

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 A ZONING 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. 207 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. 65, 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. 89 AND AMENDED ON PG 98 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 090100537G EFFECTIVE JULY 8, 2013.

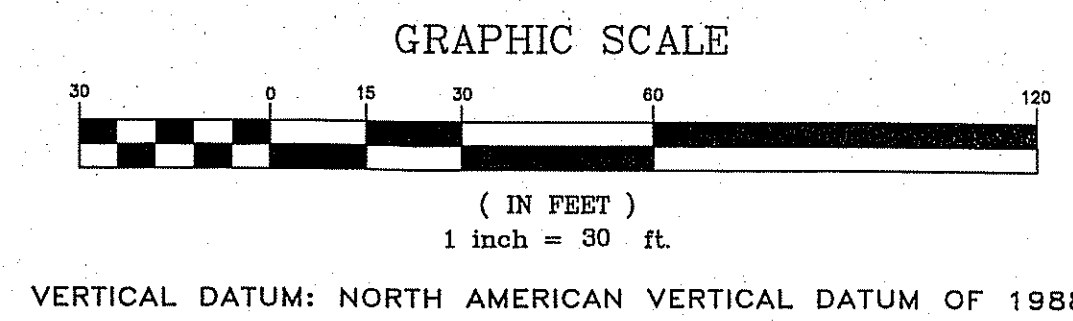
THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY AND DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO ANY EXISTING OR PROPOSED STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY.

PROPERTY IS LOCATED WITHIN A COASTAL AREA MANAGEMENT BOUNDARY.

| ZONING CHART R - 1 ZONE | | | |
|--------------------------------|-------------------------------|----------------------------------|-----------|
| ZONING ELEMENT | MIN/MAX | EXISTING | PROPOSED |
| LOT AREA | 1,000 ACRES 43,860 SQ. FT. | 1,4076± ACRES 61,316± SQ. FT. | NO CHANGE |
| MIN. WIDTH | 150 FEET | 150 FEET | NO CHANGE |
| MIN. FRONTAGE | 50 FEET | 167.47 FEET | NO CHANGE |
| MIN. DEPTH | 150 FEET | >150 FEET | NO CHANGE |
| MIN. FRONT YARD | 40 FEET | 82.3± FEET | |
| MIN. SIDE YARD (LEAST ONE) | 25 FEET | 27.3± FEET | |
| MIN. SIDE YARD (TOTAL OF TWO) | 50 FEET | 63.1± FEET | |
| MIN. REAR YARD | 40 FEET | N/A | |
| MAX. BUILDING HEIGHT (STORIES) | 2-1/2 STORIES | NOT MEASURED | |
| MAX. BUILDING HEIGHT (FEET) | 30 FEET | NOT MEASURED | |
| MAX. BUILDING COVERAGE | 20 PERCENT 12,263 SQ. FT. | 8.1± PERCENT 4,965± SQ. FT. | |

AREA = 61,316± SQ. FT.
OR 1.4076± ACRES
TO MEAN HIGH WATER

RECEIVED
AUG 12 2020
TOWN OF DARIEN
PLANNING & ZONING



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ZONING LOCATION SURVEY
76 ARROWHEAD WAY
PREPARED FOR
DAVID R. AUSTEN
KAREM AUSTEN
DARIEN, CONNECTICUT

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

Jeffrey W. McDougal
C.T. #70090

SCALE: 1" = 30'
DATE: MAY 13, 2020
DRAWN BY: GK
CHECKED BY:
DWG. NO: 20-33