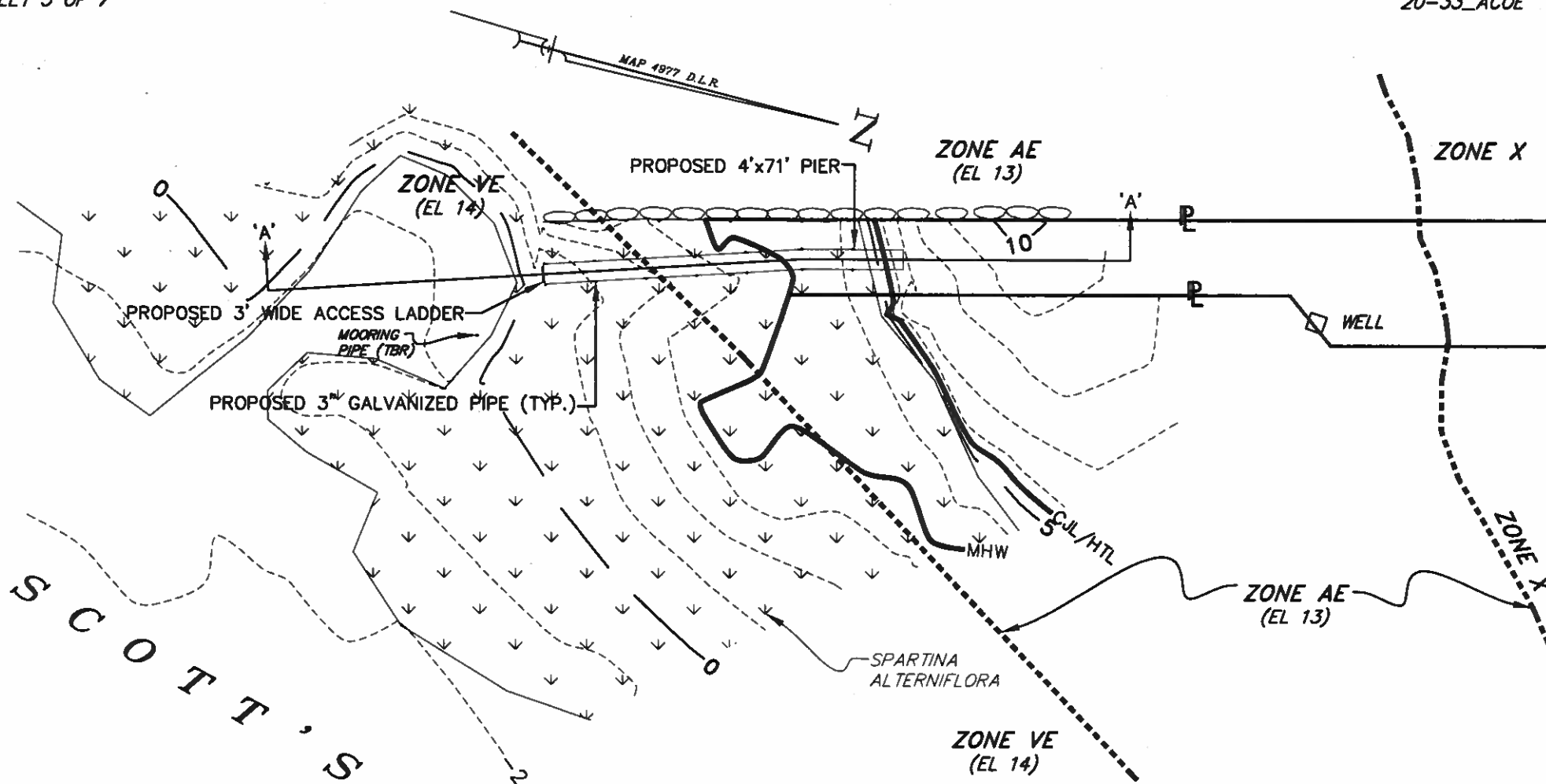
SCALE: 1" = 30 FT.

MAY 13, 2020

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 LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS
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TO MY KNOWLEDGE AND BELIEF, THIS MAP IS
 SUBSTANTIALLY CORRECT AS NOTED HEREON.

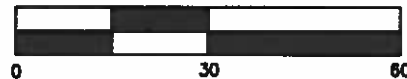
Jeffrey W. McLaughlin, Conn. L.L.S. Reg. No. 70090



TBR - TO BE REMOVED

VERTICAL DATUM: N.A.V.D. 88
 HIGH TIDE LINE - ELEV. 5.5
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 MEAN HIGH WATER - ELEV. 3.4
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IMPROVEMENT LOCATION SURVEY
 DEPICTING PROPOSED PIER
 76 ARROWHEAD WAY
 PREPARED FOR

