

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 24, 1999. IT IS A PROPERTY SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A" - 2" AND IS INTENDED TO BE USED FOR CONVEYANCING, MORTGAGING OR TITLE INSURANCE PURPOSES. IT IS A TOPOGRAPHIC SURVEY CONFORMING TO VERTICAL ACCURACY CLASS "Y" - 2" AND TOPOGRAPHIC ACCURACY CLASS "T" - 2. IT IS INTENDED TO DEPICT THE CONFIGURATION (RELIEF) OF THE EARTH'S SURFACE (GROUND) AND THE LOCATION OF NATURAL AND ARTIFICIAL OBJECTS THEREON.

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 LINE 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.

ALL BOUNDARY MONUMENTATION FOUND OR SET HAS BEEN DEPICTED HEREON.

REFER TO MAP NOs. 2605 & 4004, & VOL. 1639, PG. 242, DARIEN LAND RECORDS. PROPERTY IS LOCATED IN "1" - 1" ZONE.

EXISTING BUILDING COVERAGE ON "MAIN LOT" = 12,050± SQ. FT. OR 5.74± (EXCLUDING PLAY EQUIPMENT WHICH IS NOT DEPICTED HEREON).

INLAND WETLANDS, IF ANY, ARE NOT DEPICTED HEREON. THE TOWN OF DARIEN REGULATED WETLANDS & WATERCOURSES MAP, EFFECTIVE JUNE 13, 2018, INDICATES THE EXISTENCE OF TIDAL WETLANDS WITHIN THE BOUNDARIES OF "PARCEL X" - ASSESSOR'S LOT 49" AND AS DEPICTED ON MAP #804 OF THE DARIEN LAND RECORDS.

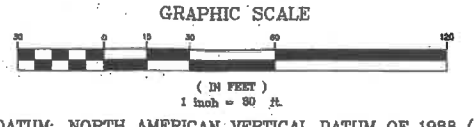
UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY, INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PRIOR TO EXCAVATION THE EXACT LOCATION OF THE UTILITIES SHOULD BE CONFIRMED WITH "CALL BEFORE YOU DIG" @ 1-800-922-4455 AND/OR THE RESPECTIVE UTILITY COMPANIES.

PROPERTY LIES WITHIN THE COASTAL AREA MANAGEMENT BOUNDARY.

PROPERTY LIES OUTSIDE ANY LEVEL, A MAPPING ADJUSTER PROTECTION AREA.

THE 1% ANNUAL CHANCE FLOOD ZONE BOUNDARY DEPICTED HEREON WAS GRAPHICALLY TRANSCRIBED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY - FLOOD INSURANCE RATE MAP - PANEL No. 080000050G EFFECTIVE JULY 8, 2015. 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.



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 #15584

PROPERTY & TOPOGRAPHIC SURVEY
 90 PEAR TREE POINT ROAD
 PREPARED FOR
2005 IRREVOCABLE KIRMAR TRUST
 DARIEN, CONNECTICUT
 SCALE: 1" = 30 FT. JUNE 5, 2020

WILLIAM W. SEYMOUR & ASSOCIATES, P.C.
 LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS
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