

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 OCTOBER 26, 2018. IT IS A COMPILATION PLAN CONFORMING TO HORIZONTAL ACCURACY CLASS 'D' AND IS INTENDED TO DEPICT A PROPOSED CHANGE OF ZONE.

THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

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 'DB - 1' & 'R - 1/3' ZONES.

REFER TO MAP 5105 OF THE DARIEN LAND RECORDS.

REFER TO A WARRANTY DEED RECORDED IN BK. 844 PG. 394 OF THE DARIEN LAND RECORDS.

REFER TO AN UNRECORDED MAP TITLED "ZONING LOCATION & TOPOGRAPHIC SURVEY 671 BOSTON POST ROAD PREPARED FOR WRE, LLC, DARIEN, CONNECTICUT" DATED MAY 15, 2014, LAST REVISED JANUARY 29, 2016 AND PREPARED BY THIS OFFICE.

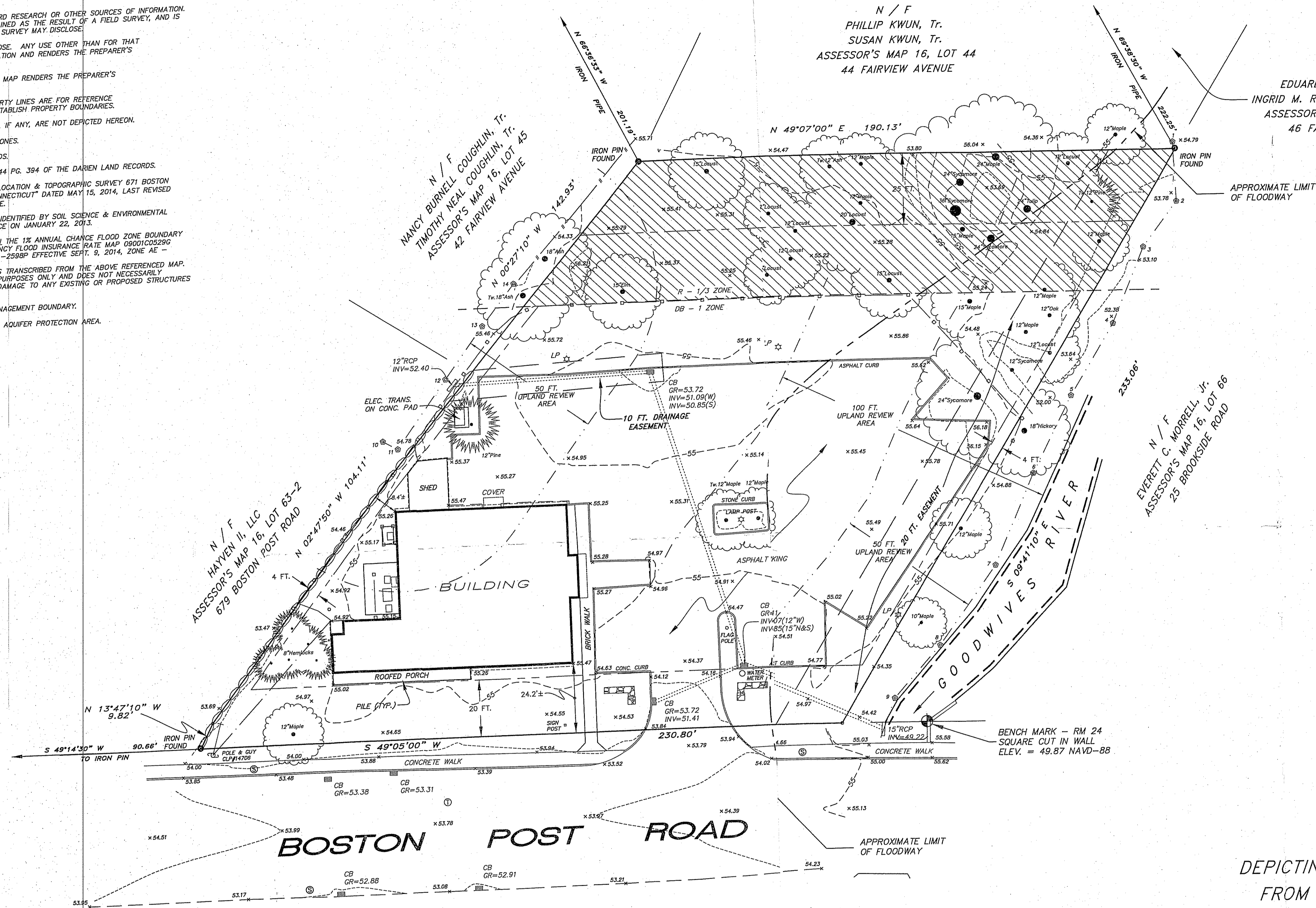
INLAND WETLANDS DEPICTED HEREON WERE FIELD IDENTIFIED BY SOIL SCIENCE & ENVIRONMENTAL SERVICES, INC. AND FIELD LOCATED BY THIS OFFICE ON JANUARY 22, 2013.

PROPERTY IS DEPICTED AS LYING ENTIRELY WITHIN THE 1% ANNUAL CHANCE FLOOD ZONE BOUNDARY PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 0800100529G EFFECTIVE JULY 8, 2013. REFER TO LOMR 13-01-2998P EFFECTIVE SEPT. 9, 2014, ZONE AE - BFE = 56.12.

THE FLOODWAY BOUNDARY DEPICTED HEREON WAS TRANSCRIBED FROM THE ABOVE REFERENCED MAP. 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 LOCATED ON THIS PROPERTY.

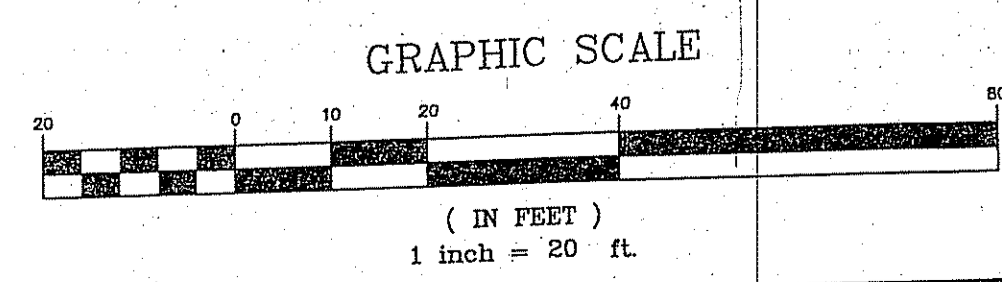
PROPERTY LIES OUTSIDE THE COASTAL AREA MANAGEMENT BOUNDARY.

PROPERTY LIES OUTSIDE ANY LEVEL 'A' MAPPING AQUIFER PROTECTION AREA.



R-1/3 AREA = 9,684± Sq. Ft. OR 0.2223± ACRE
 (AREA TO BE REZONED R-1/3 TO DB-1)
 DB-1 AREA = 32,840± Sq. Ft. OR 0.7539± ACRE
 TOTAL LOT AREA = 42,524± Sq. Ft. OR 0.9762± AC

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



COMPILATION PLAN
 DEPICTING LAND TO BE RE-ZONED
 FROM R - 1/3 TO DB - 1
 671 BOSTON POST ROAD
 PREPARED FOR
WRE, LLC
 DARIEN, CONNECTICUT

SCALE: 1" = 20 FT. APRIL 1, 2019

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

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 Mark S. Lebow CT PLS #15564

RECEIVED
 APR - 5 2019
 TOWN OF DARIEN
 PLANNING & ZONING