

OPEN SPACE REQUIRED = (211,626 + 10,810) x 0.10 = 22,243 SF
 OPEN SPACE PROVIDED = 22,249 SF OR 10.00%

AREA = 4.8582± ACRES
OR 211,626± SQ. FT.
ASSESSORS LOT 13

PARCEL "X"
AREA = 0.2481± ACRES
OR 10,810± SQ. FT.
ASSESSORS LOT 49

LOT 1
AREA = 49,553± SF
OR 1.1376± AC

LOT 2
AREA = 43,726± SF
OR 1.0038± AC

LOT 4
AREA = 54,150± SF
OR 1.2431± AC

LOT 3
AREA = 50,973± SF
OR 1.1702± AC

OPEN SPACE I-A
AREA = 6,165± SF
OR 0.1415± AC

DOCK PARCEL
AREA = 1,786± SF
OR 0.0410± AC

OPEN SPACE I-B
AREA = 2,859± SF
OR 0.0656± AC

WARRINGTON H. MALPASS
 Assessors Lot 48 - #0 Pear Tree Point Road

ROBERT K. LYONS & CATHERINE LYONS
 Assessors Lot 22-2 - #94 Pear Tree Point Road

JEFFREY S. DeGRAFF & LYNETTE D. DeGraff
 Assessors Lot 22-3 - #102 Pear Tree Point Road

WILLIAM VERNON & JILL VERNON
 Assessors Lot 12-1 - #80 Long Neck Point Road

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 ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A SUBDIVISION OR RESUBDIVISION MAP BASED ON A RESURVEY OF THE PERIMETER BOUNDARY AND AN ORIGINAL SURVEY OF HEREBY CREATED LOT, HIGHWAY OR EASEMENT LINES EACH CONFORMING TO HORIZONTAL ACCURACY CLASS "A - 2" AND IS INTENDED TO BE USED FOR SUBMISSION TO APPLICABLE REGULATORY ENTITIES.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE, ANY USE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARERS DECLARATION NULL AND VOID.

THIS MAP AND DECLARATION HEREON ARE INVALID WITHOUT THE LICENSED LAND SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL.

DISTANCES NOTED ± FROM BUILDINGS TO PROPERTY LINES ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT DEPICTED.

THE TIE LINE IS A RANDOM SURVEY LINE USED FOR TECHNICAL PURPOSES AND IS NOT TO BE CONSTRUED AS A PROPERTY LINE.

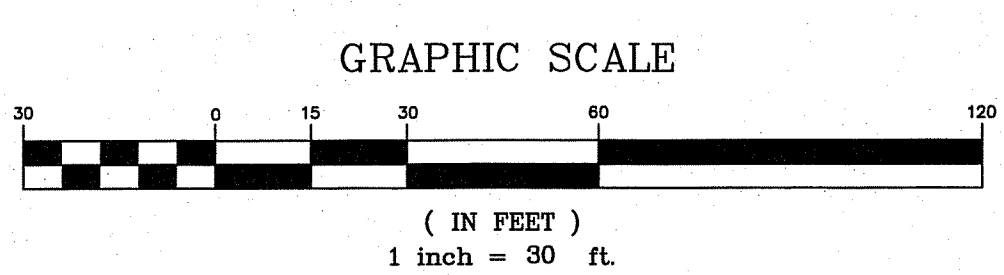
REFER TO MAP NOS. 2605 & 4604, & VOL. 1639, PG 242, DARIEN LAND RECORDS. PROPERTY IS LOCATED IN 'R - 1' ZONE.

THE 1% ANNUAL CHANCE FLOOD ZONE BOUNDARY DEPICTED HEREON WAS GRAPHICALLY TRANSCRIBED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY - FLOOD INSURANCE RATE MAP - PANEL No. 080100360 EFFECTIVE JULY 9, 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.

INLAND WETLANDS, IF ANY, ARE NOT DEPICTED HEREON. THE TOWN OF DARIEN REGULATED WETLANDS & WATERCOURSES MAP, EFFECTIVE JUNE 13, 2019, INDICATES THE EXISTENCE OF TIDAL WETLANDS WITHIN THE BOUNDARIES OF "PARCEL X - ASSESSOR'S LOT 49" AND AS DEPICTED ON MAP 4804 OF THE DARIEN LAND RECORDS.

PROPERTY LIES WITHIN THE COASTAL AREA MANAGEMENT BOUNDARY.

PROPERTY LIES OUTSIDE ANY LEVEL A MAPPING AQUIFER PROTECTION AREA.



VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD-88)

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

Mark S. Lebow
 Mark S. Lebow CT PLS #15564

2005 IRREVOCABLE KIRMAR TRUST
 DARIEN, CONNECTICUT

SCALE: 1" = 30 FT. JUNE 5, 2020
 REVISED: JULY 22, 2020 - OPEN SPACE, DOCK PARCELS, LOTS 1, 3 & 4
 REVISED: AUGUST 25, 2020 - OPEN SPACE, DOCK PARCEL, LOTS 1 & 4
WILLIAM W. SEYMOUR & ASSOCIATES, P.C.
 LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS
 170 NOROTON AVENUE ~ 203-655-3331 ~ DARIEN, CONN. ©