DAVID R. AUSTEN
KAREM AUSTEN
 DARIEN, CONNECTICUT

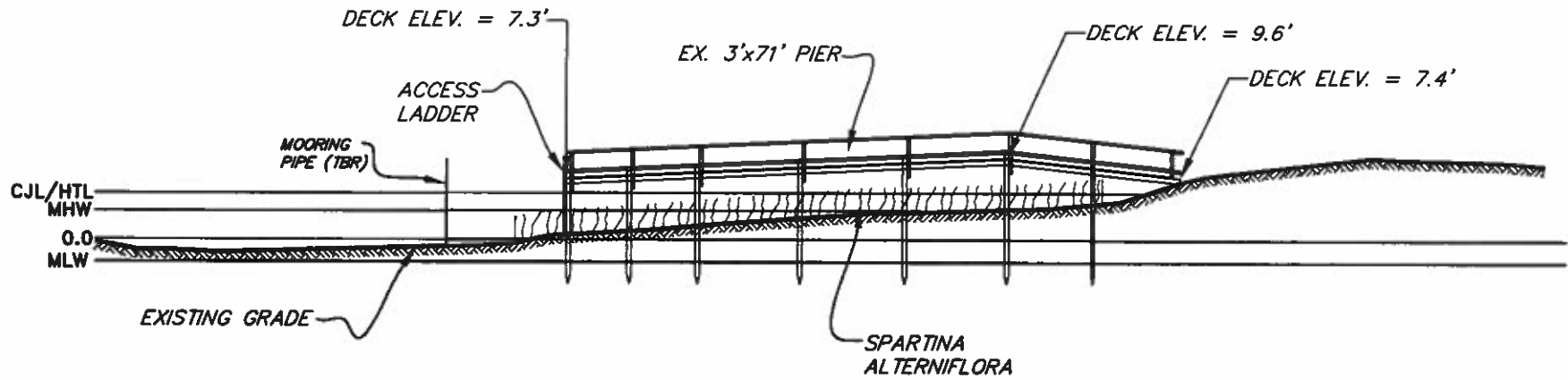
SCALE: 1" = 30 FT.

MAY 13, 2020

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TO MY KNOWLEDGE AND BELIEF, THIS MAP IS
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Jeffrey W. McDougal Conn. L.L.S. Reg. No. 70090



CROSS SECTION A - A

IMPROVEMENT LOCATION SURVEY
 DEPICTING EXISTING CROSS SECTION
 76 ARROWHEAD WAY
 PREPARED FOR

DAVID R. AUSTEN
KAREM AUSTEN
 DARIEN, CONNECTICUT

SCALE: 1" = 20 FT.

MAY 13, 2020

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VERTICAL DATUM: N.A.V.D. 88
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 MEAN LOW WATER - ELEV. -3.8

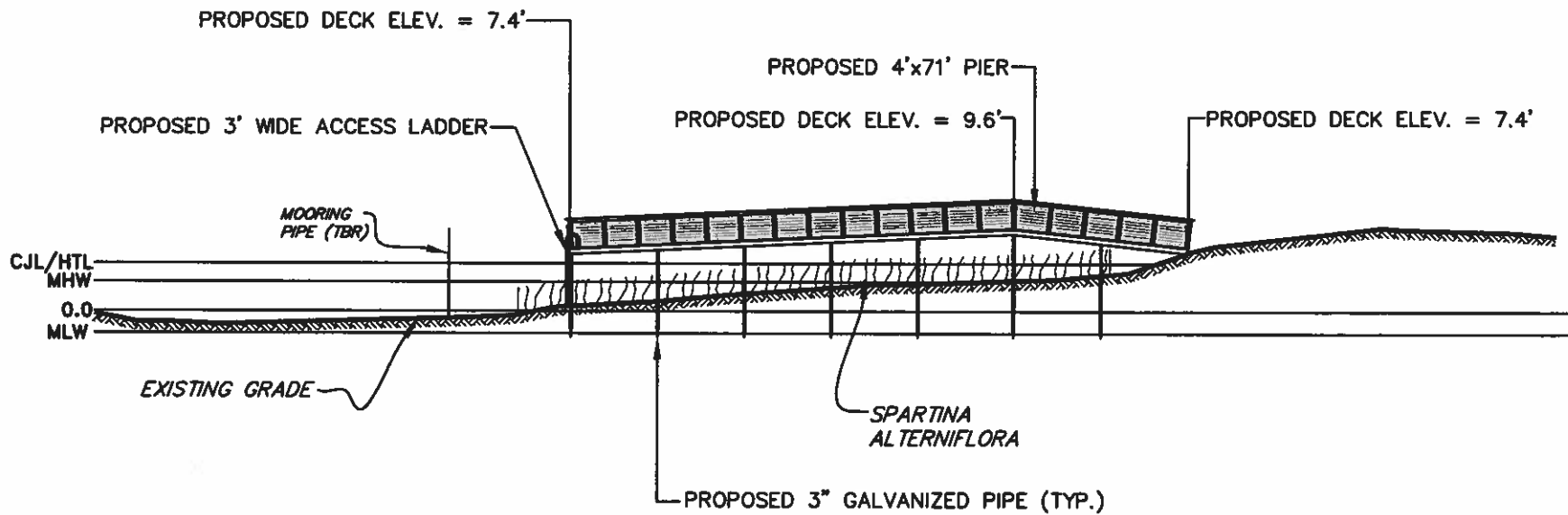
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1 inch = 20 ft.



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

Jeffrey W. McDough
 Jeffrey W. McDough, Conn. U.S. Reg. No. 70090



CROSS SECTION 'A' - 'A'

IMPROVEMENT LOCATION SURVEY
 DEPICTING PROPOSED CROSS SECTION
 76 ARROWHEAD WAY
 PREPARED FOR

DAVID R. AUSTEN
KAREM AUSTEN
 DARIEN, CONNECTICUT

SCALE: 1" = 20 FT.

MAY 13, 2020

WILLIAM W. SEYMOUR & ASSOCIATES, P.C.
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1 inch = 20 ft.



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